

SA Appendix 5: Assessment of Potential Housing Sites

P001 Land off South Valley Drive, Colne				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has a capacity for 15 dwellings, with potential to provide for a mix of sizes, types and tenures to meet a wide range of housing need, helping to diversify and improve the quality of housing stock available within the Borough. As a result the proposal is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent positive effect from the short-medium term.</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing.</p> <p><u>Assumptions</u></p> <p>That a broad mix of housing can be provided on site.</p> <p><u>Uncertainties</u></p> <p>The site is located within a weaker housing market with lower land values. The delivery of affordable housing may not be possible on the site.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The proposal does not involve employment land and so scores neutrally for the effects on employment land.</p> <p>The site is located within 2000m of a major employment site (Colne Town Centre) as such is assessed to score positively for its accessibility to services.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>None.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more service and within 2km of all services within a town centre or local shopping centre. No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P001 Land off South Valley Drive, Colne				
SA Objective	Score			Commentary
deprivation and promote sustainable living.	0			<p>The site is within 2000m of the nearest primary school.</p> <p>The proposal will help support existing businesses and services in Colne Town Centre. The proposal will increase the amount and choice of housing in Colne. The proposal will not result in the redevelopment of a previously developed site within the town and will result in the loss of greenfield land. Its development may however encourage further investment in this part of the town and its residents could positively contribute towards the local economy. Accounting for the above, on balance, the site is considered to score neutrally for this objective.</p> <p>Term Neutral effects likely over the plan period.</p> <p>Mitigation Planning contributions may be sought for service provision where justified by evidence. Travel Plan measures and new infrastructure may encourage travel by sustainable modes.</p> <p>Assumptions The development of the site for the proposed use is viable.</p> <p>Uncertainties People may still choose to travel by car. The likelihood of this is increased due to topographical changes between the site and the town centre (Medium risk)</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p>Likely Significant Effects</p> <p>The site is located within 800m of a GP or open space.</p> <p>The site has an informal recreational role with public routes crossing the site. Scope exists within the development to accommodate new open space especially within the south of the site. There is potential to enhance routes through the site increasing public access to the open countryside beyond the site's boundaries. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses and open countryside. The proposed use of residential is considered compatible with existing land uses.</p> <p>The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits which are important in tackling levels of deprivation. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p>Term Permanent minor positive effect once development is complete</p> <p>Mitigation Provision of open space in accordance with standards on site.</p> <p>Assumptions None.</p> <p>Uncertainties</p>

SA Appendix 5: Assessment of Potential Housing Sites

P001 Land off South Valley Drive, Colne			
SA Objective	Score		
	None		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0
	<p>Likely Significant Effects</p> <p>The site is located within 400m of public transport provision. It is also accessible to a decent range of local services.</p> <p>The development is not considered likely to result in an adverse effect on the highway network due to its scale, and distance from known bottlenecks in the highway network.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>The site is located at the edge of Colne and is accessible to a decent range of services. The development of the site could help to encourage travel by non-car modes however as local topography could dissuade or prevent travel by foot or bicycle for some sections of the population. Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective.</p> <p>Term</p> <p>Potential permanent minor positive effects.</p> <p>Mitigation</p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p>Assumptions</p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p>Uncertainties</p> <p>Use of sustainable modes of travel in accessing the site is open to individual preference. (Medium)</p>		
6. To encourage the efficient use of land and conserve and enhance soils.	-		
	<p>Likely Significant Effects</p> <p>The site is greenfield and as a result would not assist in the achievement of this objective. The site is not known to include Best and Most Versatile (BMV) Land. As a result the site has a minor negative effect on this objective.</p> <p>Term</p> <p>Permanent minor adverse effects.</p> <p>Mitigation</p> <p>Adoption of higher densities to reduce land are limited due to location of the site in a prominent view.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P001 Land off South Valley Drive, Colne		
SA Objective	Score	Commentary
7. To conserve and enhance water quality and resources	-	<p><u>Likely Significant Effects</u></p> <p>A minor watercourse/body is found along the site boundary.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>There is potential for pollution of water resources from the development of the site due to its prior use as a landfill. Further investigation will be required to understand the level of contamination and to determine how the site can be safely developed without harming the environment. Overall the site is considered to have minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Possible short to medium term negative effect.</p> <p><u>Mitigation</u></p> <p>Ground Investigation study necessary. Planning conditions will be applied requiring the safe and sensitive treatment of the site for ground contamination to avoid pollutants entering any nearby watercourses.</p> <p><u>Assumptions</u></p> <p>A viable engineering solution can be safely and sufficiently implemented (Low risk).</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA indicates a risk of flooding on site including areas affected by Flood Zone 3. This affects only a minor part of the site along the watercourse with the affected area easily avoided through the design process. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Neutral effects provided that development avoids the parts of the site identified to experience a high risk of flooding.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Layout and design of dwellings informed by the SFRA and site specific drainage information.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Drainage measures may reduce site capacity and increase costs affecting viability (Medium Risk)</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The site is accessible to nearby services, facilities and sources of employment providing residents with realistic alternatives to travelling by car although topographical changes between the site and town centre may discourage travel by foot/bicycle. The site is location removed from existing sources of pollution mean that the proposal unlikely to affect or be affected by air quality. The proposal therefore has a neutral effect on this objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P001 Land off South Valley Drive, Colne		
SA Objective	Score	Commentary
		<p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. EV charge points at each property.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The proportion of residents likely to travel by foot, bicycle and public transport is unknown (medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.91. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> The proposals has a likely neutral effect. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> The scale and location of the site means that the site is not suitable for commercial extraction (High probability)</p>

SA Appendix 5: Assessment of Potential Housing Sites

P001 Land off South Valley Drive, Colne		
SA Objective	Score	Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0 - 0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 500m of any national/international ecological site nor within 100m of any locally designated site. The site is covered by an area of ecological interest (LERN record) The site is comprised primarily of improved grassland. The site is not located within a Green Infrastructure corridor.</p> <p>There is potential within the site to provide biodiversity net gain measures. The implementation of these measures is unlikely to reduce the developable area given the larger amount of land available in contrast to the scale of the proposed development. Overall the proposal has a minor adverse effect.</p> <p><u>Term</u></p> <p>Minor adverse effects during the build process with effects likely to reduce over the longer term.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Effect of Biodiversity net gain measures on viability. Success of measures in providing new suitable and valuable habitats for wildlife.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located is close proximity to any heritage assets. The proposal is unlikely to adversely affect any heritage asset or designation. The site scores neutrally for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site forms part of the Industrial Foothills and Valleys Landscape Character Area (zone 6a). The site shares limited features to the prevailing landscape within this zone, rising steeply from the existing urban area. The urban fringe location means that the site is highly influenced by and connected to the urban area. The site is on raised ground and may be seen from a large distance away. This view however would be seen in the context of the existing settlement located immediately adjacent such as the Knotts Lane development located next to the site. The lowering of the capacity of this site is likely to reduce the magnitude of landscape and visual effects. The</p>

SA Appendix 5: Assessment of Potential Housing Sites

P001 Land off South Valley Drive, Colne		
SA Objective	Score	Commentary
		<p>development of the site would disrupt and alter views from existing PROW which runs north south through the site. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u> Initial adverse effects experienced during the build phase reducing in the longer term as the development establishes and matures.</p> <p><u>Mitigation</u> High standard of design and materials use. Landscaping open space. Establishing a sense of place could result in the development enhancing the settlement edge in this location if implemented.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The proposal scores positively for housing, employment and health and wellbeing objectives owing to the benefits brought by new housing in providing increased choice and access to housing benefiting health measures and helping to tackle levels of deprivation. New homes will support existing business and services in Colne through additional expenditure. The proposal is accessible by foot to some services and facilities as well as public transport, helping to reduce the need to travel by car for some journeys. Not all services are accessible by foot however and so some car usage will be necessary. This is exacerbated by local topography. The edge of settlement location of the site and its location in an elevated position means that negative effects are assessed for its effect on the landscape and efficient use of land. The reduced capacity proposed helps to minimise these adverse effects though some permanent adverse effects are unavoidable given the change in character that will result to the traversing PROW. The site is also safeguarded for minerals and as a result the site has a negative effect for this objective. The proposal was formerly as landfill and as such there is potential for contamination during its development. The loss of habitats, though potentially offset through biodiversity net gain measures also has a negative effect. Flood risk affects part of the site but can be avoided.</p>		

P002 Lidgett Triangle, Colne		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u> The site has capacity for 100 dwellings with potential for the delivery of new housing to a broad range of sizes, types and tenures to meet a wide range of housing need, helping to diversify and improve the quality of housing stock available within the Borough. As a result the proposal is considered to have a significant positive effect for this policy objective. The proposal is located within part of Colne with higher land values. As such the development of affordable housing at the site is likely to be viable.</p> <p><u>Term</u> Permanent significant positive effects from the medium-long term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P002 Lidgett Triangle, Colne				
SA Objective	Score			Commentary
				Affordable housing can be provided on site taking into account any site specific costs. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The proposal does not involve employment land and so scores neutrally for the effects on employment land. The site is located within 2000m of a major employment site (Colne Town Centre) as such is assessed to score positively for its accessibility to services. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to score a minor positive effect for this objective. <u>Term</u> Permanent minor positive effects. <u>Mitigation</u> None. <u>Assumptions</u> People living on site work locally and/or spend their wages locally. <u>Uncertainties</u> None.
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+	<u>Likely Significant Effects</u> The site is located within 800m of one or more services and within 2km of all services within a town centre or local shopping centre. No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The site is located within 800m of a school and 2000m of a secondary school. The proposal will help support existing businesses and services in Colne Town Centre. The proposal will increase the amount and choice of housing within a deprived area of Colne. The proposal will not directly help regenerate the town and will result in the loss of greenfield land. Accounting for the above, including the site’s accessibility to nearby service provision, on balance, the site is considered to have a minor positive effect for this objective. <u>Term</u> Minor positive effect likely from the medium term. <u>Mitigation</u> Planning contributions may be sought for service provision where justified by evidence. Travel Plan measures and new infrastructure may encourage travel by sustainable modes. <u>Assumptions</u>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P002 Lidgett Triangle, Colne				
SA Objective	Score			Commentary
				<p>The development of the site for the proposed use is viable.</p> <p>Uncertainties</p> <p>Success of measures to encourage travel by means other than the car. Medium risk</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p>Likely Significant Effects</p> <p>The site is located within 800m of a GP or open space.</p> <p>The site has an informal recreational role with public routes crossing the site. Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses, a primary school, leisure provision, and open countryside. The proposed use of residential is considered compatible with existing surrounding uses.</p>
	+			<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p>Term</p> <p>Permanent minor positive effect once development is complete</p> <p>Mitigation</p> <p>Provision of open space in accordance with standards on site.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p>Likely Significant Effects</p> <p>The site is located within 400m of public transport provision. It is also accessible to a good range of local services.</p> <p>The development of 100 dwellings is likely to cause adverse effects within the local highway network due to the restricted width of the Lidgett and Skipton Old Road and presence of on-street parking in the local area which act as bottlenecks resulting in vehicle conflicts and localised highway safety issues.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>The site is located at the edge of Colne and is accessible to a good range of services by foot, bicycle or public transport. The development of the site could help to encourage travel by non-car modes, furthermore there is opportunity to avoid identified problems in the local highway network by accessing the site from the south, (third party land) on balance therefore, the site is considered to have a neutral effect for this objective.</p>
	0			<p>Term</p> <p>Permanent neutral effects.</p> <p>Mitigation</p>

SA Appendix 5: Assessment of Potential Housing Sites

P002 Lidgett Triangle, Colne		
SA Objective	Score	Commentary
		<p>Access taken from Keighley Road via Third Party Land. Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p>Assumptions Land to the south is available. Scope and viability to promote and invest in sustainable transport modes.</p> <p>Uncertainties Use of sustainable modes of travel in accessing the site is open to individual preference. (Medium)</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p>Likely Significant Effects The site is greenfield and as a result would not assist in the achievement of this objective. The site is not known to include Best and Most Versatile (BMV) Land. As a result the site has a minor negative effect on this objective.</p> <p>Term Permanent minor adverse effects over the plan period.</p> <p>Mitigation Adoption of higher densities to reduce land area limited due to location of the site in a prominent view which is important to local townscape.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
7. To conserve and enhance water quality and resources	0	<p>Likely Significant Effects The site is beyond 50m from the nearest watercourse/body. The development is unlikely to require any upgrade to water management infrastructure. Development of the site is unlikely to affect water resources or result in pollutants entering water supply resources. As such, overall the site is considered to have neutral effect on this objective.</p> <p>Term Permanent neutral effects.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
	0	

SA Appendix 5: Assessment of Potential Housing Sites

P002 Lidgett Triangle, Colne		
SA Objective	Score	Commentary
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1, with a degree of surface water flood risk. As such has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely neutral effects with sufficient drainage measures implemented through the design of the development.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effect of climate change on flood risk patterns.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The site is reasonably accessible to nearby services, facilities and sources of employment. The scale of the site and its edge of settlement location mean that the development is unlikely to affect air quality. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The proportion of residents likely to travel by foot, bicycle and public transport is unknown (medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.13. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score attributed in due to the site's strong accessibility credentials but ignores landscape and heritage constraints.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P002 Lidgett Triangle, Colne				
SA Objective	Score			Commentary
				None. <u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<u>Likely Significant Effects</u> The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective. <u>Term</u> Permanent Neutral effect <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<u>Likely Significant Effects</u> The site is not located within 500m of any national/international ecological site nor within 100m of any locally designated site. It is uncertain whether the site contained protected species. The site is comprised primarily of improved grassland. The site is adjacent to a Green Infrastructure corridor. BNG measures, if implemented successfully and designed to complement this network, could link to and serve to expand this corridor. There is potential within the site to provide biodiversity net gain measures. The implementation of these measures is likely to reduce developable area. Overall the proposal is likely to have a neutral effect for this objective. <u>Term</u> Initial adverse effects during the build process with effects likely to reduce over the longer term. Overall a neutral effect is assessed.
	0			<u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping. The site has the potential to connect to and enhance the local green infrastructure network running to the east. The design and layout should make the most of this with enhanced access for residents and corridors for wildlife within the development. <u>Assumptions</u> None. <u>Uncertainties</u> Effect of Biodiversity net gain measures on viability. Success of measures in providing new suitable and valuable habitats for wildlife.
13. To conserve and enhance the historic environment,	--			<u>Likely Significant Effects</u> The site is wholly within the Lidgett and Bents Conservation Area, and closely related to Standroyd a Grade II Listed building. A further 3 listed buildings/structures exist within close vicinity to the site which also may be affected by the site's development. The

SA Appendix 5: Assessment of Potential Housing Sites

P002 Lidgett Triangle, Colne		
SA Objective	Score	Commentary
heritage assets and their setting.		<p>development of the site for 100 dwellings of potentially substantial harm which is unlikely to be mitigated. The proposal would need to be assessed for its public benefits which are unlikely to be sufficient to overcome the arising harm for the historic environment. This conclusion takes into account the findings of the appeal at the adjacent Windermere Avenue which is adjacent to the conservation area. The location of the site at the heart of the conservation area and on land which is on rising-steep land magnifies these effects. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u> Likely permanent significant adverse effects.</p> <p><u>Mitigation</u> None likely to be suitable or achievable noting the scale and location of the development in relation to the surrounding historic environment.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The site forms part of the Rolling Upland Farmland Character Area (Zone 14b) however shares limited physical similarities to the prevailing open upland form found in this area representing a relatively small area of contained land (though acknowledged to be of local value). The development of the site would significantly urbanise the area destroying the small cluster stone base village feel of Bents Lane to the east which is key to local character. The site is visible in wider vistas and its development would adversely affect the setting of Colne. The site is wholly within the Lidgett and Bents Conservation Area, and closely related to Standroyd a Grade II Listed building. A further 3 listed buildings/structures exist within close vicinity to the site which also may be affected by the site's development. A TPO surrounds the site to the north, west, and south. The development of the site for 100 dwellings is likely to result in substantial harm to the historic environment which is unlikely to be mitigated. The proposal would need to be assessed for its public benefits which are unlikely to be sufficient to overcome the arising harm for the historic environment. This conclusion takes into account the findings of the appeal at the adjacent Windermere Avenue which is adjacent to the conservation area. The location of the site at the heart of the conservation area and on land which is on rising-steep land magnifies these effects. Some landscape benefits could arise by extending the Green Infrastructure network into the site through open space and landscaping provision however this would not overcome the harm identified caused to the conservation area and listed building. Overall significant adverse effects are assessed for this objective.</p> <p><u>Term</u> Likely significant adverse effects potentially reducing over time following completion of the development.</p> <p><u>Mitigation</u> Loss of trees to be avoided. New public open space and landscaping to complement and extend into the wider Green Infrastructure network. Mitigation measures are unlikely available to address issues identified on built character, setting and the historic environment.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P002 Lidgett Triangle, Colne		
SA Objective	Score	Commentary
		<p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal scores positively for housing, employment and health and wellbeing objectives owing to the benefits brought by new housing in providing increased choice and access to housing benefiting health measures and helping to tackle levels of deprivation. New homes will support existing business and services in Colne through additional expenditure. The proposal is accessible by foot to some services and facilities as well as public transport, helping to reduce the need to travel by car for some journeys. Not all services are accessible by foot however and so some car usage will be necessary. The edge of settlement location of the site and its location in an elevated position means that negative effects are assessed for its effect on the landscape and efficient use of land. The site is also safeguarded for minerals and as a result the site has a negative effect for this objective. The loss of habitats, though potentially offset through biodiversity net gain measures also has a negative effect. Significant adverse effects are identified for the effect on heritage and landscape objectives owing to the site's elevated and highly prominent location at the edge of Colne and its location and role within the Lidgett and Bents Conservation Area. A minor positive effect is assessed for climate change objectives owing to the site's accessibility to nearby services.</p>		

P003 Barnfield, Blacko Bar Road, Roughlee		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 23 dwellings with potential for the delivery of new housing to a broad range of sizes, types and tenures to meet a wide range of housing need, helping to diversify and improve the quality of housing stock available within the Borough particularly that available within the rural area. As a result the proposal is considered to have a minor positive effect for this policy objective. The proposal is located within a part of Pendle with higher land values. As such the development of affordable housing at the site is likely to be viable.</p> <p><u>Term</u></p> <p>Permanent positive effects from the medium-long term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>Affordable housing can be provided on site taking into account any site specific costs.</p> <p><u>Uncertainties</u></p> <p>Homes are affordable to local people (medium risk).</p>

SA Appendix 5: Assessment of Potential Housing Sites

P003 Barnfield, Blacko Bar Road, Roughlee				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The proposal does not involve employment land and so scores neutrally for the effects on employment land.</p> <p>The site is located beyond 2000m of a major employment site (Riverside Business Park) as such is assessed to score neutrally for its accessibility to services.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited given the limited size of the proposal. Accounting for the above, the site is considered to score a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	-	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 2,000m from all services/a town centre or local shopping centre.</p> <p>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The site is within 2000m of the nearest primary school.</p> <p>Whilst the proposal will not support the regeneration of the borough it will help to sustain the rural area and provide people local to the area with the opportunity to access housing. Despite this, accounting for the above the proposal is assessed to have a minor negative effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>The site has limited accessibility to existing services and facilities. The site is not of a scale or location where sustainable transport modes or new services could be provided to moderate this effect.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	-			

SA Appendix 5: Assessment of Potential Housing Sites

P003 Barnfield, Blacko Bar Road, Roughlee				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is bordered by existing residential and open countryside. Neighbouring uses are considered to be compatible with the proposed use.</p>
	0			<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely initial adverse effects reducing to neutral following completion of the development.</p> <p><u>Mitigation</u></p> <p>Planning contributions may be taken towards open space.</p> <p><u>Assumptions</u></p> <p>The development of the site for the proposed use is viable.</p> <p><u>Uncertainties</u></p> <p>None</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services, however the service operates at irregular intervals and the site is distant to services and sources of employment.</p> <p>The development is not considered likely to result in an adverse effect on the highway network due to its scale, and distance away from known bottlenecks in the highway network.</p> <p>The development would not support investment or result in the loss of transport infrastructure and services.</p> <p>The site is located within the Forest of Bowland National Landscape and is distant from most services and facilities. The absence of alternatives means that residents will be forced to drive to access services, goods, and employment. The proposal therefore has a minor negative effect on this objective.</p>
	-			<p><u>Term</u></p> <p>Likely permanent minor adverse effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Limited opportunity for mitigation owing to the scale and location of the proposal.</p> <p><u>Assumptions</u></p> <p>None</p>

SA Appendix 5: Assessment of Potential Housing Sites

P003 Barnfield, Blacko Bar Road, Roughlee		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>None</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The site is greenfield and as a result would not assist in the achievement of this objective. The site is not known to include Best and Most Versatile (BMV) Land. As a result the site has a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent adverse effects from the short to medium term.</p> <p><u>Mitigation</u></p> <p>Adoption of higher densities to reduce land are limited due to location of the site in a prominent view which is important to local townscape.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	-- 0	<p><u>Likely Significant Effects</u></p> <p>The site is within 10m of a water course (Pendle Water).</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Development of the site is unlikely to affect water resources or result in pollutants entering water supply resources.</p> <p>Overall a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects for the potentially reducing following the build period.</p> <p><u>Mitigation</u></p> <p>Surface water flow into the water course would need to be managed and treated.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Development layout could reduce potential effects of development on watercourse.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that part of site is located in Flood Zone 2/3 with medium surface water flood risk. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent significant adverse effects.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P003 Barnfield, Blacko Bar Road, Roughlee		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> SFRA advise that an exception test is required. Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development to be located outside of flood risk areas.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The scale of the site means that the development and its location removed from existing sources of pollution mean that the proposal unlikely to affect or be affected by air quality. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.52. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P003 Barnfield, Blacko Bar Road, Roughlee			
SA Objective	Score		Commentary
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p><u>Likely Significant Effects</u></p> <p>The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent Neutral effect</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0
	-		<p><u>Likely Significant Effects</u></p> <p>The site is designated a Site of Local Nature Importance and lies within the buffer zone for the Greenfield BHS. A woodland is located in close proximity to the site.</p> <p>It is uncertain whether the site contained protected species. The site is comprised primarily of improved grassland.</p> <p>The site is adjacent to a Green Infrastructure corridor. Its development is unlikely to harm this corridor.</p> <p>There is potential within the site to provide biodiversity net gain measures in particular adjacent to Pendle Water. The implementation of these measures is likely to reduce developable area. Overall, taking into account the above, the proposal is likely to have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Likely minor adverse effects based on available information reducing in the medium to long term with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping. BNG measures have the potential to complement and enhance the condition and value of the watercourse for wildlife. The design and layout should make the most of this with enhanced access for residents and corridors for wildlife within the development. Assessment of importance of the site for wildlife is important. The proposal may have a significant adverse effect on this objective pending the outcome of more detailed assessments.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Effect of biodiversity net gain measures on developable area. Success of measures in providing new suitable and valuable habitats for wildlife.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P003 Barnfield, Blacko Bar Road, Roughlee		
SA Objective	Score	Commentary
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The site is not considered to adversely affect any heritage asset or designation. The site scores neutrally for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Moorland Fringe Landscape Character Area (Zone 4g). The limited scale of the site, and its close proximity to an existing caravan park means that the site shows limited physical similarities to the prevailing LCA. The site would represent a major development in the National Landscape. The NPPF advises that great weight should be given to conserving and enhancing landscape and scenic beauty in the National Landscape, with a presumption against major development other than in exceptional circumstances and where it can be demonstrated to be in the public interest. No public interest case has been put forward or is considered to exist in this case. The development would close the existing gap between Crow Trees and Roughlee which are currently separate. Developing the site would represent major change to the built character of the local area, providing ribbon development along Blacko Bar Road, and would adversely affect both landscape and settlement character.</p> <p><u>Term</u></p> <p>Significant adverse effects likely to remain permanent.</p> <p><u>Mitigation</u></p> <p>A much reduced scale of development. High standard of design and materials use. Landscaping open space. TPO trees to remain.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal scores positively for housing, employment and health and wellbeing objectives owing to the benefits brought by new housing in providing increased choice and access to housing benefiting health. New homes will support existing business and services in the rural area and provide opportunity for local people to remain in the local area. The proposal is in a relatively inaccessible location to services requiring people to travel by car. The loss of habitats, though potentially offset through biodiversity net gain measures, also has a negative effect. Significant adverse effects are identified for flood risk objectives with the site being affected by flooding issues and located adjacent to Pendle Water. The proposal also is assessed to have a significant adverse effect on landscape objectives owing to the site's location within the Forest of Bowland National Landscape and the scale and type of development proposed which would be inconsistent with the built and natural character of the area degrading the landscape and townscape quality. Significant harm would likely arise as a result of the development which cannot be mitigated unless the proposal was substantially reduced in scale. Neutral effects are assessed for climate change objectives.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P004 Land South of Quernemore Drive, Kelbrook				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 59 dwellings with potential for the delivery of new housing to a broad range of sizes, types and tenures to meet a wide range of housing need, helping to diversify and improve the quality of housing stock available within the Borough particularly that available within the rural area. As a result the proposal is considered to have a minor positive effect for this policy objective. The proposal is located within a desirable part of Pendle with higher land values. As such the development of affordable housing at the site is likely to be viable.</p> <p><u>Term</u></p> <p>Permanent positive effects from the medium-long term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>Affordable housing can be provided on site taking into account any site specific costs.</p> <p><u>Uncertainties</u></p> <p>Homes are affordable to local people (medium risk)</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The proposal does not involve employment land and so scores neutrally for the effects on employment land.</p> <p>The site is located within 2000m of a major employment site (West Craven Business Park) as such is assessed to score positively for its accessibility to services.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited given the limited size of the proposal. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P004 Land South of Quernemore Drive, Kelbrook				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Like Significant Effects</u></p> <p>The site is located within 800m of one or more services and within 2km of all services within a town centre or local shopping centre. No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The site is within 2000m of the nearest primary school</p> <p>Whilst the proposal will not support the regeneration of the borough it will help to sustain the rural area and provide people local to the area with the opportunity to access housing. Accounting for the above the proposal is assessed to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely initial adverse effects reducing to neutral over time.</p> <p><u>Mitigation</u></p> <p>Planning contributions may be sought for service provision where justified by evidence. The site’s location in close proximity to public transport provision and cycling and pedestrian infrastructure increasing the prospect of use instead of car.</p> <p><u>Assumptions</u></p> <p>The development of the site for the proposed use is viable.</p> <p><u>Uncertainties</u></p> <p>Success of measures to encourage travel by means other than the car. Medium risk.</p>
	0			
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses and open countryside. The proposed use of residential is considered compatible with existing land uses.</p> <p>The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Likely initial adverse-neutral effects improving to minor positive effects following completion of the site.</p> <p><u>Mitigation</u></p> <p>Provision of open space in accordance with standards on site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P004 Land South of Quernemore Drive, Kelbrook				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services which has a relatively good frequency. The site is accessible to some services.</p> <p>The development is not considered likely to result in an adverse effect on the highway network due to its scale, and distance away from known bottlenecks in the highway network.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>The site is located adjacent to a Rural Service Centre and is accessible to some services and facilities by foot, bicycle and public transport. The relatively limited services available within and accessible to Kelbrook means that some journeys will continue to be undertaken by car, however the location of the site provides alternatives to residents. Accounting for the above, the proposal therefore has a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent positive effects.</p> <p><u>Mitigation</u></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><u>Assumptions</u></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p><u>Uncertainties</u></p> <p>Opportunity to provide sufficient infrastructure improvements to enable safe and sufficient access. Use of sustainable modes of travel in accessing the site. (Medium)</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	-	-	-	<p><u>Likely Significant Effects</u></p> <p>The site is greenfield and as a result would not assist in the achievement of this objective. The site is not known to include Best and Most Versatile (BMV) Land. As a result the site has a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>Adoption of higher densities to reduce land are limited due to location of the site in a prominent view which is important to local townscape.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	-			

SA Appendix 5: Assessment of Potential Housing Sites

P004 Land South of Quernemore Drive, Kelbrook			
SA Objective	Score		Commentary
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is beyond 50m from the nearest watercourse/body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Development of the site is unlikely to affect water resources or result in pollutants entering water supply resources. As such, overall the site is considered to have neutral effect on this objective.</p>
	0		<p>Overall the proposal is considered likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-		<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that part of the site is affected by Flood Risk, and as such the site is considered to have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect potentially reducing to neutral effects with sufficient drainage measures implemented through the design of the development.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site layout, form and type of development to be informed by site specific drainage information. Site development could avoid areas at most risk.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0		<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The scale of the site means that the development and its location is removed from existing sources of pollution meaning that the proposal unlikely to affect or be affected by air quality. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P004 Land South of Quernemore Drive, Kelbrook		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The proportion of residents likely to travel by foot, bicycle and public transport is unknown (medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.87. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Permanent Neutral effect</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P004 Land South of Quernemore Drive, Kelbrook				
SA Objective	Score			Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	-	-	<p><u>Likely Significant Effects</u></p> <p>Not located in close proximity to a designated site but does have important links to the South Pennine Moors SPA owing to its role for lapwings.</p> <p>Fields of semi-improved pasture support a significant population of breeding lapwing.</p> <p>The site is adjacent to a Green Infrastructure corridor and as such its development may result in harm to this corridor.</p> <p>There is potential within the site to provide biodiversity net gain measures within the site. The implementation of these measures is likely to reduce developable area. Overall, taking into account the above, the proposal is likely to have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects potentially reducing in the longer term with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping. BNG measures have the potential to complement and enhance the condition and value of the watercourse for wildlife. The design and layout should make the most of this with enhanced access for residents and corridors for wildlife within the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Effect of Biodiversity net gain measures on developable area. Success of measures in providing new suitable and valuable habitats for wildlife.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p><u>Likely Significant Effects</u></p> <p>The site is not considered to adversely affect any heritage asset or designation. The site scores neutrally for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-			<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a). The site is located on a broad slope to the south of Kelbrook and shares very little physical character to the prevailing features of the wider character area which is characterised by smaller and more distinct bumps in the landscape. The site is located at the southern edge of Kelbrook, and its development would</p>

SA Appendix 5: Assessment of Potential Housing Sites

P004 Land South of Quernemore Drive, Kelbrook		
SA Objective	Score	Commentary
		<p>represent an extension of the built settlement into the open countryside, resulting in a marginal closing of the gap towards Foulridge. The land to the east of Colne Road (A56) is elevated with the existing settlement visible. Existing building visible from Colne Road have no particular architectural importance and do not positively contribute towards the setting of the village. Whilst the site has some exposure to the open countryside and inward views of the settlement, the site does provide some potential, if developed sensitively and designed to high quality to provide for an enhanced gateway to the settlement from the site. Potential harm existing heritage assets will need to be managed and mitigated against. A minor adverse effect is assessed.</p> <p>Term Likely minor adverse effects in the short to medium term whilst the development is constructed and before landscaping matures. Improving towards a neutral (but still adverse) affect in the longer term.</p> <p>Mitigation High standard design, layout and massing. Landscaping and open space. Opportunity available to enhance the setting and appearance of the settlement when entering from the south.</p> <p>Assumptions None</p> <p>Uncertainties Quality of development and responsiveness to site context if brought forward. Medium risk.</p>
<p>Summary: The proposal scores positively for housing, employment and health and wellbeing objectives owing to the benefits brought by new housing in providing increased choice and access to. New homes will support existing business and services in the rural area and provide opportunity for local people to remain in the local area. The proposal benefits from some access to services and facilities locally as well as public transport, providing residents with a realistic alternative to the car as a means to travel. A proportion of residents will continue to travel by car. The loss of habitats, including those used by protected species, though potentially offset through biodiversity net gain measures also has a negative effect. Minor adverse effects are identified for landscape objectives owing to the site's edge of settlement and elevated location taking into account the opportunity to enhance the setting on Kelbrook in this location. Adverse effects are assessed for flood risk given surface water flooding identified at the lower end of the site. Potential for this to be avoided and incorporated into the layout of the development. A neutral effect is assessed for climate change objectives.</p>		

P005 Land between Skipton Old Road and Castle Road, Colne		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p>Likely Significant Effects The site has capacity up to 150 dwellings with potential for the delivery of new housing including a broad range of sizes, types and tenures to meet a wide range of housing need, helping to diversify and improve the quality of housing stock available within Colne. As a result the proposal is considered to have a significant positive effect for this policy objective. The proposal is located within a part of Colne which experiences higher land values. As such the development of affordable housing at the site is likely to be viable.</p> <p>Term Permanent significant positive effects from the medium-long term</p>

SA Appendix 5: Assessment of Potential Housing Sites

P005 Land between Skipton Old Road and Castle Road, Colne				
SA Objective	Score			Commentary
				<p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> Affordable housing can be provided on site taking into account any site specific costs.</p> <p><u>Uncertainties</u> Homes are affordable to local people (medium risk)</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u> The proposal does not involve employment land and so scores neutrally for the effects on employment land. The site is located within 2000m of a major employment site (Colne Town Centre) as such is assessed to score positively for its accessibility to services. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short-medium term. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u> Permanent minor positive effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	++	<p><u>Like Significant Effects</u> The site is located within 800m of one or more services and within 2km of all services within a town centre or local shopping centre. No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The site is within 800m of a primary school and a secondary school. Its development will support local businesses and services and provide people local to the area with the opportunity to access housing. Accounting for the above the proposal is assessed to have a minor positive effect for this objective.</p> <p><u>Term</u> Minor positive effect from the medium to long term.</p> <p><u>Mitigation</u> The site is accessible to a broad range of services and facilities. Contributions may be required to address education capacity issues where necessary and to improve local footpath/cycling links.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P005 Land between Skipton Old Road and Castle Road, Colne				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> Success of measures to encourage travel by means other than the car. Medium risk.
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<u>Likely Significant Effects</u> The site is located within 800m of a GP or open space. The site is used informally for recreational activity and its entire loss to development will result in a permanent adverse effect for this objective which is unlikely to be remedied through the provision of new open space as part of the site's redevelopment. No health facilities are proposed, and the development would increase pressure on existing facilities. The site is bordered by existing residential uses and open countryside. The proposed use of residential is considered compatible with existing land uses.
			0	The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits however would not outweigh the wider harm identified above for the wider population. Accounting for the above, on balance, the site is considered to have a neutral effect for this objective. <u>Term</u> Likely initial adverse-neutral effects improving to neutral effects following completion of the site implementing mitigation measures. <u>Mitigation</u> Provision of open space in accordance with standards on site. <u>Assumptions</u> None. <u>Uncertainties</u> None
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<u>Likely Significant Effects</u> The site is located within 400m of one or more transport services which has a relatively good frequency. The site is accessible to some services, with most services available within the Town Centre of Colne and relatively short journey from the site. The development is likely to increase passing problems caused by on-street parking on the Lidgett if vehicular access is to be taken from the south. Castle Road is also of insufficient width to accommodate a large volume of traffic and has no pedestrian footpaths and would need to be improved. Castle Road has the character of a rural lane at the site frontage though this immediately changes to the west of the site.
			0	The development would not support investment in or result in the loss of transport infrastructure and services. The site is located adjacent to Colne and is accessible to a good range of services and facilities by foot, bicycle and public transport. The availability of services locally promotes travel by non-car modes of transport. Taking this into account, and noting the above, the proposal is assessed to have a neutral effect on this objective. <u>Term</u>

SA Appendix 5: Assessment of Potential Housing Sites

P005 Land between Skipton Old Road and Castle Road, Colne			
SA Objective	Score		Commentary
			Neutral effects with implementation of mitigation measures. <u>Mitigation</u> Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links to encourage a modal shift. Highway improvements required to Castle Road. <u>Assumptions</u> Scope and viability to promote and invest in sustainable transport modes. <u>Uncertainties</u> Use of sustainable modes of travel in accessing the site. (Medium)
6. To encourage the efficient use of land and conserve and enhance soils.	-		<u>Likely Significant Effects</u> The site is greenfield and as a result would not assist in the achievement of this objective. The site is not known to include Best and Most Versatile (BMV) Land. As a result the site has a minor negative effect on this objective. <u>Term</u> Permanent minor adverse effects. <u>Mitigation</u> Adoption of higher densities to reduce land area limited due to location of the site in a prominent view which is important to local townscape. <u>Assumptions</u> None. <u>Uncertainties</u> None.
7. To conserve and enhance water quality and resources	0	0	<u>Likely Significant Effects</u> The site is beyond 50m from the nearest watercourse/body. The development is unlikely to require any upgrade to water management infrastructure. Development of the site is unlikely to affect water resources or result in pollutants entering water supply resources. As such, overall the site is considered to have neutral effect on this objective. Overall the proposal is considered likely to have a neutral effect on this objective. <u>Term</u> Permanent neutral effects. <u>Mitigation</u> None. <u>Assumptions</u> None.
	0		

SA Appendix 5: Assessment of Potential Housing Sites

P005 Land between Skipton Old Road and Castle Road, Colne		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 and has a limited risk of flooding from all sources and as such has a neutral effect on this objective. The site can be very wet, and the site's development will require careful management of water flow and storage to ensure that existing and new occupiers are protected from flood risk.</p> <p><u>Term</u></p> <p>Neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The site is in a location which is removed from existing sources of pollution mean that the proposal unlikely to affect or be affected by air quality. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. EV charge points at each property.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The proportion of residents likely to travel by foot, bicycle and public transport is unknown (medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.96. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P005 Land between Skipton Old Road and Castle Road, Colne			
SA Objective	Score		Commentary
			<p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-		<p>Likely Significant Effects The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p>Term Permanent loss where developed. A permanent minor adverse effect.</p> <p>Mitigation To be determined in consultation with Lancashire County Council.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	- --	<p>Likely Significant Effects The site is not located within 500m of any national/international ecological site nor within 100m of any locally designated site. The site is known to fulfil a role for protected species including ground nesting birds. The site is comprised primarily of improved grassland with some scattered scrub. The site a locally important source of green infrastructure and its development will result in its permanent loss.</p> <p>There is potential within the site to provide biodiversity net gain measures within the site. The implementation of these measures is likely to reduce developable area. Overall, taking into account the above, the proposal is likely to have a minor adverse effect for this objective.</p> <p>Term Minor adverse effects from the short to medium term and most significant at construction and after occupation. Reducing in the longer term with the adoption of mitigation measures.</p> <p>Mitigation Implementation of net gains for biodiversity on to the site in line with policy, particularly where this will benefit existing wildlife. Open space and landscaping. The site has the potential to connect to and enhance the local green infrastructure network running to the east which is within the same landownership. The design and layout should make the most of this with enhanced access for residents and corridors for wildlife within the development.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P005 Land between Skipton Old Road and Castle Road, Colne		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Success and management of open space and biodiversity measures. Low-medium risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	--	<p><u>Likely Significant Effects</u> A previous planning application to develop the site was dismissed at appeal owing to the assessed level of harm caused to the nearby conservation area which was not outweighed by the public benefits. This assessment is carried forward to this appraisal noting the absence of evidence available which would lead to a different conclusion. The development would remove a significant area of open land which forms the setting to the conservation area and a number of listed buildings. It would remove the break in development between the suburban edge of Colne and the Bents Conservation Area which helps to define the Conservation Area. Significant adverse effects are assessed for this objective.</p> <p><u>Term</u> Significant adverse effects potentially reducing over time depending on the quality and layout of the development.</p> <p><u>Mitigation</u> Developing land distant to the Conservation Area and Listed Buildings close to the high school within only the northern part of the may reduce this effect. This area is better related to the existing built form and has reduced visual connection owing to topographical changes and increased distance from the conservation area.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The degree of harm caused, and public benefits associated with the development will not be known until the planning application stage (Low risk)</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u> The site is located within the Rolling Upland Farmland Landscape Character Area (Zone 14b). The site in part displays some of the features which reflect the prevailing landscape character within this zone, including broad open areas, dry stone walls, and moorland grasses. Within the west however the prevailing character is semi urban being located on the urban fringe and influenced by modern development. The site is comprised on greenfield land situated on the east of Colne. The land raises to a high point to the east of the site and likely to be visible from surrounding areas. The development would link the Liggett and Bents Conservation Area to Colne and result in significant urban change resulting in the loss of "the rough" which forms part of the green infrastructure of Colne. The loss of this site to development would represent a significant adverse effect for this objective.</p> <p><u>Term</u> Significant adverse effects likely to remain permanent.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P005 Land between Skipton Old Road and Castle Road, Colne		
SA Objective	Score	Commentary
		<p><u>Mitigation</u></p> <p>A much reduced scale of development confined to the north and western part of the site. High standard of design and materials use. Landscaping open space could reduce the level of harm identified.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal scores positively for housing and employment objectives owing to the benefits brought by new housing in providing increased choice and access to housing and support provided existing business and services. The proposal benefits from some access to services and facilities locally as well as public transport, providing residents with a realistic alternative to the car as a means to travel. A proportion of residents will continue to travel by car however the proposal is likely to have some limited harm to the wider highway network noting the character and limitations of the wider rural highway network. Health scores are neutral with the benefits of new homes offset by the wider loss of recreational space valued by the wider community. The proposal also has negative effects on objectives for the effective use of land and resources due to the site's greenfield character and location within land identified by Lancashire County Council as safeguarded land. The loss of habitats, including those used by protected species, though potentially offset through biodiversity net gain measures, also has a negative effect. Significant adverse effects are identified for heritage and landscape objectives owing to the site's edge of settlement and elevated location and close proximity to the Lidgett and Bents Conservation Area. There is potential to reduce these effects by developing only part of the site to the north, therefore avoiding interactions with the conservation area. Adverse effects are still however likely to occur, and the degree of these effects will be dependent on the detailed design.</p>		

P010 Land at Wapping, Barnoldswick		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 38 dwellings with potential for the delivery of new housing to a broad range of sizes, types and tenures to meet a wide range of housing need, helping to diversify and improve the quality of housing stock available within Barnoldswick. As a result the proposal is considered to have a minor positive effect for this policy objective. The proposal is located within part of the borough which experiences higher land values. As such the development of affordable housing at the site is likely to be viable.</p> <p><u>Term</u></p> <p>Permanent positive effects from the short term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>Affordable housing can be provided on site taking into account any site specific costs.</p> <p><u>Uncertainties</u></p> <p>Homes are affordable to local people (medium risk)</p>

SA Appendix 5: Assessment of Potential Housing Sites

P010 Land at Wapping, Barnoldswick				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The proposal does not involve employment land and so scores neutrally for the effects on employment land.</p> <p>The site is located within 2000m of a major employment site (Barnoldswick Town Centre) as such is assessed to score positively for its accessibility to services.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited given the limited size of the proposal. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	+	<p><u>Like Significant Effects</u></p> <p>The site is located within 800m of all services and/or a town centre or local shopping centre.</p> <p>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The site is within 800m of a primary school and 2,000 from a secondary school.</p> <p>Its development will support local businesses and services and provide people local to the area with the opportunity to access housing. Accounting for the above the proposal is assessed to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive for the plan period</p> <p><u>Mitigation</u></p> <p>The site is accessible to a broad range of services and facilities. Contributions may be required to address education capacity issues where necessary and to improve local footpath/cycling links.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Success of measures to encourage travel by means other than the car. Medium risk.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P010 Land at Wapping, Barnoldswick				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	?	<p>Likely Significant Effects</p> <p>The site is located within 800m of a GP and open space.</p> <p>Little scope exists to provide new open space on site. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses, commercial uses and open countryside. The proposed use of residential is likely to be compatible with existing uses however further assessment will be required.</p>
	+			<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p>Term</p> <p>Minor positive effects with implementation of mitigation measures.</p> <p>Mitigation</p> <p>Suitable offset and layout to reflect and minimise adverse effects from existing mill and its continued use. Further assessment required.</p> <p>Assumptions</p> <p>The development of the site for the proposed use is viable.</p> <p>Uncertainties</p> <p>None</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p>Likely Significant Effects</p> <p>The site is located within 400m of one or more transport services which has a relatively good frequency. The site is accessible to some services.</p> <p>The development of this scale and locale for housing is unlikely to result on adverse effects for the highway network.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>The site is located adjacent to Barnoldswick and is accessible to a good range of services and facilities by foot, bicycle and public transport. The availability of services locally promotes travel by non-car modes of transport.</p>
	+			<p>Term</p> <p>Minor positive effect for this objective from the medium term.</p> <p>Mitigation</p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links to encourage a modal shift.</p> <p>Assumptions</p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p>Uncertainties</p>

SA Appendix 5: Assessment of Potential Housing Sites

P010 Land at Wapping, Barnoldswick		
SA Objective	Score	Commentary
		Use of sustainable modes of travel in accessing the site. (Medium)
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The site is greenfield and as a result would not assist in the achievement of this objective. The site is not known to include Best and Most Versatile (BMV) Land. As a result the site has a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>Adoption of higher densities to reduce land are limited due to location of the site in a prominent view which is important to local townscape.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	- 0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 50m from the nearest watercourse/body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to result in water quality or quantity issues.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Avoidance of development close to watercourse.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 with limited risk of flooding from surface water and groundwater flooding. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects reducing with implementation of mitigation measures.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P010 Land at Wapping, Barnoldswick		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site specific drainage report.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The site is accessible to nearby services, facilities and sources of employment providing residents with realistic alternatives to travelling by car. The site is location removed from existing sources of pollution mean that the proposal unlikely to affect or be affected by air quality. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. EV charge points at each property.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The proportion of residents likely to travel by foot, bicycle and public transport is unknown (medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.39. The site therefore has a positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score attributed to the site recognises the site's strong accessibility to existing services and facilities which help to promote sustainable travel options.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P010 Land at Wapping, Barnoldswick			
SA Objective	Score		Commentary
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p><u>Likely Significant Effects</u></p> <p>The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 500m of any national/international ecological site nor within 100m of any locally designated site. It is uncertain whether the site contained protected species. The site is comprised primarily of improved grassland.</p> <p>The site is adjacent to a Green Infrastructure corridor and would not adversely affect this corridor. Its development is unlikely to affect this corridor and could give rise to opportunity for its enhancement</p> <p>There is potential within the site to provide biodiversity net gain measures within the site. The implementation of these measures is likely to reduce developable area. Overall, taking into account the above, the proposal is likely to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Neutral effects with potential for minor positive effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping. The site has the potential to connect to and enhance the local green infrastructure network running to the east. The design and layout should make the most of this with enhanced access for residents and corridors for wildlife within the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Success and management of open space and biodiversity measures. Low-medium risk.</p>
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	-		<p><u>Likely Significant Effects</u></p> <p>There are a number of listed buildings within a close proximity of the site which may be affected by its development. The site is also located within the Calf Hall and Gillians Conservation Area and its development for housing could result less than substantial harm. The suitability of the proposal will need to be considered based on the public benefits arising from the proposal. Minor adverse effects are identified for this objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P010 Land at Wapping, Barnoldswick		
SA Objective	Score	Commentary
		<p><u>Term</u> Minor adverse effects potentially reducing over time depending on the quality and layout of the development.</p> <p><u>Mitigation</u> Scale, siting, layout and design of development, together with open space/landscaping may soften the effects of the development on these assets. Assessment of impact through planning application and submission of heritage statement.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The degree of harm caused, and public benefits associated with the development will not be known until the planning application stage (Low risk)</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u> The site is located within the Drumlin Field Landscape Character Area (Zone 13a) though the features of the site bear little resemblance to those within this character area being contained by existing urban development on land which rises to upland moorland to the south west. The site is comprised on greenfield land situated adjacent to the west of Barnoldswick. The site is limited in scale and relates well to the existing urban area. The site forms part of the conservation area and may detract from this designation if not developed sensitively. TPOs along north and west boundary. Minor adverse effects are assessed for this objective.</p> <p><u>Term</u> Minor adverse effects potentially reducing to neutral over the longer term if developed sensitively.</p> <p><u>Mitigation</u> Scale, siting, layout and design of development, together with open space/landscaping may soften the effects of the development on these assets. TPO trees to be retained.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The proposal scores positively for housing and employment objectives owing to the benefits brought by new housing in providing increased choice and access to housing and support provided existing business and services. The proposal benefits from some access to services and facilities locally as well as public transport, providing residents with a realistic alternative to the car as a means to travel. A proportion of residents will continue to travel by car, however. The proposals also scores positively for Health objectives owing to the benefits associated with the provision of new housing. Regeneration objectives have a minor positive effect due to the opportunity provided for residents for new homes and support provided as a result of the development. The proposal also has negative effects on objectives for the effective use of land due to the site's greenfield character. The loss of habitats, though potentially offset through biodiversity net gain measures also has a negative effect. Adverse effects are also identified for heritage and landscape objectives owing to the site's edge of settlement location and close proximity to the nearby Conservation Area. The suitability of the proposal will depend on the degree of harm caused measured against the public benefits of the scheme. The proposal scores neutrally for other objectives.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P011 Land at Former Richard Street Nurseries, Brierfield				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 35 dwellings with potential for the delivery of new housing to a broad range of sizes, types and tenures to meet a wide range of housing need, helping to diversify and improve the quality of housing stock available within Brierfield. The proposal is located of weak land values. As such the development of affordable housing at the site is unlikely. Notwithstanding this the proposal is considered to have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the short term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Homes are affordable to local people (low risk)</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The proposal does not involve employment land and so scores neutrally for the effects on employment land.</p> <p>The site is located within 2000m of a major employment site (Lomeshaye Industrial Estate) as such is assessed to score positively for its accessibility to services.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited given the limited size of the proposal. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>Scope for mitigation by contribution is limited by low viability.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P011 Land at Former Richard Street Nurseries, Brierfield				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	+	<u>Like Significant Effects</u> The site is located within 800m of all services and/or a town centre or local shopping centre. No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The site is within 800m of a primary school and 2,000 from a secondary school. Its development will support local businesses and services and provide people local to the area with the opportunity to access housing. Accounting for the above the proposal is assessed to have a minor positive effect for this objective.
	+			<u>Term</u> Minor positive effect from the medium term. <u>Mitigation</u> The site is accessible to a broad range of services and facilities. Contributions may be sought towards service provision where tests are met. <u>Assumptions</u> None. <u>Uncertainties</u> Unlikely that additional contributions could be had from development towards infrastructure/service enhancement given low viability of site.
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	0	<u>Likely Significant Effects</u> The site is located within 800m of a GP and open space. Little scope exists for the site to accommodate on-site open space provision. No health facilities are proposed, and the development would increase pressure on existing facilities. The site is bordered by existing residential uses. The proposed use of residential is considered compatible with existing land uses. The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.
	+			<u>Term</u> Minor positive effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None

SA Appendix 5: Assessment of Potential Housing Sites

P011 Land at Former Richard Street Nurseries, Brierfield				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services which has an excellent frequency. The site is accessible to a wide range of services.</p> <p>The development of this scale and locale is unlikely to result on adverse effects for the highway network.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>The site is located within Brierfield and close its town centre. The site is accessible to a good range of services and facilities by foot, bicycle and public transport. The availability of services locally promotes travel by non-car modes of transport. Taking this into account, and noting the above, the proposal is assessed to have a minor positive effect on this objective.</p>
	+			<p><u>Term</u></p> <p>Minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions unlikely to be viable. Location of development would promote use of non-car modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Opportunity to provide sufficient infrastructure improvements to enable safe and sufficient access. Use of sustainable modes of travel in accessing the site. (Medium). Viability of development to provide mitigation measures where needed. (High)Scope and viability to promote and invest in sustainable transport modes.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The site is brownfield comprising of over grown vacant land located within the settlement boundary. Its redevelopment for housing would provide significant positive effects for this objective and would support the regeneration of Brierfield.</p> <p><u>Term</u></p> <p>Permanent significant positive effects.</p> <p><u>Mitigation</u></p> <p>Adoption of higher densities to reduce land take if appropriate.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P011 Land at Former Richard Street Nurseries, Brierfield		
SA Objective	Score	Commentary
7. To conserve and enhance water quality and resources	-- 0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 10m of a body of water.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Ground investigation works will be needed to understand whether the proposal will affect water quality if redeveloped.</p> <p>Overall the site is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Minor negative effects potentially reduced by careful development of the site.</p> <p><u>Mitigation</u></p> <p>Development should take place away from the watercourse.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Findings of ground investigation surveys may render the site unsuitable for development or make the proposal unviable.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that part of the site is Flood Zone 2/3. The site is also subject to a high risk of flooding from surface water. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects reducing with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site specific flood modelling will be required to inform the extent and scope for development. Further site assessment to inform detailed site design.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The site is accessible to nearby services, facilities and sources of employment providing residents with realistic alternatives to travelling by car. The site is location removed from existing sources of pollution mean that the proposal unlikely to affect or be affected by air quality. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P011 Land at Former Richard Street Nurseries, Brierfield		
SA Objective	Score	Commentary
		<p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties The proportion of residents likely to travel by foot, bicycle and public transport is unknown (medium risk). Low viability means that there is limited scope for travel plan measures to be implemented.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p>Likely Significant Effects The site has a suitability score of 4.09. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score reflects the site's sustainable location, and relatively limited constraints to development.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation None likely viable.</p> <p>Assumptions None.</p> <p>Uncertainties Low viability means that additional measures of sustainable design and construction, including the generation of renewable energy are unlikely to be feasible.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p>Likely Significant Effects The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term Neutral effect over the plan period.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P011 Land at Former Richard Street Nurseries, Brierfield			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0
	0		<p><u>Likely Significant Effects</u></p> <p>The site is not located within 500m of any national/international ecological site nor within 100m of any locally designated site. It is uncertain whether the site contained protected species. The site does not contain any priority habitats the site is an urban site. Development of the site would not affect the Green Infrastructure Network but is adjacent to existing greenspace and could enhance access to this.</p> <p>There is potential within the site to provide biodiversity net gain measures. The implementation of these measures is likely to reduce developable area and would affect site viability. Overall, taking into account the above, the proposal is likely to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Neutral effects with potential for minor positive effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in accordance with policy. Open space and landscaping. The site has the potential to connect to and enhance the local green infrastructure network running to the east. The design and layout should make the most of this with enhanced access for residents and corridors for wildlife within the development. Development will need to avoid being in close proximity to the local ecological asset located adjacent to the site to the west with sufficient off-set and biodiversity enhancement measures put in place to reduce any potential adverse effects.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Success and management of open space and biodiversity measures. Low-medium risk. Effect of BNG on viability of development – High Risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The site is not affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P011 Land at Former Richard Street Nurseries, Brierfield		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The site is vacant and overgrown and located within the settlement boundary. The site is within the Industrial Age Urban Character Area. Streets and buildings nearby reflect the street pattern and form of development typical of this character area, however suffers from the lack of investment and experience urban decay. The redevelopment of this site could enhance the quality of the existing built environment though its wider benefits may be limited due to the scale of the proposal and its location off major routes through Brierfield.</p> <p><u>Term</u></p> <p>Permanent positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Quality of development and responsiveness to site context if brought forward. Medium risk.</p>
<p>Summary: This urban site scores positively for measures of townscape quality, securing the reuse of land, climate change, supporting regeneration, landscape/townscape and public transport objectives. The proposal also scores positively for housing and employment objectives owing to the benefits brought by new housing in providing increased choice and access to housing and support provided existing business and services. Limitations in viability means that the proposals effects for these objectives are more limited than otherwise could be. The proposal is affected by flood risk and drainage issues and as such is assessed as having a negative effect on these objectives. The previously developed nature of the site and its proximity to an existing watercourse give rise to the possibility of adverse effects for pollution objectives. The limited viability of the site means that any issue identified in relation to this issue may mean that the site cannot come forward. Similarly BNG requirements may also render the site unviable. The proposal scores neutrally for other objectives. The site represents a suitable location for housing.</p>		

P014 Land South of Wood Clough Platts, Brierfield		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 48 dwellings with potential for the delivery of new housing to a broad range of sizes, types and tenures to meet a wide range of housing need, helping to diversify and improve the quality of housing stock available within Brierfield. As a result the proposal is considered to have a minor positive effect for this policy objective. The proposal is located in an area which experiences weaker land values. As such the development of affordable housing at the site as a proportion of housing delivered is unlikely.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the short term</p>

SA Appendix 5: Assessment of Potential Housing Sites

P014 Land South of Wood Clough Platts, Brierfield				
SA Objective	Score			Commentary
				<p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Homes are affordable to local people (low risk) Area of low viability and so the provision of affordable housing on site is unlikely (High risk)</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u> The proposal does not involve employment land and so scores neutrally for the effects on employment land. The site is located within 2000m of a major employment site (Lomeshaye Industrial Estate) as such is assessed to score positively for its accessibility to services. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited given the limited size of the proposal. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u> Permanent minor positive effects.</p> <p><u>Mitigation</u> Scope for mitigation by contribution is limited by low viability.</p> <p><u>Assumptions</u> People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	+	<p><u>Like Significant Effects</u> The site is located within 800m of all services and/or a town centre or local shopping centre (Brierfield). No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The site is within 800m of a primary school and 2,000 from a secondary school. The development of the site will support local businesses and services and provide people local to the area with the opportunity to access housing. Accounting for the above the proposal is assessed to have a minor positive effect for this objective.</p> <p><u>Term</u> Minor positive from the medium term.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P014 Land South of Wood Clough Platts, Brierfield				
SA Objective	Score			Commentary
				<p>The site is accessible to a broad range of services and facilities. Contributions may be sought towards service provision where tests are met.</p> <p>Assumptions None.</p> <p>Uncertainties Unlikely that additional contributions could be had from development towards infrastructure/service enhancement given low viability of site.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	0	<p>Likely Significant Effects</p> <p>The site is located within 800m of a GP and open space.</p> <p>Scope is available to provide new open space within the development site. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses, open countryside, and Leeds and Liverpool Canal. The proposed use of residential is considered compatible with existing land uses.</p>
	+			<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p>Term Minor positive effects from the medium term.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p>Likely Significant Effects</p> <p>The site is located within 400m of one or more transport services which has a relatively good frequency.</p> <p>The development of a site of this scale and locale is unlikely to result on adverse effects for the highway network.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>The site is located within Brierfield and close its town centre. The site is accessible to a good range of services and facilities by foot, bicycle and public transport. The availability of services locally promotes travel by non-car modes of transport. Taking this into account, and noting the above, the proposal is assessed to have a minor positive effect on this objective.</p>
	+			<p>Term Minor positive effect from the medium term.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P014 Land South of Wood Clough Platts, Brierfield		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Contributions unlikely to be viable. Location of development would promote use of non-car modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Opportunity to provide sufficient infrastructure improvements to enable safe and sufficient access. Use of sustainable modes of travel in accessing the site. (Medium). Viability of development to provide mitigation measures where needed. (High) Scope and viability to promote and invest in sustainable transport modes.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u> The site is greenfield but not known to include Best and Most Versatile Land (BMV). As a result the site has a minor negative effect on this objective.</p> <p><u>Term</u> Permanent minor adverse effects from the short to medium term.</p> <p><u>Mitigation</u> Adoption of higher densities to reduce land take if appropriate.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
7. To conserve and enhance water quality and resources	<div>-</div> <div>0</div> <div>-</div>	<p><u>Likely Significant Effects</u> The site is located adjacent to the Leeds and Liverpool Canal on land that is lower in elevation than the canal. The development is unlikely therefore to affect the water quality of the canal, however has the potential to affect its infrastructure and management given its close proximity.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u> Permanent minor adverse effect</p> <p><u>Mitigation</u> Development should be sufficiently off-set from the canal to avoid harming its structural integrity and to enable its continued safe management.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P014 Land South of Wood Clough Platts, Brierfield		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>The need to offset development away from the canal may reduce the development area and may affect viability.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that part of the site, including the area needed for access is within Flood Zone 2. Almost half of the site is at a low risk of flooding from surface water flooding. Some medium to high risk areas are found within the site.</p> <p><u>Term</u></p> <p>Minor adverse effects potentially reducing with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Detailed modelling required in order to understand impacts of flooding on development, developable area and access.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The site is accessible to nearby services, facilities and sources of employment providing residents with realistic alternatives to travelling by car. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The proportion of residents likely to travel by foot, bicycle and public transport is unknown (medium risk). Low viability means that there is limited scope for travel plan measures to be implemented.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.39. The site therefore has a minor adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The adverse effects assessed are largely related to the environmental characteristics of the site and its surroundings.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor negative effect of this objective. The full effects will only be known at the detailed design stage.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P014 Land South of Wood Clough Platts, Brierfield				
SA Objective	Score		Commentary	
			<p><u>Mitigation</u></p> <p>None likely viable.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability means that additional measures of sustainable design and construction, including the generation of renewable energy are unlikely to be feasible.</p>	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-		<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed. A minor adverse effect is assessed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 100m of a locally designated ecological site.</p> <p>Site is adjacent to a BHS; an ecological interest. The site is comprised primarily of improved grassland with some scattered scrub.</p> <p>The site is adjacent to a Green Infrastructure corridor. Its development is unlikely to harm this corridor noting the difference in levels between the site and canal corridor.</p> <p>There is potential within the site to provide biodiversity net gain measures within the site. The implementation of these measures is likely to reduce developable area and would affect site viability. Overall, taking into account the above, the proposal is likely to have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects reducing with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping. The site has the potential to connect to and enhance the local green infrastructure network running to the south and west. The design and layout should make the most of this with enhanced access for residents and corridors for wildlife within the development. Development will need to avoid</p>

SA Appendix 5: Assessment of Potential Housing Sites

P014 Land South of Wood Clough Platts, Brierfield		
SA Objective	Score	Commentary
		<p>being in close proximity to the local ecological asset located adjacent to the site to the west with sufficient off-set and biodiversity enhancement measures put in place to reduce any potential adverse effects.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Success and management of open space and biodiversity measures. Low-medium risk. Effect of BNG on viability of development – Medium Risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p><u>Likely Significant Effects</u> The site is located adjacent to the Leeds and Liverpool Canal which is historically significant to the industrial heritage of the Borough. The Leeds and Liverpool Canal corridor has transitional character as it traverses the Borough, routing through urban and rural environments. The character of the canal near to the site is semi-rural, influenced by modern suburbia, the open countryside, and regenerated warehousing/mills. The development is unlikely to significantly alter this environment noting the presence of existing modern suburban development to the north. Any harm caused could be minimized subject to the design, orientation, layout and quality of housing proposed. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u> Minor adverse effect likely in the short term. This will have the tendency to reduce over time as the development settles into the wider landscape. It would reduce more quickly with adoption of high quality and sensitive design measures.</p> <p><u>Mitigation</u> High quality housing. Development which respects the character and industrial landscape of the canal, providing for a positive relationship.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u> The site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The site features some of the qualities of this landscape including enclosed field pattern and proximity to existing woodland, however is highly influenced by its settlement edge location. The site is comprised of greenfield land situated to the south west of Brierfield. The development would extend the built form of Brierfield into the countryside but is unlikely to have a significant negative effect on landscape character owing to the limited scale of the extension, absence of designated assets, and somewhat contained nature of the wider area by Pendle Water, the M65 and the Leeds Liverpool Canal. A minor adverse effect is assessed.</p> <p><u>Term</u> Minor adverse effects reducing towards neutral with mitigation measures and as the development matures.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P014 Land South of Wood Clough Platts, Brierfield		
SA Objective	Score	Commentary
		<p><u>Mitigation</u></p> <p>Scale, siting, layout and design of development, together with open space/landscaping may soften the effects of the development on these assets.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal scores positively for housing and employment objectives owing to the benefits brought by new housing in providing increased choice and access to housing and support provided existing business and services. The proposal benefits from some access to services and facilities locally as well as public transport, providing residents with a realistic alternative to the car as a means to travel. A proportion of residents will continue to travel by car however. The proposals also scores positively for Health objectives owing to the benefits associated with the provision of new housing. Regeneration objectives have a minor positive effect due to the opportunity provided for residents for new homes and support provided as a result of the development. The proposal also has negative effects on objectives for the effective use of land and use of resources due to the site's greenfield character and location within a minerals safeguarding area. The loss of habitats, though potentially offset through biodiversity net gain measures also has a negative effect. Adverse effects are also identified for landscape objectives owing to the site's edge of settlement location and visibility from wider public routes. Flood risk and the proximity of the site to water infrastructure (the Leeds and Liverpool Canal) also give rise to adverse effects for water related objectives. The proposal has limited suitability owing to the issues identified and as a result has a negative score for its effects on climate change. The proposal scores neutrally for other objectives.</p>		

P015 Former Brierfield Wastewater Treatment Works		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 105 dwellings with potential for the delivery of new housing to a broad range of sizes, types and tenures to meet a wide range of housing need, helping to diversify and improve the quality of housing stock available within Brierfield. The promotor of the site specifically wishes to develop the site for a retirement community. The proposal would directly respond to findings of an ageing population. The proposal is located of weak land values. As such the development of affordable housing at the site is unlikely. Notwithstanding this, the benefits provided by a significant contribution to the improvement and increased diversity of housing stock within Brierfield results in a conclusion of a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P015 Former Brierfield Wastewater Treatment Works				
SA Objective	Score			Commentary
				Homes are affordable to local people (low risk). Area of low viability and so the provision of affordable housing on site is unlikely (High risk)
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The proposal does not involve employment land and so scores neutrally for the effects on employment land. The site is located within 2000m of a major employment site (Lomeshaye Industrial Estate) as such is assessed to score positively for its accessibility to services. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short to medium term. Accounting for the above, the site is considered to score a minor positive effect for this objective. <u>Term</u> Permanent minor positive effects. <u>Mitigation</u> Scope for mitigation by contribution is limited by low viability. <u>Assumptions</u> People living on site work locally and/or spend their wages locally. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	0	<u>Like Significant Effects</u> The site is located within 800m of all services and/or a town centre or local shopping centre. No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The site is within 2000m of a primary school. Its development will support local businesses and services and provide people local to the area with the opportunity to access housing. Accounting for the above the proposal is assessed to have a minor positive effect for this objective. <u>Term</u> Minor positive for the plan period <u>Mitigation</u> The site is accessible to a broad range of services and facilities. Contributions may be sought towards service provision where tests are met. <u>Assumptions</u> None. <u>Uncertainties</u>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P015 Former Brierfield Wastewater Treatment Works				
SA Objective	Score			Commentary
				Unlikely that additional contributions could be had from development towards infrastructure/service enhancement given low viability of site.
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses and open countryside. The proposed use of residential is considered compatible with existing land uses.</p>
	+			<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects.</p> <p><u>Mitigation</u></p> <p>Provision of open space in accordance with standards on site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>A reduction in developable area and/or the requirement for open space provision (including equipment and infrastructure) could render the proposal unviable (Medium Risk)</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services which has a relatively good frequency. The site is accessible to some services.</p> <p>The site does not benefit from a suitable access, or which can be readily mitigated and as such has an adverse effect for this objective. The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>The site is somewhat accessible to Brierfield town centre. The availability of services locally reduces the need to travel by car. Taking this into account, and noting the above, the proposal is assessed to have a neutral effect on this objective.</p>
	0			<p><u>Term</u></p> <p>Permanent neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>The option for a suitable access looks unlikely unless P014 is developed first.</p> <p><u>Assumptions</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P015 Former Brierfield Wastewater Treatment Works		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>Opportunity to provide sufficient infrastructure improvements to enable safe and sufficient access. Scope in viability to support mitigation measures and contributions where needed is limited. (Medium risk)</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+/-	<p><u>Likely Significant Effects</u></p> <p>The site is mostly greenfield though contains brownfield features from its previous use. The site is not known to include Best and Most Versatile Land (BMV) and as a result is considered to have a mixed effect on this objective.</p> <p><u>Term</u></p> <p>Permanent mixed effects.</p> <p><u>Mitigation</u></p> <p>Adoption of higher densities to reduce land take up where appropriate. Direction of development towards previously developed areas within the site with greenfield areas safeguarded from development as far as possible.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	-- 0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 10m of a body of water.</p> <p>The development is unlikely to require any upgrade to water management infrastructure as the pre-existing water infrastructure found on site has been removed or is no longer needed.</p> <p>It is possible that the development of the site could affect water quality noting the form land use affecting part of the site. Further study necessary to understand this.</p> <p>Overall the site is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Minor negative effects potentially reduced by careful development of the site.</p> <p><u>Mitigation</u></p> <p>Development should take place away from the watercourse.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Whether the proposal will affect water quality is unclear. Further study is necessary. Depending on the conclusion of this assessment extensive land remediation works may be required in order for the proposal to represent a suitable location for housing without</p>

SA Appendix 5: Assessment of Potential Housing Sites

P015 Former Brierfield Wastewater Treatment Works		
SA Objective	Score	Commentary
		affecting the environment due to ground contaminants. The scale and costs associated with these works could render the proposal unviable (Low-Medium Risk).
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that part of the site, including the area needed for access is within Flood Zone 2. There is a high risk of flooding from surface water.</p> <p><u>Term</u></p> <p>Minor adverse effects potentially reducing with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Detailed modelling required in order to understand impacts of flooding on development, developable area and access.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The site is accessible to nearby services, facilities and sources of employment providing residents with realistic alternatives to travelling by car. The site is location removed from existing sources of pollution mean that the proposal unlikely to affect or be affected by air quality. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The proportion of residents likely to travel by foot, bicycle and public transport is unknown (medium risk). Low viability means that there is limited scope for travel plan measures to be implemented.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.26. The site therefore has a minor adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor negative effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P015 Former Brierfield Wastewater Treatment Works				
SA Objective	Score			Commentary
				<p>None likely viable.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Low viability means that additional measures of sustainable design and construction, including the generation of renewable energy are unlikely to be feasible.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p>Likely Significant Effects</p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p>Term</p> <p>Permanent loss where developed.</p> <p>Mitigation</p> <p>To be determined in consultation with Lancashire County Council.</p> <p>Assumptions</p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties</p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	-	-	<p>Likely Significant Effects</p> <p>The site is located within 100m of a locally designated ecological site.</p> <p>Site is adjacent to a BHS; an ecological interest. The site is comprised primarily of improved grassland with some scattered scrub. The site is subject to a tree restocking order which has yet to be undertaken.</p> <p>The site is located within the Green Infrastructure Network and its development for housing is likely to result in adverse effects.</p> <p>There is potential within the site to provide biodiversity net gain measures within the site. The implementation of these measures is likely to reduce developable area and would affect site viability. Overall, taking into account the above, the proposal is likely to have a minor adverse effect for this objective.</p> <p>Term</p> <p>Minor adverse effects potentially reducing with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>The site makes up a large part of the Green Infrastructure corridor which runs parallel to Pendle Water and as such is also likely to have value for wildlife. A much smaller development orientated away from the watercourse and limited to previously developed elements found within the site may result in a development which has much more limited effects. Implementation of net gains for biodiversity on site in line with policy, retaining and enhancing existing habitats where possible and creation of new habitats as appropriate within open space, landscaping, and on new buildings. The restocking order prevents any development on the site for 10-years.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P015 Former Brierfield Wastewater Treatment Works		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Success and management of open space and biodiversity measures. Low-medium risk. Effect of BNG on viability of development – Medium Risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u> The site is not affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u> Permanent Neutral effects</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u> The site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The site features some of the qualities of this landscape including enclosed field pattern and proximity to existing woodland, however is highly influenced by its settlement edge location. The former land use of the site serves to degrade its quality. Though views into the site are limited by thick vegetation found along the site's boundaries. The development would extend the built form of Brierfield into the countryside but is unlikely to have a significant negative effect on landscape character owing to the limited scale of the extension, absence of designated assets, and somewhat contained nature of the wider area by Pendle Water, the M65 and the Leeds Liverpool Canal. A minor adverse effect is assessed.</p> <p><u>Term</u> Minor adverse effects reducing towards neutral with mitigation measures and as the development matures.</p> <p><u>Mitigation</u> Scale, siting, layout and design of development, together with open space/landscaping may soften the effects of the development on these assets.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P015 Former Brierfield Wastewater Treatment Works				
SA Objective	Score		Commentary	
Summary: The proposal scores positively for housing and employment objectives owing to the benefits brought by new housing in providing increased choice and access to housing and support provided existing business and services. The proposal benefits from some access to services and facilities locally as well as public transport, providing residents with a realistic alternative to the car as a means to travel. A proportion of residents will continue to travel by car however. The proposals also scores positively for Health objectives owing to the benefits associated with the provision of new housing. Regeneration objectives have a minor positive effect due to the opportunity provided for residents for new homes and support provided as a result of the development. The proposal also has negative effects on objectives for the use of resources due to the site's location within a safeguarded area. The loss of habitats, the site's proximity to ecological designations and the sites role within the Borough's Green Infrastructure Network mean that the site has an adverse effect for biological objectives. Adverse effects are also identified for landscape objectives owing to the site's edge of settlement location and visibility from wider public routes. Flood risk from a number of sources and the proximity of the site to a water course owing the site's form use also give rise to adverse effects for water related objectives. The proposal has limited suitability owing to the issues identified and as a result has a negative score for its effects on climate change. The proposal scores neutrally for other objectives.				

P016 Roughs Barn, Salterforth				
SA Objective	Score		Commentary	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		<u>Likely Significant Effects</u> The site has capacity for 12 dwellings. The proposal will help to diversify and improve the quality of housing stock available within Salterforth. The proposal would make a limited contribution towards affordable housing need. Based on the above, it is concluded that the proposal will have a minor positive effect for this policy objective. <u>Term</u> Permanent minor positive effects from the medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> None.	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The proposal does not involve employment land and so scores neutrally for the effects on employment land. The site is located within 2000m of a major employment site (Barnoldswick Town Centre) as such is assessed to score positively for its accessibility to services. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited given the limited size of the proposal. Accounting for the above, the site is considered to score a minor positive effect for this objective.
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P016 Roughts Barn, Salterforth				
SA Objective	Score			Commentary
				<p><u>Term</u> Permanent minor positive effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> People living on site work locally and/or spend their wages locally. Unlikely given the scale of the proposal that enhancements to public transport services will be viable to enable an increase in service for accessing local employment.</p> <p><u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+	<p><u>Like Significant Effects</u> The site is located within 800m of one or more key services. No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The site is within 800m of a primary school and 2,000 from a secondary school. The development of the site will provide people local to the area with the opportunity to access housing. Accounting for the above the proposal is assessed to have a minor positive effect for this objective.</p>
	+			<p><u>Term</u> Minor positive effect from the medium term.</p> <p><u>Mitigation</u> The site is accessible to a broad range of services and facilities. Contributions may be sought towards service provision where tests are met.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Unlikely that additional contributions could be had from development towards infrastructure/service enhancement due to the limited scale of the proposal.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u> The site is located within 800m of a GP or open space. Little Scope exists within the development to accommodate new open space however the proposal is limited in scale and so its affects are unlikely to be significant. The site is bordered by existing residential uses and open countryside. The proposed use of residential is considered compatible with existing land uses.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P016 Roughs Barn, Salterforth				
SA Objective	Score			Commentary
				<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Provision of open space in accordance with standards on site (Scope however limited).</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport service.</p> <p>The development of a site of this scale and locale is unlikely to result on adverse effects for the highway network. A previous proposal was dismissed at appeal due to highway safety concerns. No information has been provided to date to demonstrate how this can be overcome.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>The site is accessible to only a limited range of services and facilities. Walking/cycling infrastructure is available connecting the site to services in Barnoldswick. The proposal is likely to promote travel by car albeit by a limited degree which will not affect existing infrastructure.</p> <p>Accounting for the above, on balance, the site is considered to score a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links to encourage a modal shift.</p> <p><u>Assumptions</u></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>
	0			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to include Best and Most Versatile Land (BMV). As a result the site has a minor negative effect on this objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P016 Roughs Barn, Salterforth		
SA Objective	Score	Commentary
		<p><u>Term</u> Permanent minor adverse effects.</p> <p><u>Mitigation</u> Adoption of higher densities to reduce land take if appropriate.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
7. To conserve and enhance water quality and resources	- 0	<p><u>Likely Significant Effects</u> The site is located within 50m from the nearest watercourse/body. The development is unlikely to require any upgrade to water management infrastructure. The proposal is unlikely to affect water quality. Overall the site is considered to have minor adverse effect on this objective.</p>
	-	<p><u>Term</u> Minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u> Avoidance of development close to watercourse.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that the site is located in Flood Zone 1, with some risk of flooding. The proposal has a neutral effect on this objective.</p> <p><u>Term</u> Permanent neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P016 Roughs Barn, Salterforth		
SA Objective	Score	Commentary
		Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk. Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The site is of limited scale and therefore not likely to significantly contribute to any existing air quality issues. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.91. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P016 Roughs Barn, Salterforth			
SA Objective	Score		Commentary
			<p>Assumptions Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	-	<p>0</p> <p>Likely Significant Effects The site is located within 100m of a locally designated ecological site. Part of the site is covered by an area of ecological interest (LERN record). The site primarily consists of improved grassland. Development of the site would not affect the Green Infrastructure Network. There is potential within the site to provide biodiversity net gain measures within the site or an adjacent land within the same landownership. Overall, taking into account the above, the proposal is likely to have a minor adverse effect for this objective.</p> <p>Term Minor adverse effects with the potential to reduce with the implementation of mitigation measures.</p> <p>Mitigation Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions None.</p> <p>Uncertainties Success and management of open space and biodiversity measures. Low-medium risk</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p>Likely Significant Effects The site is not affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p>Term Permanent Neutral effects</p> <p>Mitigation None.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P016 Roughs Barn, Salterforth		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Fields Landscape Character Area (Zone 13a). The site is limited in scale and contained by existing development. Its development would not harm the prevailing wider landscape context which contributes to this LCA. The development of the site for 12 dwellings would represent a minor extension of the built form of Salterforth into the countryside. A neutral effect is assessed as likely for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Scale, siting, layout and design of development, together with open space/landscaping may soften the effects of the development on these assets.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal scores positively for housing and employment objectives owing to the benefits brought by new housing in providing increased choice and access to housing and support provided existing business and services but these benefits are limited by the scale of the site. The proposal has limited access to services and facilities available locally as well as public transport providing some degree of travel options for residents. Health and regeneration objectives have limited benefit also. The adverse effects of the proposal are limited due to the small scale nature of the proposal limiting the degree of effect caused. The most significant effects caused relate to the effects had on biodiversity and the effective use of land and use of resources. The small scale nature of the site and its contained location results in a neutral effect on the local landscape. Neutral effects are assessed for impact on climate change, the historic environment and flood risk.</p>		

P017 Land off Kelbrook Road, Salterforth		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 30 dwellings. The proposal will help to diversify and improve the quality of housing stock available within Salterforth. The proposal would make a limited contribution towards affordable housing need. Based on the above, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P017 Land off Kelbrook Road, Salterforth				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The proposal does not involve employment land and so scores neutrally for the effects on employment land. The site is located within 2000m of a major employment site (Barnoldswick Town Centre) as such is assessed to score positively for its accessibility to services. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited given the limited size of the proposal. Accounting for the above, the site is considered to score a minor positive effect for this objective. <u>Term</u> Permanent minor positive effects. <u>Mitigation</u> None. <u>Assumptions</u> People living on site work locally and/or spend their wages locally. Unlikely given the scale of the proposal that enhancements to public transport services will be viable to enable an increase in service for accessing local employment. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+	<u>Like Significant Effects</u> The site is located within 800m of one or more key services. No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The site is within 800m of a primary school and 2,000 from a secondary school. The development of the site will provide people local to the area with the opportunity to access housing. Accounting for the above the proposal is assessed to have a minor positive effect for this objective. <u>Term</u> Minor positive effect from the medium term. <u>Mitigation</u> The site is accessible to a broad range of services and facilities. Contributions may be sought towards service provision where tests are met. <u>Assumptions</u> None.
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P017 Land off Kelbrook Road, Salterforth				
SA Objective	Score			Commentary
				<p><u>Uncertainties</u></p> <p>Unlikely that additional contributions could be had from development towards infrastructure/service enhancement due to the limited scale of the proposal.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses and open countryside. The proposed use of residential is considered compatible with existing land uses.</p>
	0			<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Provision of open space in accordance with standards on site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport service.</p> <p>The development of a site of this scale and locale is unlikely to result on adverse effects for the highway network.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>The site is accessible to only a limited range of services and facilities. Walking/cycling infrastructure is available connecting the site to services in Barnoldswick. The proposal is likely to promote travel by car albeit by a limited degree which is unlikely to adversely affect existing infrastructure.</p>
	+			<p>Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links to encourage a modal shift.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P017 Land off Kelbrook Road, Salterforth		
SA Objective	Score	Commentary
		<p>Scope and viability to promote and invest in sustainable transport modes.</p> <p>Uncertainties</p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p>Likely Significant Effects</p> <p>The site is greenfield but not known to include Best and Most Versatile Land (BMV). As a result the site has a minor negative effect on this objective.</p> <p>Term</p> <p>Permanent minor adverse effects.</p> <p>Mitigation</p> <p>Adoption of higher densities to reduce land take if appropriate.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
7. To conserve and enhance water quality and resources	- 0	<p>Likely Significant Effects</p> <p>The site is located within 50m from the nearest watercourse/body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p>Term</p> <p>Minor adverse effect potentially reducing with mitigation measures.</p> <p>Mitigation</p> <p>Avoidance of development close to watercourse.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p>Likely Significant Effects</p> <p>The SFRA confirms that the site is located in Flood Zone 1, with some risk of flooding. The proposal has a neutral effect on this objective.</p> <p>Term</p> <p>Permanent neutral effects with implementation of mitigation measures.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P017 Land off Kelbrook Road, Salterforth		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk. Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The site is of limited scale and therefore not likely to significantly contribute to any existing air quality issues. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.61. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P017 Land off Kelbrook Road, Salterforth			
SA Objective	Score		Commentary
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-		<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	-	<p>0</p> <p><u>Likely Significant Effects</u></p> <p>The site is located within 100m of a locally designated ecological site.</p> <p>Part of the site is covered by an area of ecological interest (LERN record). The site primarily consists of improved grassland. Development of the site would not affect the Green Infrastructure Network.</p> <p>There is potential within the site to provide biodiversity net gain measures within the site or on adjacent land within the same landownership.</p> <p>Overall, taking into account the above, the proposal is likely to have an adverse effect for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects from the medium term with potential to reduce with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Success and management of open space and biodiversity measures. Low-medium risk</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The site is not affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Permanent Neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P017 Land off Kelbrook Road, Salterforth		
SA Objective	Score	Commentary
		<p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Fields Landscape Character Area (Zone 13a). The site fulfils a partial role within this landscape and is closely related to features contributing towards this LCA (a nearby drumlin hill). Its development may have adverse effects on this LCA at a local level. The site is comprised of greenfield land adjoined to the west by existing development and with the Seddons development to the north on the opposite side of B6383. The development would extend the built form of Salterforth into the countryside representing quite a significant change to the settlement pattern in contrast to its current form. Although the absence of designated assets and contained nature of the site from the wider area by local topography. A minor negative effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor negative effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Scale, siting, layout and design of development, together with open space/landscaping may soften the effects of the development on these assets.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal scores positively for housing and employment objectives owing to the benefits brought by new housing in providing increased choice and access to housing and support provided existing business and services. The proposal has limited access to services and facilities available locally as well as public transport providing some degree of travel options for residents. Health and regeneration objectives have limited benefit also. The adverse effects of the proposal relate to the effects had on biodiversity and the effective use of land and use of resources, and effect on the local landscape. The site is slightly larger than P016 which is adjacent to the site but does not relate as closely to existing built form exposing the site to wider viewpoints serving to magnify the effects caused. Neutral effects are assessed for impact on climate change, the historic environment and flood risk.</p>		

P019 Land West of Sheridan Road, Laneshaw Bridge		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 30 dwellings. The proposal will help to diversify and improve the quality of housing stock available within Laneshaw Bridge. The proposal would make a limited contribution towards affordable housing need. Based on the above, it is concluded that the proposal will have a minor positive effect for this policy objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P019 Land West of Sheridan Road, Laneslaw Bridge				
SA Objective	Score			Commentary
				<p><u>Term</u> Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u> The proposal does not involve employment land and so scores neutrally for the effects on employment land. The site is located within 2000m of a major employment site (Colne Town Centre) and as such is assessed to score positively for its accessibility to services. The proposal does not involve the loss or provision of education facilities and scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited given the limited size of the proposal. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u> Permanent minor positive effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> People living on site work locally and/or spend their wages locally. Unlikely given the scale of the proposal that enhancements to public transport services will be viable to enable an increase in service for accessing local employment.</p> <p><u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.</p>
		+		
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	0	-	0	<p><u>Like Significant Effects</u> The site is located within 2000m of a key service. No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The site is within 2000m of a primary school. The development of the site will provide people local to the area with the opportunity to access housing. Accounting for the above the proposal is assessed to have a minor negative effect for this objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P019 Land West of Sheridan Road, Laneshaw Bridge				
SA Objective	Score			Commentary
	-			<p><u>Term</u> Minor negative effect from the medium term.</p> <p><u>Mitigation</u> The site is accessible to a broad range of services and facilities. Contributions may be sought towards service provision where tests are met.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Unlikely that additional contributions could be had from development towards infrastructure/service enhancement due to the limited scale of the proposal.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p><u>Likely Significant Effects</u> The site is located within 800m of a GP or open space. Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities. The site is bordered by existing residential uses and open countryside. The proposed use of residential is considered compatible with existing land uses.</p> <p><u>Term</u> The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.</p> <p><u>Mitigation</u> Permanent neutral effects.</p> <p><u>Assumptions</u> Provision of open space in accordance with standards on site.</p> <p><u>Uncertainties</u> None.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u> The site is located within 400m of one or more transport service. The development of a site of this scale and locale is unlikely to result on adverse effects for the highway network. The development would not support investment in or result in the loss of transport infrastructure and services. The site is accessible to only a limited range of services and facilities. The proposal is likely to promote travel by car albeit by a limited degree which is unlikely to adversely affect existing infrastructure. Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P019 Land West of Sheridan Road, Laneshaw Bridge			
SA Objective	Score		Commentary
	+		<p><u>Term</u></p> <p>Minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links to encourage a modal shift.</p> <p><u>Assumptions</u></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to include Best and Most Versatile Land (BMV). As a result the site has a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>Adoption of higher densities to reduce land take if appropriate.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is beyond 50m from the nearest watercourse/body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have neutral effect on this objective.</p>
	0		<p><u>Term</u></p> <p>Permanent Neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P019 Land West of Sheridan Road, Laneshaw Bridge		
SA Objective	Score	Commentary
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 and subject to a low risk flooding. The site is however likely to fulfil a role in preventing local surface water flooding.</p> <p><u>Term</u></p> <p>Neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site layout and design to avoid increasing flood risk and managed sources of flood risk at the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The site is of limited scale and therefore not likely to significantly contribute to any existing air quality issues. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.48. The site therefore has a minor adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P019 Land West of Sheridan Road, Laneshaw Bridge			
SA Objective	Score		Commentary
			None. <u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<u>Likely Significant Effects</u> The site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective. <u>Term</u> Neutral effect for the plan period. <u>Mitigation</u> N/A <u>Assumptions</u> None. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<u>Likely Significant Effects</u> There are no designations affecting the site. It is uncertain whether the site contained protected species. The site is predominantly improved grassland. The site does not form part of the Green Infrastructure Network. There is potential within the site to provide biodiversity net gain measures within the site. The implementation of these measures is likely to reduce developable area. Overall, taking into account the above, the proposal is likely to have neutral effect for this objective. <u>Term</u> Neutral effects with potential for minor positive effects in the longer term with implementation of mitigation measures. <u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> Success and management of open space and biodiversity measures. Low-medium risk
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<u>Likely Significant Effects</u> A listed building is located on higher ground to the north east of the site. Site capacity is limited and consistent with the scale of development of the wider settlement. The development would be seen in the context of the wider settlement and would not extend the settlement any closer to the heritage asset. Taking this into account it is assessed that the proposal would not harm the historic environment, and a neutral effect is concluded for this objective.

SA Appendix 5: Assessment of Potential Housing Sites

P019 Land West of Sheridan Road, Laneshaw Bridge		
SA Objective	Score	Commentary
		<p><u>Term</u> Likely permanent neutral effects depending on the design details.</p> <p><u>Mitigation</u> Scale and layout of development should be kept to the southern half of the site to align with existing built form. Boundary treatments, and appearance/design features of development to be agreed with the Council's Conservation Officer to ensure that any adverse impacts would be limited.</p> <p><u>Assumptions</u> The site does not play a significant role in the significance of the heritage assets.</p> <p><u>Uncertainties</u> To be determined by site specific detailed evidence.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u> The site is located within the Rolling Upland Farmland Landscape Character Area (Zone 14b). The site features some of the characteristics of this landscape character area being formed of rolling farmland that slopes steeply from the existing settlement. Land north of this fulfils a more significant role, given its openness and the lack of adjacent development. The proposal represents an infill opportunity providing a minor extension to the settlement, consistent with the scale, pattern and form of development. The site is contained by existing residential development to the east, west and south, however is open to elevated land located to the north. Development would be seen in the context of existing development located in close proximity to the site. A PROW runs north-south, within and along the western boundary of the site. Whilst the PROW forms a route of the settlement to the open countryside to the north, the development nevertheless would result in a change to the character of the start of this route given that it currently enters an agricultural field at its starting point. Overall, a minor adverse effect is assessed for this objective.</p> <p><u>Term</u> Minor adverse effects most significant during construction. These effects are likely to reduce in the longer term with the adoption of mitigation measures.</p> <p><u>Mitigation</u> Boundary treatments and sensitive/good quality design will ensure that the effects of developing the site on townscape and landscape are minimised.</p> <p><u>Assumptions</u> Development is contained only in the southern part of the site continuing with the line of development from Hartley Gardens.</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The proposal scores positively for housing and employment objectives owing the benefits brought by new housing in providing increased choice and access to housing and support provided existing business and services. The proposal has limited access to services and facilities available locally with accessible public transport providing some degree of travel options for residents. This is a significant contributor to the assessment of adverse effects for climate change though it should be acknowledged that the site is limited in scale and there will be reduced means available to reduce this effect without rendering the site unviable. Health and regeneration objectives have limited benefit also relative the scale of the proposal.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P019 Land West of Sheridan Road, Laneshaw Bridge				
SA Objective	Score		Commentary	
The adverse effects of the proposal relate to the effects had on the effective use of land and use of resources, and effect on the local landscape. This is caused by the undeveloped nature of the proposal and its location of steep ground rising above the linear settlement pattern. Neutral effects are assessed for wider objectives.				

P020 Land south west of Spen Head Farm, Salterforth				
SA Objective	Score		Commentary	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 16 dwellings. The proposal will help to diversify and improve the quality of housing stock available within Salterforth. The proposal would make a limited contribution towards affordable housing need. Based on the above, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The proposal does not involve employment land and so scores neutrally for the effects on employment land.</p> <p>The site is located within 2000m of a major employment site (Barnoldswick Town Centre) and as such is assessed to score positively for its accessibility to services.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited given the limited size of the proposal. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P020 Land south west of Spen Head Farm, Salterforth				
SA Objective	Score			Commentary
				<p>People living on site work locally and/or spend their wages locally. Unlikely given the scale of the proposal that enhancements to public transport services will be viable to enable an increase in service for accessing local employment.</p> <p>Uncertainties</p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+	<p>Like Significant Effects</p> <p>The site is located within 800m of one or more key services.</p> <p>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The site is within 800m of a primary school and 2,000 from a secondary school.</p> <p>The development of the site will provide people local to the area with the opportunity to access housing. Accounting for the above the proposal is assessed to have a minor positive effect for this objective.</p> <p>Term</p> <p>Minor positive effect from the short to medium term.</p> <p>Mitigation</p> <p>The site is accessible to a broad range of services and facilities. Contributions may be sought towards service provision where tests are met.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Unlikely that additional contributions could be had from development towards infrastructure/service enhancement due to the limited scale of the proposal.</p>
	+			
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p>Likely Significant Effects</p> <p>The site is located within 800m of a GP or open space.</p> <p>Little Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses and open countryside. The proposed use of residential is considered compatible with existing land uses.</p>
	0			<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.</p> <p>Term</p> <p>Permanent neutral effects.</p> <p>Mitigation</p> <p>Provision of open space in accordance with standards on site (Scope however limited).</p> <p>Assumptions</p>

SA Appendix 5: Assessment of Potential Housing Sites

P020 Land south west of Spen Head Farm, Salterforth				
SA Objective	Score			Commentary
				None. <u>Uncertainties</u> None.
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p>Likely Significant Effects</p> <p>The site is located within 400m of one or more transport service.</p> <p>The development of a site of this scale and locale is unlikely to result on adverse effects for the highway network.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>The site is accessible to only a limited range of services and facilities. The proposal is likely to promote travel by car albeit by a limited degree which is unlikely to adversely affect existing infrastructure.</p> <p>Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective.</p> <p>Term</p> <p>Minor positive effect from the medium term.</p> <p>Mitigation</p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links to encourage a modal shift.</p> <p>Assumptions</p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p>Uncertainties</p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p>Likely Significant Effects</p> <p>The site is greenfield but not known to include Best and Most Versatile Land (BMV). As a result the site has a minor negative effect on this objective.</p> <p>Term</p> <p>Permanent minor adverse effects.</p> <p>Mitigation</p> <p>Adoption of higher densities to reduce land take if appropriate.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P020 Land south west of Spen Head Farm, Salterforth			
SA Objective	Score		Commentary
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is beyond 50m from the nearest watercourse/body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have neutral effect on this objective.</p>
	0		<p><u>Term</u></p> <p>Permanent Neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 and a low risk flooding. The site is however likely to fulfil a role in preventing local surface water flooding.</p> <p><u>Term</u></p> <p>Permanent Neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site layout and design to avoid increasing flood risk and managed sources of flood risk at the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0		<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The site is of limited scale and therefore not likely to significantly contribute to any existing air quality issues. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P020 Land south west of Spen Head Farm, Salterforth		
SA Objective	Score	Commentary
		<u>Assumptions</u> None <u>Uncertainties</u> None.
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<u>Likely Significant Effects</u> The site has a suitability score of 3.57. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. <u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage. <u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes. <u>Assumptions</u> None. <u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<u>Likely Significant Effects</u> The site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective. <u>Term</u> Neutral effect for the plan period. <u>Mitigation</u> N/A <u>Assumptions</u> None. <u>Uncertainties</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P020 Land south west of Spen Head Farm, Salterforth				
SA Objective	Score			Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	-	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within 100m of a locally designated ecological site.</p> <p>Part of the site is covered by an area of ecological interest (LERN Record). The site is predominantly improved grassland.</p> <p>The site forms part of the Green Infrastructure Network. Its development would result in a loss to this network which is unlikely to be mitigated.</p> <p>There is potential within the site to provide biodiversity net gain measures within the site. The implementation of these measures is likely to reduce developable area. Overall, taking into account the above, the proposal is likely to have a minor adverse effect for this objective.</p>
	-			<p><u>Term</u></p> <p>Likely minor adverse effects reducing over the longer term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Success and management of open space and biodiversity measures. Low-medium risk</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-			<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a). The site shares limited features with the prevailing landscape character being of limited scale. Though small in scale the development would extend the settlement pattern of Salterforth away from the core village area extending built form on a rural road connecting the village with Earby. The resultant scheme may result in a reduction in the physical and perceptual gap between Salterforth and Earby adversely affecting and eroding settlement</p>

SA Appendix 5: Assessment of Potential Housing Sites

P020 Land south west of Spen Head Farm, Salterforth		
SA Objective	Score	Commentary
		<p>identity. The site is located within a designated TPO and its development is likely to have an adverse effect on this TPO. A minor adverse effect is identified.</p> <p><u>Term</u> Minor negative effects potentially reducing in the longer term with the implementation of mitigation measures.</p> <p><u>Mitigation</u> Scale, siting, layout and design of development, together with open space/landscaping may soften the effects of the development on these assets. Planting along the road way and off-setting of development away from the road to ensure that the perception of open countryside is maintained. All existing trees to be retained. Replacement hedgerow. Net gain of tree coverage.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The proposal scores positively for housing and employment objectives owing to the benefits brought by new housing in providing increased choice and access to housing and support provided existing business and services. The proposal has limited access to services and facilities available locally with accessible public transport providing some degree of travel options for residents. Health and regeneration objectives have limited benefit also relative the scale of the proposal. The adverse effects of the proposal to the effects had on biodiversity and the effective use of land and use of resources, and effect on the local landscape. This is caused by the undeveloped nature of the proposal and its relative limited containment resulting in it being visible from wider vistas. Neutral effects are assessed for wider objectives.</p>		

P021 Bridge Street Stoneyard, Colne		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The site has capacity for 37 dwellings. The proposal will help to diversify and improve the quality of housing stock available within a part of Colne which experiences low land values. The proposal would unlikely contribute towards affordable housing need. Notwithstanding this based on the above, it is concluded that the proposal will have a positive effect for this policy objective.</p> <p><u>Term</u> Permanent positive effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Viability constraints are likely to affect housing and tenure provided on site (High Risk)</p>

SA Appendix 5: Assessment of Potential Housing Sites

P021 Bridge Street Stoneyard, Colne				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	-	+	0	<p><u>Likely Significant Effects</u></p> <p>The proposal would result in the loss of land currently used for employment.</p> <p>The site is located within 2000m of a major employment site (Colne Town Centre) as such is assessed to score positively for its accessibility to services.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited. The proposal would take place on land currently used for employment, resulting in potential job losses. Accounting for the above, the site is considered to score a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally. Unlikely given the scale of the proposal that enhancements to public transport services will be viable to enable an increase in service for accessing local employment.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	+	<p><u>Like Significant Effects</u></p> <p>The site is located within 800m of a town centre (Colne)</p> <p>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The site is within 800m of a primary school and 2,000m from a secondary school.</p> <p>The proposal will support the regeneration of the borough. Its development will also provide people local to the area with the opportunity to access quality housing.</p> <p><u>Term</u></p> <p>Minor positive effect for the plan period</p> <p><u>Mitigation</u></p> <p>The site is accessible to a broad range of services and facilities. Contributions may be sought towards service provision where tests are met.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P021 Bridge Street Stoneyard, Colne				
SA Objective	Score			Commentary
				Unlikely that additional contributions could be had from development towards infrastructure/service enhancement due to the limited scale of the proposal.
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Little Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses and existing recreation. The proposed use of residential is considered compatible with existing land uses.</p> <p>The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.</p>
	0			<p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Provision of open space in accordance with standards on site (Scope however limited).</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	++	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of all assessed transport services.</p> <p>The development of this scale and location is unlikely to result in adverse effects for the highway network. The wider highway network experiences extensive queuing during peak hours. The proposal is however accessible by foot to most services and sources of employment, as well as high quality public transport services. The proposal would promote access by non-car modes.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, on balance, the site is considered to score minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>Minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P021 Bridge Street Stoneyard, Colne		
SA Objective	Score	Commentary
		Use of sustainable modes of travel in accessing the site. (Medium)
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u></p> <p>The site is comprised of previously developed land. Its redevelopment for housing would support this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Role and use of land for employment. Viability for residential development.</p>
7. To conserve and enhance water quality and resources	-- -	<p><u>Likely Significant Effects</u></p> <p>The site is within 10m of a watercourse (Colne Water).</p> <p>The development is likely to require any upgrade to water management infrastructure.</p> <p>The site may be contaminated. Its redevelopment could result in contamination of water resources if not sensitively and appropriately addressed.</p> <p>Overall the site is considered to have minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development directed away from the watercourse. Footprint of development minimise. Implementation of SuDs hierarchy. Requirement for ground investigation report with subsequent measures addressing land contamination addressed through the construction process.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability and market demand for the type of development which might only be developable at the site. This is particularly significant should ground investigation show the need for extensive ground works (Medium-high risk).</p>

SA Appendix 5: Assessment of Potential Housing Sites

P021 Bridge Street Stoneyard, Colne		
SA Objective	Score	Commentary
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that parts of the site are located within FZ2/FZ3, with the site affected by the risk of flooding. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing to a permanent neutral effect with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development layout, site, form and massing to be informed by site specific flood risk information.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability to address drainage issues and effect on viability caused by reduced developable area. Effects of climate change of flood risk. Medium</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The site is in an accessible location encouraging travel by foot, bicycle and public transport. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.74. The site therefore has a positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score reflects the site's accessibility to local services and facilities and the use made of previously developed land to address housing need.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P021 Bridge Street Stoneyard, Colne			
SA Objective	Score	Commentary	
		<p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p>Likely Significant Effects The site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p>Term Neutral effect for the plan period.</p> <p>Mitigation N/A</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0 - +	<p>Likely Significant Effects There are no designations affecting the site. The site is covered by an area of ecological interest (LERN record) The site forms part of the Green Infrastructure network however forms a developed site in active use for employment. Its redevelopment provides an opportunity to enhance this network, particularly the river corridor providing overall benefit. Balancing the above, the proposal is assessed to have a neutral effect on this objective.</p> <p>Term Initial adverse effect reducing to neutral effect with implementation of mitigation measures.</p> <p>Mitigation Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings and in particular alongside and close proximity to Colne Water.</p> <p>Assumptions None.</p> <p>Uncertainties Success and management of open space and biodiversity measures. Viability for open space and wildlife areas in development Low-medium risk.</p>	
	0		

SA Appendix 5: Assessment of Potential Housing Sites

P021 Bridge Street Stoneyard, Colne		
SA Objective	Score	Commentary
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The site sits within the Industrial urban landscape character area. Some contribution is made to this landscape by buildings located along its frontage. The wider site is functional in its appearance. In its existing form and use, the site detracts from the wider built and natural environment. The redevelopment of the site for a high-quality housing development would provide the opportunity to revitalize the area and provide for a significant enhancement of the built and visual quality of the site and the wider areas. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects from completion (Long term).</p> <p><u>Mitigation</u></p> <p>Adoption of good design principles.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability to redevelop the site for Housing.</p>
<p>Summary: The proposal scores positively for housing objectives owing to the benefits brought by new housing in providing increased choice and access to housing and associated benefits to health and wellbeing. Adverse effects associated with the proposal are limited relating to flood risk, drainage and water quality, reflecting the site's current and proximity to Colne Water. Positive to significant positive effects are associated with the reuse of developed land and benefits this could have for the townscape. The proposal also supports regeneration and transport objectives due to its close proximity to Colne Town Centre and public transport provision and location within a deprived community. Neutral effects are assessed for the economy given that the site is in active employment use, balanced against the economic benefits associated with the development, as well as ecology noting the potential for environmental enhancement of the river bank and corridor. The site is considered generally suitable for housing although remains in active use for employment. The site's availability is unknown.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P022 Walk Mill, Colne				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 101 dwellings. The proposal will help to diversify and improve the quality of housing stock available within the locality. The proposal would unlikely contribute towards affordable housing need due to low land values and likely high land remediation costs. Notwithstanding this, based on the overall scale of the proposal, it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability constraints are likely to affect housing and tenure provided on site (High Risk)</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	-	+	0	<p><u>Likely Significant Effects</u></p> <p>The proposal would result in the loss of land partially used for employment (storage). The site is however available for mixed use development, and this could be reduced to a neutral effect depending on the type of proposal which comes forward.</p> <p>The site is located within 2000m of a major employment site (Colne Town Centre) as such is assessed to score positively for its accessibility to services.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited. The proposal would take place on land currently used for employment, resulting in potential job losses. Accounting for the above, the site is considered to score a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally. Unlikely given the scale of the proposal that enhancements to public transport services will be viable to enable an increase in service for accessing local employment.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P022 Walk Mill, Colne				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	+	<p><u>Like Significant Effects</u></p> <p>The site is located within 800m of a town centre (Colne)</p> <p>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The site is within 800m of a primary school and 2,000m from a secondary school.</p> <p>The proposal will support the regeneration of the borough its development will also provide people local to the area with the opportunity to access housing. Accounting for the above the proposal is assessed to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>The site is accessible to a broad range of services and facilities. Contributions may be sought towards service provision where tests are met.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Unlikely that additional contributions could be had from development towards infrastructure/service enhancement due to the limited scale of the proposal.</p>
	+			
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP and open space.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses, employment and existing recreation. The proposed use of residential is considered compatible with existing land uses though some offset/screening may be required.</p> <p>The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent positive effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Provision of open space in accordance with standards on site. Potential need for screening or responses within the layout for account for any impacts of nearby uses on amenity.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P022 Walk Mill, Colne				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport service.</p> <p>The development of this scale and location is unlikely to result in adverse effects for the highway network. The wider highway network experiences extensive queuing during peak hours. The proposal is however accessible by foot to most services and sources of employment, as well as high quality public transport services. The proposal would promote access by non-car modes.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, on balance, the site is considered to score minor positive effect for this objective.</p>
		+		
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The site is comprised of previously development land. Its redevelopment for housing would support the delivery of this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Role and use of land for employment. Viability for residential development.</p>
7. To conserve and enhance water quality and resources	--	-		<p><u>Likely Significant Effects</u></p> <p>The site is within 10m of a watercourse (Colne Water).</p> <p>The development is likely to require any upgrade to water management infrastructure.</p> <p>The site may be contaminated. Its redevelopment could result in contamination of water resources if not sensitively and appropriately addressed.</p>
	-			<p>Overall the site is considered to have minor adverse effect for this objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P022 Walk Mill, Colne		
SA Objective	Score	Commentary
		<p><u>Term</u> Minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u> Development directed away from the watercourse. Footprint of development minimise. Implementation of SuDs hierarchy. Requirement for ground investigation report with subsequent measures addressing land contamination addressed through the construction process.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Viability and market demand for the type of development which might only be developable at the site. This is particularly significant should ground investigation show the need for extensive ground works (Medium-high risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u> The SFRA confirms that the site is subject to a high risk of flooding laying in FZ2 and part FZ3. It is unlikely that the site is suitable for residential development owing to the impact of flood risk. Significant adverse effects are assessed for this objective.</p> <p><u>Term</u> Permanent Significant adverse effects.</p> <p><u>Mitigation</u> Exception Test required.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The site is in an accessible location encouraging travel by foot, bicycle and public transport. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P022 Walk Mill, Colne				
SA Objective	Score			Commentary
				The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+			<p>Likely Significant Effects</p> <p>The site has a suitability score of 4.17. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score reflects the site's accessibility to existing services and facilities, however does not reflect its flood risk constraints.</p> <p>Term</p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation</p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<p>Likely Significant Effects</p> <p>The site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p>Term</p> <p>Neutral effect for the plan period.</p> <p>Mitigation</p> <p>N/A</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	+	<p>Likely Significant Effects</p> <p>There are no designations affecting the site.</p> <p>The site is covered by an area of ecological interest (LERN record)</p> <p>The site forms part of the Green Infrastructure network however forms a developed site in active use for employment. Its redevelopment provides an opportunity to enhance this network, particularly the river corridor providing overall benefit.</p> <p>Balancing the above, the proposal is assessed to have a neutral effect on this objective.</p> <p>Term</p> <p>Adverse reducing to neutral effect with implementation of mitigation measures.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P022 Walk Mill, Colne		
SA Objective	Score	Commentary
	0	<p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings and in particular alongside and close proximity to Colne Water.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Success and management of open space and biodiversity measures. Viability for open space and wildlife areas in development Low-medium risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The site sits within the Industrial urban landscape character area. The site has been largely cleared and detracts from this environment in its current form. The redevelopment of the site for a high-quality housing development would provide the opportunity to revitalise the area and provide for enhancement of the built and visual quality of the site and the wider areas. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects from completion (Long term).</p> <p><u>Mitigation</u></p> <p>Adoption of good design principles.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability to redevelop the site for Housing.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P022 Walk Mill, Colne		
SA Objective	Score	Commentary
<p>Summary: The proposal scores positively for housing objectives owing to the benefits brought by new housing in providing increased choice and access to housing in a deprived part of Colne. Significant adverse effects associated with the proposal are limited relating to flood risk, drainage and water quality, reflecting the site's current and proximity to Colne Water. The site is not developable for housing without a sequential assessment and exceptions test. Positive to significant positive effects are associated with the reuse of developed land and benefits this could have for the townscape. The proposal also supports regeneration and transport objectives due to its close proximity to Colne Town Centre and public transport provision and location within a deprived community. Neutral effects are assessed for the economy given that the site is in active employment use, balanced against the economic benefits associated with the development, as well as ecology noting the potential for environmental enhancement of the river bank and corridor.</p>		

P026 Riverside Mill, Nelson (Outline Planning Permission Granted)				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 140 dwellings. The proposal will help to diversify and improve the quality of housing stock available within a deprived community of Nelson. The proposal would unlikely contribute towards affordable housing need. Notwithstanding this based on the above, however the based on the overall contribution made it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability constraints are likely to affect housing and tenure provided on site (High Risk)</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The proposal would not result in the loss of land used for employment.</p> <p>The site is located within 2000m of a major employment site (Nelson Town Centre) as such is assessed to score positively for its accessibility to services.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P026 Riverside Mill, Nelson (Outline Planning Permission Granted)				
SA Objective	Score			Commentary
				<p>None.</p> <p>Assumptions</p> <p>People living on site work locally and/or spend their wages locally. Unlikely given the scale of the proposal that enhancements to public transport services will be viable to enable an increase in service for accessing local employment.</p> <p>Uncertainties</p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	+	<p>Like Significant Effects</p> <p>The site is located within 800m of a town centre (Nelson)</p> <p>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The site is within 800m of a primary school and 2,000m from a secondary school.</p> <p>The proposal will support the regeneration of the borough its development will also provide people local to the area with the opportunity to access housing. Accounting for the above the proposal is assessed to have a minor positive effect for this objective.</p>
	+			<p>Term</p> <p>Minor positive effect for the plan period</p> <p>Mitigation</p> <p>The site is accessible to a broad range of services and facilities. Contributions may be sought towards service provision where tests are met.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Unlikely that additional contributions could be had from development towards infrastructure/service enhancement due to the limited scale of the proposal.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	0	<p>Likely Significant Effects</p> <p>The site is located within 800m of a GP and open space.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses, employment and existing recreation. The proposed use of residential is considered compatible with existing land uses though some offset/screening may be required.</p>
	+			<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p>Term</p> <p>Permanent minor positive effects.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P026 Riverside Mill, Nelson (Outline Planning Permission Granted)				
SA Objective	Score			Commentary
				<p><u>Mitigation</u> Provision of open space in accordance with standards on site. Potential need for screening or responses within the layout for account for any impacts of nearby uses on amenity.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u> The site is located within 400m of one or more transport service. The development of this scale and locality is unlikely to result on adverse effects for the highway network. The proposal is accessible by foot to most services and sources of employment, as well as high quality public transport services. The proposal would promote access by non-car modes. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, on balance, the site is considered to score minor positive effect for this objective.</p>
	+			<p><u>Term</u> Minor positive effect from the medium term.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Use of sustainable modes of travel in accessing the site. (Medium)</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u> The site is comprised of previously development land. The redevelopment of the site for housing would support the delivery of this objective.</p> <p><u>Term</u> Permanent significant positive effects over the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P026 Riverside Mill, Nelson (Outline Planning Permission Granted)		
SA Objective	Score	Commentary
		Role and use of land for employment. Viability for residential development.
7. To conserve and enhance water quality and resources	-- -	<p><u>Likely Significant Effects</u></p> <p>The site is within 10m of a watercourse (Walverden Water).</p> <p>The development is likely to require any upgrade to water management infrastructure.</p> <p>The site may be contaminated. Its redevelopment could result in contamination of water resources if not sensitively and appropriately addressed.</p> <p>Overall the site is considered to have minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development directed away from the watercourse. Footprint of development minimise. Implementation of SuDs hierarchy. Requirement for ground investigation report with subsequent measures addressing land contamination addressed through the construction process.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability and market demand for the type of development which might only be developable at the site. This is particularly significant should ground investigation show the need for extensive ground works (Medium-high risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u></p> <p>Part of the site is shown to be affected by FZ2. Substantial parts of the site are also affected by a high risk of surface water flooding. As such the proposal is considered to have an adverse to significant adverse effect for this objective.</p> <p><u>Term</u></p> <p>Adverse effects most pronounced in early construction reducing should attenuation and design measures be incorporated into the design and layout. This effects of this site on this objective could be reduced by changing the capacity of the site to a lower yield enabling increased parts of the site to be kept free from development for attenuation measures.</p> <p><u>Mitigation</u></p> <p>Detailed flooding information required. Avoidance of areas of highest risk from flooding. Creation of new attenuation within the site to manage flood water and prevent increased flood risk.</p> <p><u>Assumptions</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P026 Riverside Mill, Nelson (Outline Planning Permission Granted)		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>Viability to address drainage issues. Medium</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The site is in an accessible location encouraging travel by foot, bicycle and public transport. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.26. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>N/A</p>

SA Appendix 5: Assessment of Potential Housing Sites

P026 Riverside Mill, Nelson (Outline Planning Permission Granted)			
SA Objective	Score		Commentary
			<u>Assumptions</u> None. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	- +	<u>Likely Significant Effects</u> There are no designations affecting the site. The site is covered by an area of ecological interest (LERN record) The does not form part of the Green Infrastructure network however relates to an existing watercourse which is in a poor condition. Its redevelopment provides an opportunity to enhance this river corridor providing overall benefit. Balancing the above, the proposal is assessed to have a neutral effect on this objective. <u>Term</u> Minor adverse initially reducing to neutral effects in the longer term with the implementation of mitigation measures. <u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings and in particular alongside and close proximity to Colne Water. <u>Assumptions</u> None. <u>Uncertainties</u> Success and management of open space and biodiversity measures. Viability for open space and wildlife areas in development Low-medium risk.
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<u>Likely Significant Effects</u> The site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period. <u>Term</u> Permanent neutral effects <u>Mitigation</u> None. <u>Assumptions</u> None <u>Uncertainties</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P026 Riverside Mill, Nelson (Outline Planning Permission Granted)		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The site is within the Industrial Urban Landscape Character Area. The site is contained by development and is cleared and currently vacant. The site disrupts the local street pattern separating existing communities and detracts from the wider built environment (though the Chimney positively contributes to this character and heritage and should be retained). The redevelopment of the site has the potential to enhance the quality of the wider natural and built environment which is currently of limited quality. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects from completion (Long term).</p> <p><u>Mitigation</u></p> <p>Adoption of good design principles.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability to redevelop the site for Housing.</p>
<p>Summary: The proposal scores positively for housing, economic, and health objectives owing to the benefits brought by new housing in providing increased choice and access to housing in a deprived part of Nelson and associated wellbeing benefits, support given to the local economy. Significant adverse effects associated with the proposal are limited relating to flood risk, drainage and water quality, reflecting the site's current and proximity to Walverden Water. Further assessment in relation to this necessary, including understanding how altered levels on site affect flood risk for potential future residents and those within the wider locality. Significant positive effects are associated with the reuse of developed land and benefits this could have for the townscape. The proposal also supports regeneration and transport objectives due to its close proximity to Colne Town Centre and public transport provision and location within a deprived community. Neutral effects are assessed for ecology noting the potential for environmental enhancement of the river bank and corridor.</p>		

P042 Land off Greenberfield Lane, Barnoldswick		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 36 dwellings. The proposal will help to diversify and improve the quality of housing stock available within Barnoldswick including a limited contribution towards affordable housing need. As such it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the short-medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P042 Land off Greenberfield Lane, Barnoldswick			
SA Objective	Score		
	Uncertainties Viability constraints affected the amount of affordable homes provided (Low Risk)		
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0
	Likely Significant Effects The proposal would not result in the loss of land used for employment. The site is located within 2000m of a major employment site (Crow Nest) as such is assessed to score positively for its accessibility to services. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited. Accounting for the above, the site is considered to score a minor positive effect for this objective. Term Permanent minor positive effects. Mitigation None. Assumptions People living on site work locally and/or spend their wages locally. Unlikely given the scale of the proposal that enhancements to public transport services will be viable to enable an increase in service for accessing local employment. Uncertainties Use of sustainable modes of transport to access employment. Medium risk.		
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+
	Like Significant Effects The site is located within 800m of one or more key services and/or within 2000m of a town centre (Barnoldswick) No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The site is within 800m of a primary school and 2,000m from a secondary school. The proposal will provide local residents with the opportunity to access new quality housing. Its development will support local businesses, helping to maintain Barnoldswick as an attractive place to live. Accounting for the above the proposal is assessed to have a minor positive effect for this objective. Term Minor positive effect from the medium term. Mitigation The site is accessible to a broad range of services and facilities. Contributions may be sought towards service provision where tests are met. Assumptions None.		

SA Appendix 5: Assessment of Potential Housing Sites

P042 Land off Greenberfield Lane, Barnoldswick				
SA Objective	Score			Commentary
				<u>Uncertainties</u> People spend locally (Low risk)
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	-	<u>Likely Significant Effects</u> The site is located within 800m of a GP or open space. Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities. The site is located close to the Barnoldswick Waste Water Treatment Works. Noise and odour associated with processes at this plant may adversely affect the health and wellbeing of the sites future occupiers. The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor adverse for this objective.
	-			<u>Term</u> Likely permanent minor adverse effects from the medium term. <u>Mitigation</u> Site layout and orientation and employment of technical standards may reduce effects subject to further assessment. <u>Assumptions</u> None. <u>Uncertainties</u> It is unlikely that UU would undertake works to the WWTW to address this potential issue (High risk)
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<u>Likely Significant Effects</u> The site is located within 400m of one or more transport service. The development of this scale and locality is unlikely to result on adverse effects for the highway network. The proposal is accessible by some services and sources of employment as well as public transport which is available in Barnoldswick. The proposal would promote access by non-car modes though to a limited degree The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, on balance, the site is considered to score minor positive effect for this objective.
	+			<u>Term</u> Minor positive effect from the medium term. <u>Mitigation</u> The proposal is unlikely of the scale to improve the quality of existing services and their accessibility. The site is however likely to be able to support the implementation of limited travel plan measures should they be required. <u>Assumptions</u>

SA Appendix 5: Assessment of Potential Housing Sites

P042 Land off Greenberfield Lane, Barnoldswick		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	-- 0	<p><u>Likely Significant Effects</u></p> <p>A minor unnamed watercourse runs along the southern boundary of the site.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to be affected by polluted water or affect local water quality.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with suitable mitigation.</p> <p><u>Mitigation</u></p> <p>Development to avoid watercourse area with SuDs drainage.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is subject to some risk of flooding. A minor adverse impact is assessed.</p> <p><u>Term</u></p> <p>Minor adverse effects reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P042 Land off Greenberfield Lane, Barnoldswick		
SA Objective	Score	Commentary
		<p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site design, layout, form and density of development to be informed by site specific drainage information.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The site is somewhat accessible encouraging travel by foot, bicycle and public transport. The proposal therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation None.</p> <p>Assumptions None</p> <p>Uncertainties The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p>Likely Significant Effects The site has a suitability score of 3.83. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure	0	<p>Likely Significant Effects The site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p>Term</p>

SA Appendix 5: Assessment of Potential Housing Sites

P042 Land off Greenberfield Lane, Barnoldswick				
SA Objective	Score			Commentary
the sustainable use of natural resources.				Neutral effect for the plan period. <u>Mitigation</u> N/A <u>Assumptions</u> None. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	-	<u>Likely Significant Effects</u> There are no designations affecting the site. It is uncertain whether the site contained protected species. The site is predominantly improved grassland. The site forms part of the Green Infrastructure Network and its loss to development would reduce the quality of this network in this location (at this point open countryside). Overall, a minor adverse effect is considered likely in connection with this objective. <u>Term</u> Likely minor adverse effect reducing with implementation of mitigation measures in the longer term.
	-			<u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping. <u>Assumptions</u> None. <u>Uncertainties</u> Success and management of open space and biodiversity measures. Low-medium risk.
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<u>Likely Significant Effects</u> The site is located in close proximity to several listed buildings and likely to form part of their setting. The development of the site for housing is most likely to result in at least less than substantial harm to these heritage assets requiring assessment of public benefits. <u>Term</u> Minor adverse effects reducing in the longer term to some degree with the implementation of mitigation measures. <u>Mitigation</u> Further assessment required. Development should not take place close to listed buildings. High quality design and implementation of design principles, and boundary treatments may reduce the adverse effects of developing the site on the heritage asset to an acceptable level. <u>Assumptions</u> None <u>Uncertainties</u>

SA Appendix 5: Assessment of Potential Housing Sites

P042 Land off Greenberfield Lane, Barnoldswick		
SA Objective	Score	Commentary
		Degree of effect on heritage asset by development of the site for housing. Medium-high risk.
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin fields Landscape Character Area (Zone 13a) however shares none of the special character or features of this character area. The site is greenfield, it is undesignated and not noted for its landscape quality but is likely to form the setting for an existing listed building. A TPO exists along the western boundary of the site. As such it is considered that developing the site would have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing where mitigation implemented.</p> <p><u>Mitigation</u></p> <p>Directing development away from the listed building. Adoption of good design principles. Boundary treatments. Development to be suitably offset from the TPO.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal scores positively for housing and economic objectives owing to the benefits brought by new housing in providing increased choice and access to housing and associated wellbeing benefits, support given to the local economy. Adverse effects are associated with the impact on water resources and flood risk due to the proximity of the site to an existing watercourse. Adverse effects are found for the effective use of land, biodiversity, heritage, and landscape due to the undeveloped condition of the site, its edge of settlement location, its relationship to the wider built and natural environment. Adverse effects are also assessed for health due to the site's proximity to the Barnoldswick Waste Water Treatment Works. Further assessment is necessary to understand the degree of these affects and potential effectiveness of mitigation measures.</p>		

P052 Former Railway Sidings, Brierfield		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 50 dwellings. The proposal will help to diversify and improve the quality of housing stock available within Brierfield. The proposal is unlikely to provide any affordable housing due to low viability. Notwithstanding this, on balance, and taking into account the wider benefits brought by the proposal towards a deprived community, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the short-medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P052 Former Railway Sidings, Brierfield				
SA Objective	Score			Commentary
				None. <u>Uncertainties</u> Viability may affect the mix of homes provided (high risk)
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	-	+	0	<u>Likely Significant Effects</u> The site is occupied and in use for employment. The site is available for mixed use development which could limit (or possibly increase) the amount of jobs available at the site. In the absence of this information it is assumed job losses will occur and as such a minor adverse effect is assessed for this objective. The site is located within 2000m of a major employment site (Lomeshaye) as such is assessed to score positively for its accessibility to services. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited. Accounting for the above, on balance, the site is considered to score a neutral effect for this objective. <u>Term</u> Likely permanent neutral effects. <u>Mitigation</u> None. <u>Assumptions</u> People living on site work locally and/or spend their wages locally. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk. Nature of redevelopment and the amount of jobs provided (if any) – Relatively high risk.
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	+	<u>Like Significant Effects</u> The site is located within 800m of one or more all services of a local centre (Brierfield). No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The site is within 800m of a primary school and 2,000m from a secondary school. The proposal will provide local residents with the opportunity to access new quality housing. Its development will support the regeneration of Brierfield. Accounting for the above the proposal is assessed to have a minor positive effect for this objective. <u>Term</u> Minor positive effect from the medium term. <u>Mitigation</u> The site is accessible to a broad range of services and facilities. Contributions may be sought towards service provision where tests are met.
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P052 Former Railway Sidings, Brierfield				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> People spend locally (Low risk). Viability of proposal. (High Risk)
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	-	<u>Likely Significant Effects</u> The site is located within 800m of a GP and open space. Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities. The site is located adjacent to the Colne-Preston Railway which may cause noise/vibration issues for residents. The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective. <u>Term</u> Likely permanent minor positive effects. <u>Mitigation</u> Site layout and orientation and deployment of technical standards may reduce effects subject to further assessment. <u>Assumptions</u> None. <u>Uncertainties</u> Viability to accommodate higher specifications to overcome issues arising from the alignment of the railway (medium – high risk)
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	++	0	0	<u>Likely Significant Effects</u> The site is located within 400m of all transport services assessed. The development of this scale and locality is unlikely to result on adverse effects for the highway network. The proposal is accessible to services and sources of employment as well as public transport which is available in Brierfield. The proposal would promote access by non-car modes assisting in encouraging a modal shift. The development would not support investment in or result in the loss of transport infrastructure and services. The site is accessible to good range of services and facilities, including transport facilities. The proposal is likely to promote travel by car helping to reduce effects on existing infrastructure. Accounting for the above, on balance, the site is considered to score minor positive effect for this objective. <u>Term</u> Minor positive effect from the medium term. <u>Mitigation</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P052 Former Railway Sidings, Brierfield		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Use of sustainable modes of travel in accessing the site. (Medium)</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u> The site is comprised of previously developed land. The redevelopment of the site for housing is considered to have significant positive effect for this objective.</p> <p><u>Term</u> Permanent significant positive effect.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
7. To conserve and enhance water quality and resources	<div>-</div> <div>-</div> <div>-</div>	<p><u>Likely Significant Effects</u> The site is located within 50m of a watercourse or water body. The development may require any upgrade to water management infrastructure (culverted watercourse). The proposal could affect water quality. Overall the site is considered to have neutral effect on this objective.</p> <p><u>Term</u> Possible short term adverse effects. Reducing to neutral with adoption of mitigation measures.</p> <p><u>Mitigation</u> Development should offset and protect the culverted watercourse. Measures should be put in place through the build process to ensure that contaminants do not enter the watercourse, either through ground conditions, treatment and readying, or construction.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P052 Former Railway Sidings, Brierfield		
SA Objective	Score	Commentary
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms band of FZ2 and FZ3 crosses the northern part of the site. The site is at a high risk of flooding from surface water. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect which could be addressed somewhat through the detailed design.</p> <p><u>Mitigation</u></p> <p>Avoidance of development in FZ2/FZ3 as informed by site specific drainage information. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Viability to adopt SuDs measures.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The site is benefits from strong access to existing services and facilities encouraging travel by foot, bicycle and public transport. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.13. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score reflects the site's good accessibility to existing services and facilities which will help encourage non-car modes of transport for travel.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P052 Former Railway Sidings, Brierfield			
SA Objective	Score		Commentary
			<u>Assumptions</u> None. <u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<u>Likely Significant Effects</u> The site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective. <u>Term</u> Neutral effect for the plan period. <u>Mitigation</u> N/A <u>Assumptions</u> None. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	0
			<u>Likely Significant Effects</u> The site does not affect any designated site. The site is covered by an area of ecological interest (LERN record). The site does not form part of the Green Infrastructure Network. Overall, the proposal is considered to have a minor adverse effect on this objective. <u>Term</u> Likely minor adverse effect reducing with the implementation of mitigation measures. <u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> Viability of biodiversity and open space measures.
13. To conserve and enhance the historic environment, heritage assets and their setting.	+		<u>Likely Significant Effects</u> The site is located near to a conservation area and likely to form part of its setting given its proximity to this conservation area. The site is not attractive in its current form and detracts from the built environment. Its redevelopment therefore gives rise to the opportunity to enhance the local area to the benefit of the historic environment. A minor positive effect is assessed for this objective. <u>Term</u>

SA Appendix 5: Assessment of Potential Housing Sites

P052 Former Railway Sidings, Brierfield		
SA Objective	Score	Commentary
		<p>Likely minor positive effects from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u> Adoption of high quality design principles which is sensitive and responsive to local vernacular.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Viability to provide a high quality scheme.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u> The site is located within the Industrial Urban Character Area. The site is comprised of former railway sidings and is currently used for storage. Its development has the potential to benefit the LCA. The site is located near to a conservation area and likely to form part of its setting given its proximity to this conservation area. The site is not attractive in its current form and detracts from the built environment. Its redevelopment therefore gives rise to the opportunity to enhance the local area to the benefit of the historic environment. The proposal will have a minor positive effect for this objective.</p> <p><u>Term</u> Likely positive minor effects in the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u> Adoption of high quality design principles which is sensitive and responsive to local vernacular.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Viability to provide a high quality scheme.</p>
<p>Summary: The proposal scores positively for the majority of the objectives. This is due to the nature of the proposal and associated benefits this has particularly in meet housing need and diversifying and improving the quality of housing. The proposal will help to regenerate Brierfield, and its redevelopment will improve the quality of the built environment. The proposal relates to land which is developed and in employment use. As such neutral effects is assessed for this objective given that the proposal would remove jobs locally but will support local businesses during and post construction phase. The proposal is subject to some flood risk. It is likely that this can be managed through the development of the site although it is likely that this would affect the viability of the proposal.</p>		

P053 Green Works, Colne		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The site has capacity for 26 dwellings. The proposal will help to diversify and improve the quality of housing stock available within Colne. The proposal is unlikely to provide any affordable housing due to low viability. Notwithstanding this, on balance, and taking into</p>

SA Appendix 5: Assessment of Potential Housing Sites

P053 Green Works, Colne				
SA Objective	Score			Commentary
				account the wider benefits brought by the proposal towards a deprived community, it is concluded that the proposal will have a positive effect for this policy objective. <u>Term</u> Permanent positive effects from the short-medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> Viability may affect the mix of homes provided (high risk)
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not currently used for employment The site is located within 2000m of a major employment site (Colne Town Centre) as such is assessed to score positively for its accessibility to services. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited. Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective. <u>Term</u> Likely permanent minor positive effects. <u>Mitigation</u> None. <u>Assumptions</u> People living on site work locally and/or spend their wages locally. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	+	<u>Like Significant Effects</u> The site is located within 800m of one or more all services of a local centre (Colne). No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The site is within 800m of a primary school and 2,000m from a secondary school. The proposal will provide local residents with the opportunity to access new quality housing. Its development will support the regeneration of Colne. Accounting for the above the proposal is assessed to have a minor positive effect for this objective.

SA Appendix 5: Assessment of Potential Housing Sites

P053 Green Works, Colne				
SA Objective	Score			Commentary
	+			<p><u>Term</u> Minor positive effect for the plan period</p> <p><u>Mitigation</u> The site is accessible to a broad range of services and facilities. Contributions may be sought towards service provision where tests are met.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> People spend locally (Low risk). Viability of proposal. (High Risk)</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p><u>Likely Significant Effects</u> The site is located within 800m of a GP or open space. Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities. The site is surrounded by residential uses and so the proposal is compatible. The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.</p>
	0			<p><u>Term</u> Likely neutral effect (Permanent).</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u> The site is located within 400m of one or more transport service. The development of this scale and locality is unlikely to result on adverse effects for the highway network. The proposal is accessible to a good range of services and sources of employment as well as public transport available within Colne. The proposal would promote access by non-car modes encouraging a modal shift. The development would not support investment in or result in the loss of transport infrastructure and services.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P053 Green Works, Colne		
SA Objective	Score	Commentary
	+	<p>The site is accessible to good range of services and facilities, including transport facilities. The proposal is likely to promote travel by car helping to reduce effects on existing infrastructure.</p> <p>Accounting for the above, on balance, the site is considered to score minor positive effect for this objective.</p> <p><u>Term</u> Minor positive effect from the medium term.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Use of sustainable modes of travel in accessing the site. (Medium)</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u> The site is comprised of previously developed land. Its redevelopment for housing would support the delivery of this objective.</p> <p><u>Term</u> Permanent significant positive effect.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
7. To conserve and enhance water quality and resources	<div>0</div> <div>-</div>	<p><u>Likely Significant Effects</u> The site is not located within 50m of a watercourse or water body. The development is unlikely to require any upgrade to water management infrastructure. The proposal is known to be highly contaminated. The proposal has the potential to pollute water resources. Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u> Likely short-medium term adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u> Adoption of precautionary measures to prevent pollutants entering watercourses during construction including the safe removal and treatment of contaminated soils.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P053 Green Works, Colne		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Addressing contamination will affect site viability (High Risk)</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><u>Term</u> Permanent neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The site is benefits from strong access to existing services and facilities encouraging travel by foot, bicycle and public transport. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.46. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score reflects the proposal's use of previously developed land to meet housing needs in an accessible location.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P053 Green Works, Colne				
SA Objective	Score			Commentary
				Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes. <u>Assumptions</u> None. <u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<u>Likely Significant Effects</u> The site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective. <u>Term</u> Neutral effect for the plan period. <u>Mitigation</u> N/A <u>Assumptions</u> None. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<u>Likely Significant Effects</u> The site does not affect any designated site. It is unclear whether the site fulfils an important role for protected species. The site does not form part of the Green Infrastructure Network. Overall, the proposal is considered to have a neutral effect on this objective. <u>Term</u> Permanent neutral effect with adoption of mitigation measures. <u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.
	0			<u>Assumptions</u> None. <u>Uncertainties</u> Viability of biodiversity and open space measures.
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<u>Likely Significant Effects</u> The site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period. <u>Term</u> Likely permanent neutral effects

SA Appendix 5: Assessment of Potential Housing Sites

P053 Green Works, Colne		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u> The site is located within the Industrial Urban Character Area. The site is vacant and detracts from the wider built environment in its current form breaking the street scene and quality of the urban environment. Its redevelopment presents the opportunity to enhance the wider built environment benefitting local townscape. The proposal is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u> Likely minor positive effects from completion with the implementation of mitigation measures.</p> <p><u>Mitigation</u> Adoption of high quality design principles which is sensitive and responsive to local vernacular.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Viability to provide a high quality scheme (medium – high risk)</p>
<p>Summary: The proposal scores positively for the majority of the objectives. This is due to the previously characteristic and accessible location of the proposal and associated benefits this has particularly in meet housing need and diversifying and improving the quality of housing. The proposal will help to regenerate Colne and its redevelopment will improve the quality of the built environment. A minor adverse effect is assessed relating to the proposals potential effect on water resources. This is due to the known contaminated nature of the site and the potential for pollution during the construction phase. Any proposal to redevelop the site will require a comprehensive remediation scheme to be implemented prior to and during the construction phase, with safe removal, storage and disposal of materials extracted. This remediation is likely to significantly push up the costs of developing the site and is likely to render the site unviable without third party funding.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P055 Land off Foster Road, Barnoldswick				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 67 dwellings. The proposal will help to diversify and improve the quality of housing stock available within Barnoldswick including some affordable housing. Taking into account the benefits brought by the proposal, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the short-medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability may affect the mix of homes provided (low risk)</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment</p> <p>The site is located within 2000m of a major employment site (Barnoldswick Town Centre) as such is assessed to score positively for its accessibility to services.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be relatively limited. Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P055 Land off Foster Road, Barnoldswick				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Like Significant Effects</u></p> <p>The site is located within 800m of one or more services or a town centre (Barnoldswick) No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The site is within 2000m of a primary school.</p> <p>The proposal will provide local residents with the opportunity to access new quality housing. Its development will support the regeneration of Barnoldswick through increased patronage of services and businesses as well as the supply of labour though this support is acknowledged as limited. Accounting for the above, on balance, the proposal is assessed to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Neutral effects from the medium term.</p> <p><u>Mitigation</u></p> <p>The site is accessible to a range of services and facilities. Contributions may be sought towards service provision where tests are met.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>People spend locally (Low risk).</p>
	0			
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space. The site features a Public Right of Way which crosses the site from north to south and has some local usage. Scope exists within the development to accommodate new open space and retain the footpath. No health facilities are proposed, and the development would increase pressure on existing facilities. The site is surrounded by residential uses and open countryside, so the proposal is compatible.</p> <p>The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Likely minor positive effect (Permanent).</p> <p><u>Mitigation</u></p> <p>Open Space to be provided within the site in accordance with policy requirements.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P055 Land off Foster Road, Barnoldswick				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport service.</p> <p>The development of this scale and locality is unlikely to result in adverse effects for the highway network.</p> <p>The proposal is accessible to services and sources of employment as well as public transport available within Barnoldswick. The proposal would promote access by non-car modes encouraging a modal shift though some residents are likely to continue to rely on the car to travel noting the distance of the site to the town centre (around 1 mile away).</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, on balance, the site is considered to score minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Adoption of Travel Plan measures to encourage modal shift.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	--	0		<p><u>Likely Significant Effects</u></p> <p>The site is located within 10m of a watercourse or water body.</p> <p>A culvert runs along the southern boundary of the site. Provided that a sufficient offset is provided between development and the culvert, the development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to contaminate the water supply.</p>
	-			<p>Overall the site is considered to have minor adverse effect on this objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P055 Land off Foster Road, Barnoldswick		
SA Objective	Score	Commentary
		<p><u>Term</u> Minor adverse effect reducing with adoption of suitable mitigation measures.</p> <p><u>Mitigation</u> Sufficient offset between watercourse and development through design and construction phase. Management of surface water flow into watercourse.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u> The SFRA confirms that the site is subject to a risk of flooding from surface water and as a result a minor adverse effect is assessed for this objective.</p> <p><u>Term</u> Minor adverse effects reducing to neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site layout, form, density and locations of development to be informed by site specific drainage information.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The site benefits from access to existing services and facilities encouraging travel by foot, bicycle and public transport. The proposal is of an insufficient scale to contribute significantly toward air quality issues. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>

SA Appendix 5: Assessment of Potential Housing Sites

P055 Land off Foster Road, Barnoldswick				
SA Objective	Score			Commentary
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+			<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.00. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<p><u>Likely Significant Effects</u></p> <p>The site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>N/A</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The site does not affect any designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species.</p> <p>The site does not form part of the Green Infrastructure Network.</p> <p>Overall, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect with adoption of mitigation measures.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P055 Land off Foster Road, Barnoldswick		
SA Objective	Score	Commentary
	0	<p>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Viability of biodiversity and open space measures.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u> The site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u> Likely permanent neutral effects</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u> The site is located within the Drumlin Field Landscape Character Area (Zone 13a). The site has a strong field pattern with some drumlin like quality evident as reflected by its rolling landscape. The rolling landscape serves to increase the visibility of the site from wider viewpoints; however the landscape characteristics of the site are not unlike those which already feature development to the west and south. The site is well linked to and highly influenced by the settlement edge; a relationship which has been further increased with the development of Land at Brogden Lane. The site is not recognised for its landscape or townscape quality through formal designation. The northern and western boundaries of the site are subject to a TPO. The site is relatively limited in scale and would round off the built-up area. A PROW traverses the site north to south with a further PROW crossing on high ground to the west of the site. Views and experiences from the PROW would alter with the development of the site, though it should be acknowledged that built form already exists in close proximity to the PROW. The site is visible from Brogden Road to the north and its development is likely to have an urbanizing effect. A minor adverse effect is assessed for this objective. This assessment takes into account the findings of the inspector in the recent appeal of the site and is in response to the absence of any landscape or historical designation affecting the site.</p> <p><u>Term</u> Minor adverse effect likely most significant and harmful during the construction phase, reducing over time as the development integrates into the wider landscape and setting of the town and as mitigation measures mature.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P055 Land off Foster Road, Barnoldswick		
SA Objective	Score	Commentary
		<p>Adoption of high quality design principles which is sensitive and responsive to local vernacular. Avoidance of development at the highest parts of the site to limit longer range visibility. High quality boundary treatments. Suitable offset to TPO along boundary of the site with TPO retained.</p> <p>Assumptions None</p>
<p>Summary: The proposal has a positive effect for housing, the economy, and health. This is in acknowledgement of the benefits the proposal will have in contributing to meeting local housing need, the support given to the local economy, and the health benefits provided by homes of the right size and type for wellbeing. The site has an adverse effect on securing the effective use of land with the site being greenfield. The greenfield and edge of settlement location combined with local landscape sensitivity which is unique to the area mean that its development would adversely affect landscape objectives. The proposal is located close to a watercourse, however there is limited risk of flooding within the site with this limited to the south. Opportunities to enhance pedestrian linkages and recreational opportunities exist. The absence of designations affecting the site and its relative accessibility means that the site has a borderline positive effect for climate change however this does depend on the technical specification, layout and quality of new homes developed at the site. The location of the site in an area of relatively high housing demand and viability means that the proposal is likely to be able to support measures to reduce carbon emissions.</p>		

P056 Field Nos 6777, 7878 & 9379, Gisburn Road, Blacko		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p>Likely Significant Effects</p> <p>The site has capacity for 10 dwellings. The proposal will make a limited contribution to housing needs, providing local people an opportunity to access the housing market. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p>Term Permanent minor positive effects from the short-medium term</p> <p>Mitigation Planning obligations for the mix of housing</p> <p>Assumptions None.</p> <p>Uncertainties Viability may affect the mix of homes provided (low risk)</p>

SA Appendix 5: Assessment of Potential Housing Sites

P056 Field Nos 6777, 7878 & 9379, Gisburn Road, Blacko				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment</p> <p>The site is located in excess of 2000m of a major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits associated with this will be limited. Accounting for the above, on balance, the site is considered to score a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Like Significant Effects</u></p> <p>The site is located within 800m of one or more services.</p> <p>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal will provide local residents with the opportunity to access new quality housing. It is accessible to some local services. Accounting for the above, on balance, the proposal is assessed to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P056 Field Nos 6777, 7878 & 9379, Gisburn Road, Blacko				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is bordered by existing residential and agricultural uses. The proposal is considered compatible with these uses.</p> <p>The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely neutral effect (Permanent).</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport service however this is of limited frequency therefore encouraging travel by car.</p> <p>The development of this scale and locality is unlikely to result in adverse effects for the highway network.</p> <p>The site has limited accessibility promoting travel by car. The site is however of a limited scale and so the contribution made to traffic on the highway network will be limited despite the presence of on-street parking which causes a bottle neck in the network.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the site is considered to score minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	-			

SA Appendix 5: Assessment of Potential Housing Sites

P056 Field Nos 6777, 7878 & 9379, Gisburn Road, Blacko			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 and subject to a low risk of flooding. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P056 Field Nos 6777, 7878 & 9379, Gisburn Road, Blacko		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The proposal is of an insufficient scale to contribute significantly toward air quality issues. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.17. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. This high score is likely to reflect the site's limited scale however ignores the relatively poor accessibility of the site to services.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p> <p><u>Mitigation</u> N/A</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P056 Field Nos 6777, 7878 & 9379, Gisburn Road, Blacko			
SA Objective	Score		Commentary
			None. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<u>Likely Significant Effects</u> The site does not affect any designated site. It is unclear whether the site fulfils an important role for protected species. The site does not form part of the Green Infrastructure Network. Overall, the proposal is considered to have a neutral effect on this objective. <u>Term</u> Permanent neutral effect with adoption of mitigation measures. <u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping. <u>Assumptions</u> None. <u>Uncertainties</u> Viability of biodiversity and open space measures.
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<u>Likely Significant Effects</u> There are a number of listed buildings in the area which might be influenced by the development site including Blacko Tower. The site is limited in scale, and development would be seen in the context of the wider built environment which runs along Gisburn Road. Opportunity likely exists to minimise the potential for adverse effects by applying good design principles and providing a high-quality boundary treatment where needed. <u>Term</u> Initial adverse effects reducing to neutral with implementation of mitigation measures. <u>Mitigation</u> Adoption of high quality design which is sensitive and reflects the wider built environment. <u>Assumptions</u> None <u>Uncertainties</u> The degree that the proposal affects the wider historical environment is somewhat dependent on the type, scale and appearance of the development which comes forward (Medium Risk)
14. To conserve and enhance landscape character and townscapes.	-		<u>Likely Significant Effects</u> The site is located within the Moorland Fringe Landscape Character Area (Zone 4g). The site occupies the lower slopes leading up to Blacko Tower. The site has some characteristics of the Moorland Fringe Landscape including dry stone walls, rising open landscape,

SA Appendix 5: Assessment of Potential Housing Sites

P056 Field Nos 6777, 7878 & 9379, Gisburn Road, Blacko		
SA Objective	Score	Commentary
		<p>and commanding views but these are limited by the close relationship of the site to the wider settlement. The site occupies land immediately adjacent to Gisburn Road. The site is small in scale and would provide for a ribbon type development. Development of the site would reflect the elongated form of Blacko. Its development would however disrupt views northwards into the open countryside from Gisburn Road and inevitable result in a change to the character of the area. The site is near to the Forest of Bowland National Landscape however is unlikely to affect this designation owing to the proposals limited size and scale. A minor adverse effect is assessed.</p> <p><u>Term</u> Permanent minor adverse effect.</p> <p><u>Mitigation</u> Adoption of high quality design principles which is sensitive and responsive to local vernacular.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None</p>
<p>Summary: The proposal has a limited positive effect for housing. This is in acknowledgement of the benefits the proposal will have in contributing to meeting local housing need. The proposal has a neutral effect for economic and regeneration objectives. The site has a minor adverse effect for transport objectives due to the limited frequency and quality of the public transport service operating past the site. This is due to the relatively limited connectivity of the site to existing services and sources of employment, a geography which is shared across Blacko. The proposal's limited size along Gisburn Road means that the site scores neutrally for a majority of objectives with the site being largely unaffected by existing designations. The linear form of the proposal is consistent with the settlement pattern which is characterised by ribbon development along Gisburn Road. The lack of these designations and the limited scale of the proposal is likely the reason why the finding of a positive effect for Climate Change has been assessed for this site. The site have an adverse effect on securing the effective use of land with the site being greenfield. The greenfield and edge of settlement location and elevated position does mean that its development would adversely affect landscape objectives.</p>		

P057 Former Fernbank Mill, Barnoldswick		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The site has capacity for 90 dwellings. The proposal will make a limited contribution to housing needs, providing local people an opportunity to access the housing market. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor positive effects from the short-medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p>

SA Appendix 5: Assessment of Potential Housing Sites

P057 Former Fernbank Mill, Barnoldswick				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> Viability may affect the mix of homes provided (low risk)
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not currently used for employment The site is located within 2000m of a major employment site. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits associated with this will be limited. Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective.
	+			<u>Term</u> Likely permanent minor positive effects. <u>Mitigation</u> None. <u>Assumptions</u> People living on site work locally and/or spend their wages locally. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<u>Like Significant Effects</u> The site is located within 800m of one or more services. No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The site is within 2000m of a primary school. The proposal will provide local residents with the opportunity to access new quality housing. It is accessible to some local services. Accounting for the above, on balance, the proposal is assessed to have a neutral effect for this objective.
	0			<u>Term</u> Likely permanent neutral effect from the short term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u>

SA Appendix 5: Assessment of Potential Housing Sites

P057 Former Fernbank Mill, Barnoldswick				
SA Objective	Score			Commentary
				None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	?	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is bordered by existing residential, industrial and agricultural uses. The proposal may conflict with the adjacent industrial use owing to potential adverse to health and amenity arising from noise and dust.</p>
	0			<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely neutral effect (Permanent).</p> <p><u>Mitigation</u></p> <p>Development should not take place in close proximity to the adjacent industrial use. Layout of the scheme should minimise potential for conflict with site operations including vehicle movements. Higher specification windows to limit noise. Boundary treatments to reduce noise and limit potential for dust.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent and degree of conflict with current industrial use and its effect on site suitability is unknown.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport service.</p> <p>The development of this scale and locality is unlikely to result in adverse effects for the highway network.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the site is considered to score minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effect from the short term.</p>
	+			<p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P057 Former Fernbank Mill, Barnoldswick		
SA Objective	Score	Commentary
		None.
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u></p> <p>The site is previously developed. The redevelopment of this site for housing would contribute towards the achievement of this objective. As such the proposal has a significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	- -	<p><u>Likely Significant Effects</u></p> <p>The site is located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The previously developed nature of the site could give rise to the potential of pollution entering the nearby watercourse.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>Site Investigation likely required, with development taking place in accordance with its findings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that part of the site is located within Flood Zone 2/3, parts of the site are also subject to a high risk of flooding from surface water flooding and ground water flooding. As such the proposal has a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P057 Former Fernbank Mill, Barnoldswick		
SA Objective	Score	Commentary
		<p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The proposal is of an insufficient scale to contribute significantly toward air quality issues. The proposal therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation None.</p> <p>Assumptions None</p> <p>Uncertainties The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p>Likely Significant Effects The site has a suitability score of 3.39. The site therefore has a minor negative effect for this objective. The adverse effects assessed for the site are due to the site's settlement edge location which increases distances to be travelled to access services available within Barnoldswick. This reduces the accessibility of these services by foot promoting car usage. The site is also subject to flood risk from a range of sources, which may serve to reduce its capacity for housing.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a minor negative effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure	0	<p>Likely Significant Effects The site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p>Term</p>

SA Appendix 5: Assessment of Potential Housing Sites

P057 Former Fernbank Mill, Barnoldswick				
SA Objective	Score			Commentary
the sustainable use of natural resources.				<p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>N/A</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The site does not affect any designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species.</p> <p>The site does not form part of the Green Infrastructure Network.</p> <p>Overall, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p>
	0			<p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability of biodiversity and open space measures.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	?			<p><u>Likely Significant Effects</u></p> <p>The site is not directly subject to any designated or non-designated heritage asset. The site is located in close proximity to the Gillians Conservation Area. Its development could affect the setting of this conservation area especially taking into account the relatively poor relationship of the site to existing built development.</p> <p><u>Term</u></p> <p>Initially potential adverse effects reducing towards neutral with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of high quality design which is sensitive and reflects the wider built environment. A heritage statement will be required at the planning application stage. To determine the effects of developing the site for housing and potential mitigation measures. None</p> <p><u>Uncertainties</u></p> <p>The degree that the proposal affects the wider historical environment is somewhat dependent on the type, scale and appearance of the development which comes forward (Medium Risk)</p>

SA Appendix 5: Assessment of Potential Housing Sites

P057 Former Fernbank Mill, Barnoldswick		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>Previously developed site located on the edge of Barnoldswick but located within the settlement boundary. The site does not have any of the physical features which define and positively contribute to the wider landscape character area being previously in industrial use and now cleared. The site however is open in character and relates relatively poorly to the settlement pattern. These factors increase the sensitivity of the site to development and magnify its effects on the wider landscape. Some benefit is provided by securing the site's reuse and removing currently unsightly hard standing however the visibility of this decreases from the site. Overall adverse effects are assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>Adoption of high quality design principles which is sensitive and responsive to local vernacular.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None</p>
<p>Summary: The proposal has a positive effect for housing. This is in acknowledgement of the benefits the proposal will have in contributing to meeting local housing need. The proposal has a beneficial effects for economic and regeneration objectives given the redevelopment opportunity presented and the site's accessibility to existing economic sites. The site has a minor positive effect for transport objectives due to the accessibility of the site to existing bus services though wider accessibility is limited due to the site's edge of settlement location. This adversely effects the site's score for climate change objectives. The site is situated adjacent to a watercourse and parts of the site experience a high degree of flood risk from rivers, surface water flooding and ground water. Mitigating this could reduce the site's capacity for housing. The site features extensive hard standing and may be contaminated owing to the site's former industrial use. The development of the site has the potential to contaminate the water supply owing to the site's proximity to the existing watercourse. Whilst brownfield and located within the settlement boundary, the site relates relatively poorly to the settlement pattern and its open aspect is likely to increase the effects of developing the site on the wider rural landscape. The site is not subject to any heritage designation or non-designation however is visible from the nearby conservation area. The openness of the site and its relatively poor relationship to the existing settlement pattern could increase the potential for harm to the historic environment. The degree and extent would need to be considered at the planning application stage, together with the potential for mitigation.</p>		

P059 Former Winewall Mill, Trawden		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 17 dwellings. The proposal will make a limited contribution to housing needs, providing local people an opportunity to access the housing market. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P059 Former Winewall Mill, Trawden				
SA Objective	Score			Commentary
				Permanent minor positive effects from the short-medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> Viability may affect the mix of homes provided (low risk)
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not currently used for employment The site is located within 2000m of a major employment site (Colne Town Centre). The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits associated with this will be limited. Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective. <u>Term</u> Likely permanent minor positive effects. <u>Mitigation</u> None. <u>Assumptions</u> People living on site work locally and/or spend their wages locally. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+	<u>Like Significant Effects</u> The site is located within 800m of one or more services. No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The site is within 2000m of a primary school. The proposal will provide local residents with the opportunity to access new quality housing. It is accessible to some local services. Accounting for the above, on balance, the proposal is assessed to have a minor positive effect for this objective. <u>Term</u> Likely permanent neutral effect from the short term. <u>Mitigation</u>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P059 Former Winewall Mill, Trawden				
SA Objective	Score			Commentary
				None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	0	<u>Likely Significant Effects</u> The site is located within 800m of a GP and open space. Little scope exists within the development to accommodate new open space however the proposal is of limited scale and unlikely to result in significant pressure on existing services. No health facilities are proposed, and the development would increase pressure on existing facilities. The site is bordered by existing residential, agricultural and employment uses. The employment use is of limited scale and intensity. There is existing vegetation between the site and employment use providing a natural buffer between the site and the existing use. Overall it is considered that the proposal is considered compatible with these uses. The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective. <u>Term</u> Likely minor positive effect (Permanent) subject to implementation of mitigation measures. <u>Mitigation</u> Further assessment of the effects of the adjacent employment use may be required. Design responses may be needed for the proposal in response to the findings of this assessment. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<u>Likely Significant Effects</u> The site is located within 400m of one or more transport service. The development of this scale and locality is unlikely to result in adverse effects for the highway network. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the site is considered to score minor positive effect for this objective. <u>Term</u>

SA Appendix 5: Assessment of Potential Housing Sites

P059 Former Winewall Mill, Trawden		
SA Objective	Score	Commentary
	+	<p>Minor positive effect from the short term.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u> The site is previously developed. The redevelopment of this site for housing would contribute towards the achievement of this objective. As such the proposal has a significant positive effect for this objective.</p> <p><u>Term</u> Permanent significant positive effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
7. To conserve and enhance water quality and resources	<div>-</div> <div>-</div> <div>-</div>	<p><u>Likely Significant Effects</u> The site is located within 50m of a watercourse or water body (Trawden Brook). The development is unlikely to require any upgrade to water management infrastructure. The previously developed nature of the site could give rise to the potential of pollution entering the nearby watercourse. Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u> Permanent minor adverse effect.</p> <p><u>Mitigation</u> Site Investigation likely required, with development taking place in accordance with its findings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P059 Former Winewall Mill, Trawden		
SA Objective	Score	Commentary
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that part of the site is located within Flood Zone 2, parts of the site are also subject to a moderate risk of flooding from surface water flooding and ground water flooding. As such the proposal has a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The proposal is of an insufficient scale to contribute significantly toward air quality issues. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.17. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. This high score is likely to reflect the site's limited scale and the general absence of restrictive designations affecting the site. The site is accessible to the services which are available within Trawden helping to reduce trips by car.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P059 Former Winewall Mill, Trawden			
SA Objective	Score		Commentary
			None. <u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-		<u>Likely Significant Effects</u> The site is partially located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective. <u>Term</u> Permanent loss where developed. <u>Mitigation</u> To be determined in consultation with Lancashire County Council. <u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<u>Likely Significant Effects</u> The site does not affect any designated site. It is unclear whether the site fulfils an important role for protected species. The site does not form part of the Green Infrastructure Network. Overall, the proposal is considered to have a neutral effect on this objective. <u>Term</u> Permanent neutral effect with adoption of mitigation measures. <u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping. <u>Assumptions</u> None. <u>Uncertainties</u> Viability of biodiversity and open space measures.
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<u>Likely Significant Effects</u> The site is located within the Trawden Forest Conservation Area. The site does not contribute positively to this conservation area in its current form. The proposal is contained by vegetation and is of limited visibility from the main road. Taking this into account, it is concluded that the proposal would have a neutral effect for this objective. <u>Term</u> Neutral effects for the plan period.

SA Appendix 5: Assessment of Potential Housing Sites

P059 Former Winewall Mill, Trawden		
SA Objective	Score	Commentary
		<p><u>Mitigation</u></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds. Boundary treatments to limit visibility of the development from the wider area and its impact on the open countryside.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>The site sits within the Industrial Foothills character area. The site in its current form makes a limited contribution to the character of the area, including the wider setting of Trawden being a previously developed site which is well contained by existing vegetation. The proposal is located within the Green Belt, in a parcel which makes a moderate contribution to Green Belt purposes but its previous developed. Provided that the proposal does not reduce the openness of the site in contrast to its current form and condition when read as a whole, a neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Effects of proposal likely to be most significant in the shorter term during the construction with the effects reducing to a neutral effect in the longer term depending on the form and scale of the development.</p> <p><u>Mitigation</u></p> <p>Sensitive design responses to local landform and architecture. Siting, scale, appearance of development and role of landscaping. Proposals should not harm the openness of the Green Belt.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has a limited positive effect for housing. This is in acknowledgement of the benefits the proposal will have in contributing to meeting local housing need. The proposal has a positive effect for economic and regeneration objectives noting the proximity of the site to Colne Town Centre and its proposal to redevelop a previously developed site. This also benefits objectives to make efficient use of land. The site has a minor positive effect for transport objectives due to the site's accessibility to public transport routes and has minor positive effects for health objectives noting the proximity of the site to existing open space. There are adverse effects assessed for flood risk and water quality objectives. This is largely due to the site's located in close proximity to a nearby watercourse and associated flood risk. The previously developed nature of the site gives rise to risk of pollutants entering the watercourse. The proposal has an unclear role for wildlife, requiring further assessment. A neutral effect is assessed for heritage objectives despite the site's location within a conservation area. This acknowledges the limited role the site fulfils in its current condition to this designation. A neutral effect is also assessed for landscape objectives due to the site's green belt designation and previously developed condition. Proposals will need to ensure that there are no adverse effects caused to openness. Taking the above into account a minor positive effect is assessed for climate change objectives.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P060 Former Mansfield High School, Taylor Street, Brierfield				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 60 dwellings. The proposal would help to improve the quality of existing housing stock and diversify housing land supply. It is unlikely that the proposal will contribute towards affordable housing needs noting low viability experienced in the locality. Taking this into account, and accounting for the overriding benefits associated with new housing, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the short-medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability may affect the mix of homes provided (medium-high risk)</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment</p> <p>The site is located within 2000m of a major employment site (Lomeshaye)</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>Likely permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P060 Former Mansfield High School, Taylor Street, Brierfield				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	++	<p><u>Like Significant Effects</u></p> <p>The site is located within 800m of a local centre (Brierfield)</p> <p>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The site is within 800m of a primary school and secondary school.</p> <p>The proposal will provide local residents with the opportunity to access new quality housing. It is accessible to a wide range of local services and its development will support local businesses. The proposal will make use of redundant previously developed land assisting with the regeneration of Brierfield. Accounting for the above, the proposal is assessed to have a significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Significant positive effect most pronounced in the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	++			
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP and open space.</p> <p>Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses. The proposal is compatible with these uses.</p> <p>The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P060 Former Mansfield High School, Taylor Street, Brierfield				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport service.</p> <p>Congestion exists locally at peak periods. The proposal is unlikely to make a significant contribution to this noting the site's highly accessible location.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The site is previously developed. The redevelopment of the site for residential use would contribute strongly to the achievement of this objective. As such the proposal has a significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	-	-		<p><u>Likely Significant Effects</u></p> <p>The site is located within 50m of a watercourse or water body with the site sitting on a culverted stream. The development of the site has the potential to adversely affect this watercourse and the structural integrity of this culverted waterway.</p> <p>The proposal may affect water quality during the construction process owing to the presence of this culverted waterway.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p>
	-			<p><u>Term</u></p> <p>Minor adverse effect reducing to neutral with implementation of sufficient mitigation measures.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P060 Former Mansfield High School, Taylor Street, Brierfield		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Sufficient buffer between watercourse and development, keeping the course free from development enabling maintenance. Explore potential to deculvert and for additional water storage capacity on site to contribute to the drainage system. Preventative measures put in place during construction process to stop pollutants entering the watercourse.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Impact of water infrastructure on viability (medium – high risk)</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u> The SFRA confirms that part of the site is subject to flood risk with a culverted watercourse running below the site. Some surface water flooding is experienced. The SFRA does not however conclude that this forms a barrier to developing the site for housing. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u> Minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u> Avoidance of FZ2 for development as far as possible. Flood storage areas to be provided. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Scope for measures within the area of the site and Viability. Site specific modelling may show site is in FZ1 (to be confirmed in SFRA).</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The proposal is highly accessible location help to promote a modal shift. As such it is unlikely that the proposal would contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>

SA Appendix 5: Assessment of Potential Housing Sites

P060 Former Mansfield High School, Taylor Street, Brierfield				
SA Objective	Score		Commentary	
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+		<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.00. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The score reflects the previously developed condition of the site, the absence of constraints and strong accessibility credentials.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p><u>Likely Significant Effects</u></p> <p>The site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>N/A</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The site does not affect any designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species.</p> <p>The site does not form part of the Green Infrastructure Network.</p> <p>Overall, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect with adoption of mitigation measures.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P060 Former Mansfield High School, Taylor Street, Brierfield		
SA Objective	Score	Commentary
	0	<p>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p>Assumptions None.</p> <p>Uncertainties Viability of biodiversity and open space measures.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p>Likely Significant Effects The site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p>Term Likely permanent neutral effects</p> <p>Mitigation None.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p>Likely Significant Effects The site is located within the Industrial Urban Character Area. The site does not contribute to this character area, disrupting the local street pattern. Whilst the site provides for openness is not accessible for public use. The site is located within the built up area where the environmental quality is currently limited. The redevelopment of the site for housing could enhance the existing environment significantly where new homes are high quality in their design. The proposal will have a minor positive effect for this objective.</p> <p>Term Permanent minor positive effects from the medium term.</p> <p>Mitigation Adoption of high quality design principles.</p> <p>Assumptions None</p> <p>Uncertainties Low viability. High Risk.</p>
<p>Summary: The proposal has positive effects for housing and employment due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock in Brierfield and support provided to the local economy. This has wider health benefits with new homes aiding the wellbeing of residents providing households with the opportunity to move out of poverty. The site is highly accessible contributing to encouraging a modal shift. The proposal seeks to redevelop and existing redundant site, making effective use of land and enhancing townscape, and thus contributes towards objectives of addressing climate change. The site is not affected by heritage or biodiversity concerns. Flood risk and water</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P060 Former Mansfield High School, Taylor Street, Brierfield		
SA Objective	Score	Commentary
infrastructure form the main constraints to the development with a culverted watercourse running underneath the site. The required engineering works to address this issue may render the site unviable.		

P062 Land adjacent to Silentnight Beds, Barnoldswick				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 90 dwellings including affordable housing. The proposal would help to improve the quality of existing housing stock and diversify housing land supply. Taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the short-medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment</p> <p>The site is located within 2000m of a major employment site (Crow Nest/Barnoldswick Town Centre)</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>Likely permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P062 Land adjacent to Silentnight Beds, Barnoldswick				
SA Objective	Score			Commentary
				<p>Assumptions People living on site work locally and/or spend their wages locally.</p> <p>Uncertainties Use of sustainable modes of transport to access employment. Medium risk.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	++	<p>Like Significant Effects The site is located within 800m of a town centre (Barnoldswick) No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The site is within 800m of a primary school and secondary school. The proposal will provide local residents with the opportunity to access new quality housing. It is accessible to a wide range of local services and its development will support local businesses. Accounting for the above, the proposal is assessed to have a significant positive effect for this objective.</p>
	++			<p>Term Significant positive effect from the medium term.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	-	<p>Likely Significant Effects The site is located within 800m of a GP and open space. Scope exists within the development to accommodate new open space; however the site functions are recreational open space which is important to the local community. This is demonstrated by the nomination of the site for Local Green Space. No health facilities are proposed, and the development would increase pressure on existing facilities. The site is adjacent to Silentnight Beds Manufacturing Plant, the operations of which may cause harm to the amenity of potential future residents. The proposal is not considered to be compatible with this ongoing active use.</p>
	-			<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance however, it is considered that the loss of this green infrastructure and recreational asset to housing would have greater harm to health and wellbeing than the development of new housing.</p> <p>Term Permanent minor adverse effects.</p> <p>Mitigation</p>

SA Appendix 5: Assessment of Potential Housing Sites

P062 Land adjacent to Silentnight Beds, Barnoldswick				
SA Objective	Score			Commentary
				Possible layout and design measures to reduce effects of noise, light and air pollution from the adjacent use. Loss of recreational space is unlikely to be mitigated by any on-site provision. <u>Assumptions</u> None. <u>Uncertainties</u> None
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<u>Likely Significant Effects</u> The site is located within 400m of one or more transport service. The proposal is inaccessible by road. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the site is considered to score a neutral effect for this objective. <u>Term</u> Neutral effect from the medium term.
	0			<u>Mitigation</u> Safe and sufficient access required to develop the site. The site is not deliverable without this. <u>Assumptions</u> None. <u>Uncertainties</u> Ransom strips may significantly increase cost for developing the site (low-medium risk). A suitable access may not be found (medium risk).
6. To encourage the efficient use of land and conserve and enhance soils.	-			<u>Likely Significant Effects</u> The site is comprised of greenfield land though not known to be BMV. The proposal has a minor adverse effect on this objective. <u>Term</u> Permanent minor adverse effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P062 Land adjacent to Silentnight Beds, Barnoldswick		
SA Objective	Score	Commentary
7. To conserve and enhance water quality and resources	- 0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 50m of a watercourse or water body (Leeds and Liverpool Canal)</p> <p>The development is unlikely to require an upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Adverse effects likely to be highest during construction. Adverse effects will be kept to a minimum provided mitigation measures are adopted for the design and construction of the development.</p> <p><u>Mitigation</u></p> <p>Development to be directed away from the watercourse, with measures incorporated into the design to slow runoff into the watercourse.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>Whilst the site is located in Flood Zone 1, there is a relatively high risk of flooding from ground water flooding. This may affect the developable area and capacity of the site for housing. A minor adverse effect is therefore assessed.</p> <p><u>Term</u></p> <p>Potential adverse effects reducing to neutral with the adoption of sufficient mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Avoidance of development in areas of the site with a higher risk of flooding. An FRA is required to assess and understand the flood risk at the site and how it affects site suitability and capacity. The FRA should inform site design and layout.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The proposal is unlikely to contribute significantly towards air quality issues. As such it is unlikely that the proposal would contribute significantly towards air quality problems.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P062 Land adjacent to Silentnight Beds, Barnoldswick		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.00. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score attributed to the proposal reflects the site's accessibility to existing services and facilities and does not necessarily apply sufficient weight to constraints to developing the site.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The site is partially located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P062 Land adjacent to Silentnight Beds, Barnoldswick				
SA Objective	Score			Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	-	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within 50m of a locally designated site.</p> <p>It is unclear what role the site has for protected species. The site is made up of improved grassland and is heavily vegetated. The site is likely to be important for local wildlife, however further assessment is needed to understand the importance of the site and its quality.</p> <p>Whilst not located within the Green Infrastructure Network the site clearly forms part of an accessible green wedge within Barnoldswick which is used and valued by the community for recreational purposes.</p> <p>Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Permanent adverse effects from start of construction phase.</p> <p><u>Mitigation</u></p> <p>Further assessment of ecology and existing habitats needed. Areas of the highest quality should be retained. Measures to enhance habitat areas should be implemented. Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. Development should be directed away from the Canal in order to reduce the potential for adverse effects. Adverse effects will be sustained due to the permanent loss of a local recreational asset.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	-			
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	0			<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a). The site does not feature any of the qualities of this LCA comprising of a flat area of land on the edge of Barnoldswick which is highly influenced by its built surroundings. The site is largely contained by neighbouring uses extending southwards as far as the Silentnight beds site, with existing residential areas to the north</p>

SA Appendix 5: Assessment of Potential Housing Sites

P062 Land adjacent to Silentnight Beds, Barnoldswick		
SA Objective	Score	Commentary
		<p>and west, and the site of West Craven High School to the south west. The site provides an extension to the built form of Barnoldswick without any major harm to the local landscape.</p> <p><u>Term</u> Likely permanent neutral effects with adoption of mitigation measures.</p> <p><u>Mitigation</u> High quality design, achieving a sense of place. Sensitive boundary treatments especially to the east and south.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The proposal has positive effects for housing and employment due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock in Barnoldswick and support provided to the local economy. This has wider health benefits with new homes aiding the wellbeing of residents providing households with the opportunity to move out of poverty and its accessibility to open space. This is offset by the potential harm caused to resident health by the operations of Silentnight which is adjacent to the site. The design and layout of the proposal should ensure that any harm arising as a result of these factors is reduced to acceptable levels. The site is in close proximity to services, facilities and sources of employment available within Barnoldswick. Its development will therefore positively contribute to the regeneration of the town. The site is however inaccessible by vehicle and is not developable without a suitable access. The site is undeveloped and as such has adverse effects for the efficient use of land and protecting natural resources. The site is subject to flood risk from groundwater flooding, and this will need to be managed through the design and layout of the proposal. The site is heavily vegetated in its current form and likely to be of some importance to wildlife. Further assessment is needed to understand the extent and quality of the site in its current condition. A minor adverse effect is assessed for biodiversity objectives. The site is not subject to heritage constraints. It is assessed as having a neutral effect on landscape/townscape objectives noting the lack of notable landscape features with positively contribute to the local landscape character area or setting of Barnoldswick and its containment by wider development. Overall the site is assessed as having a minor positive effect for climate change objectives, the principle issues affecting the site are its access, proximity to industrial uses, potential ecological value and flood risk.</p>		

P064 Brook Shed, Earby		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The Site has capacity for 48 dwellings. The proposal help to improve the quality of existing housing stock and diversify housing land supply. The proposal may contribute towards affordable housing needs however this depends on viability. Taking this into account, and accounting for the overriding benefits associated with new housing, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor positive effects from the short-medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p>

SA Appendix 5: Assessment of Potential Housing Sites

P064 Brook Shed, Earby				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> Viability may affect the mix of homes and amount of affordable housing provided (medium-high risk)
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is no longer used for employment and has been long redundant. The Site is located within 2000m of a major employment site (West Craven Business Park) The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to score a minor positive effect for this objective.
	+			<u>Term</u> Likely permanent minor positive effects. <u>Mitigation</u> None. <u>Assumptions</u> People living on site work locally and/or spend their wages locally. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	0	<u>Like Significant Effects</u> The Site is located within 800m of a local centre (Earby) No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The Site is within 2000m of a primary school The proposal will provide people local to the area with the opportunity to access housing. It is accessible to a wide range of local services and its development will support local businesses. The proposal will make use of redundant previously developed land assisting with the regeneration of Earby. Accounting for the above, the proposal is assessed to have a minor positive effect for this objective.
	+			<u>Term</u> Minor positive effect most pronounced in the medium term. <u>Mitigation</u> None. <u>Assumptions</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P064 Brook Shed, Earby				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	0	<u>Likely Significant Effects</u> The Site is located within 800m of a GP and open space. Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities. The Site is bordered by existing residential and commercial uses. The proposal is considered to be largely compatible with these uses some mitigation measures may be necessary.
	+			The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective. <u>Term</u> Minor positive effect from the medium term. <u>Mitigation</u> Adoption of noise filtering measures within the fabric of new dwellings constructed (if assessed as necessary) <u>Assumptions</u> None. <u>Uncertainties</u> None.
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<u>Likely Significant Effects</u> The Site is located within 400m of one or more transport service. The proposal is unlikely to make a significant contribution to this noting the site's highly accessible location. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the site is considered to score a minor positive effect for this objective.
	+			<u>Term</u> Minor positive effect from the medium term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P064 Brook Shed, Earby		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u></p> <p>The Site is previously developed and as such has a significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	-- -	<p><u>Likely Significant Effects</u></p> <p>The site is located adjacent to New Cut which flows immediately west of the site. This watercourse is separated from the site by a retaining wall. The proposal may require an upgrade to water management infrastructure.</p> <p>The proposal may affect water quality noting the site's former use.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing in the medium term somewhat with mitigation.</p> <p><u>Mitigation</u></p> <p>Development directed away from the watercourse. Water management infrastructure along water course enhanced and supplemented by drainage infrastructure within the development. Site investigation required with ground remediation measures, including storage and removal of contaminants undertaken in accordance with the recommendations of this report.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>To be confirmed in consultation with Yorkshire Water and SFRA.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that much of the Site is located within FZ2 or FZ3. The site is therefore subject to a high risk of flooding. The SFRA recommends the withdrawal of the site as a considered housing site. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Significant adverse effects unlikely to be mitigated.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P064 Brook Shed, Earby		
SA Objective	Score	Commentary
		<p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development should avoid areas of high risk flooding informed by detailed site modelling. This modelling may show the site is not developable for housing.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The proposal is highly accessible location help to promote a modal shift. As such it is unlikely that the proposal would contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation None.</p> <p>Assumptions None</p> <p>Uncertainties The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p>Likely Significant Effects The site has a suitability score of 4.13. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure	0	<p>Likely Significant Effects The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p>Term</p>

SA Appendix 5: Assessment of Potential Housing Sites

P064 Brook Shed, Earby				
SA Objective	Score		Commentary	
the sustainable use of natural resources.			Neutral effect for the plan period. <u>Mitigation</u> N/A <u>Assumptions</u> None. <u>Uncertainties</u> None.	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<u>Likely Significant Effects</u> The Site does not affect any designated site. It is unclear whether the Site fulfils an important role for protected species. The Site does not form part of the Green Infrastructure Network. Overall the proposal is considered to have a neutral effect on this objective. <u>Term</u> Permanent neutral effect with adoption of mitigation measures. <u>Mitigation</u>
	0		Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping. <u>Assumptions</u> None. <u>Uncertainties</u> Viability of biodiversity and open space measures.	
13. To conserve and enhance the historic environment, heritage assets and their setting.	+		<u>Likely Significant Effects</u> The Site is situated within the Earby Conservation Area but has no direct link to any Listed Building. The Site is overgrown and vacant and in its current condition detracts from the built quality of the wider area. The redevelopment of the Site has the potential to enhance and contribute to the built character and quality of the area. Such a development will however need to maintain the existing chimney and remnants of the engine house. The degree of positive effect associated by the site's redevelopment on the historic environment is therefore dependent on how sensitively its redevelopment is undertaken. A minor positive effect is assessed for this objective, though there is the possibility of significant positive effects depending on the detailed design of the proposal. <u>Term</u> Minor positive effects potentially significant positive effects in the longer term following completion of the development depending on the scheme brought forward. <u>Mitigation</u> High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area.	

SA Appendix 5: Assessment of Potential Housing Sites

P064 Brook Shed, Earby		
SA Objective	Score	Commentary
		<p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a), however does not contribute to this LCA being formed of PDL entirely contained within Earby. The Site is overgrown and vacant and in its current condition detracts from the built quality of the wider area. The redevelopment of the Site has the potential to enhance and contribute to the built character and quality of the area. A minor positive effect is assessed.</p> <p><u>Term</u></p> <p>Likely minor positive effects in the longer term following completion of the development.</p> <p><u>Mitigation</u></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing and employment due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock in Earby and support provided to the local economy. This has wider health benefits with new homes aiding the wellbeing of residents providing households with the opportunity to access housing that meets their needs. The site is highly accessible contributing to encouraging a modal shift. The proposal seeks to redevelop and existing redundant site, making effective use of land and enhancing townscape, and thus contributes towards objectives of addressing climate change, and heritage given the proposals local next to Earby Conservation Area. The site is not affected by heritage or biodiversity concerns. Flood risk and water infrastructure form the main constraints to the development with Net Cut running underneath along the site boundary. New cut is subject to flood risk. Further detailed assessment is needed to understand what measures are required to address this risk in a satisfactory way. The measures required may reduce the viability of the proposal and its capacity to provide affordable housing.</p>		

P067 Land south of Colne Water, Cotton Tree Lane, Colne		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the	+	<p><u>Likely Significant Effects</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P067 Land south of Colne Water, Cotton Tree Lane, Colne				
SA Objective	Score			Commentary
Pendle area and deliver decent homes.				<p>The site has capacity for 50 dwellings. The proposal will help to improve the quality of existing housing stock and diversify housing land supply including affordable housing needs. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p>Term Permanent minor positive effects from the short-medium term</p> <p>Mitigation Planning obligations for the mix of housing</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p>Likely Significant Effects</p> <p>The site was formally used for employment however the employer has since relocated to the Lomeshaye Industrial Estate. Its redevelopment will not affect access to jobs.</p> <p>The site is located within 2000m of a major employment site (Colne Town Centre)</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p>Term Likely permanent minor positive effects.</p> <p>Mitigation None.</p> <p>Assumptions People living on site work locally and/or spend their wages locally.</p> <p>Uncertainties Use of sustainable modes of transport to access employment. Medium risk.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+	<p>Like Significant Effects</p> <p>The site is located within 800m of one or more services of 2,000m of a town centre (Colne)</p> <p>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The site is within 800m of a primary school and 2000m of a secondary school.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P067 Land south of Colne Water, Cotton Tree Lane, Colne				
SA Objective	Score			Commentary
	+			<p>The proposal will provide local residents with the opportunity to access new quality housing. It is accessible to a range of local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a minor positive effect for this objective.</p> <p><u>Term</u> Permanent minor positive affect.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is bordered by existing residential development and agricultural uses. The proposal is considered to be compatible with these uses.</p>
	+			<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p><u>Term</u> Permanent minor positive effect.</p> <p><u>Mitigation</u> Provision of new open space within the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P067 Land south of Colne Water, Cotton Tree Lane, Colne				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport service. There are no known highway capacity constraints locally. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>
		+		
6. To encourage the efficient use of land and conserve and enhance soils.	+/-			<p><u>Likely Significant Effects</u></p> <p>The site is partially previously developed and partially greenfield. The proposal is considered to have a mixed effect for this objective with benefits and disbenefits associated with the site’s development for housing.</p> <p><u>Term</u></p> <p>Permanent mixed effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	--	-		<p><u>Likely Significant Effects</u></p> <p>The site is located within 10m of a watercourse (Colne Water)</p> <p>The development of this site for housing may require any upgrade to water management infrastructure, such as retaining walls and works to the watercourse including weirs.</p> <p>The proposal may affect water quality given the site’s former employment use. Measures will be needed in the build to ensure that pollutants do not enter Colne Water.</p>
	-			<p>Overall the site is considered to have minor adverse on this objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P067 Land south of Colne Water, Cotton Tree Lane, Colne		
SA Objective	Score	Commentary
		<p><u>Term</u> Minor adverse effect likely to reduce once the development is completed.</p> <p><u>Mitigation</u> Ground investigation and surveys needed. Construction work to take place in accordance with the recommendations of these studies. Works to river channel may prove necessary for stability reasons.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Ground remediation and infrastructure works may challenge site viability.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u> A proportion of the site is within FZ2/FZ3. The site has a high risk of flooding from surface water. However the effects of this are limited by the nature of the proposal, the partially developed character of the site, and extent of this risk. A minor adverse effect is assessed for this objective</p> <p><u>Term</u> Minor adverse effect likely to be most prominent during early stages of construction. The effects are likely to be reduced somewhat by implementation of mitigation measures.</p> <p><u>Mitigation</u> Avoidance of development in FZ2/FZ3 where possible. Adoption of the SuDs hierarchy to manage surface water drainage from the site. Flood water storage capacity provided within the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage. Viability to adopt SuDs measures.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The proposal is in a relatively accessible location. It is not of a scale where its development would contribute significantly to air quality problems. As such it is unlikely that the proposal would contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p>

SA Appendix 5: Assessment of Potential Housing Sites

P067 Land south of Colne Water, Cotton Tree Lane, Colne		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.39. The site therefore has a minor adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score attributed is largely related to flood risk matters.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P067 Land south of Colne Water, Cotton Tree Lane, Colne			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<p><u>Likely Significant Effects</u></p> <p>The site does not affect any designated site.</p> <p>The role of the site for protected species is at this point unknown</p> <p>The site does not form part of the Green Infrastructure Network. The site primarily consists of improved grassland. There is opportunity to connect to Ferndean Way improving access to the open countryside.</p> <p>Overall, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Potential permanent neutral effect in the longer term with successful implementation of mitigation measures and connection to the Green Infrastructure Network. Any adverse effects likely to be temporary in nature and limited to and shortly after the construction phase.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-		<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The site is partially developed and partially a manicured landscape, and so, despite its riverside location and countryside backdrop, is not considered to fulfil an important role within the LCA. The site is adjacent to the built edge of Colne, though on the southern side of the river. The site sits at the bottom of the valley and has some containment from views due to existing vegetation. The site sits off Cotton Tree Lane and the existing employment unit is not visible from Cotton Tree Lane. The redevelopment or modest expansion of the site would therefore have limited effect on the local townscape or landscape. A significant enlargement of the site to cover the entire boundary of the</p>

SA Appendix 5: Assessment of Potential Housing Sites

P067 Land south of Colne Water, Cotton Tree Lane, Colne		
SA Objective	Score	Commentary
		<p>submission is likely to have adverse to significant adverse effects owing to urbanising effect of the development on the countryside, visibility from wider areas, and promotion of coalescence. Overall, a minor adverse effect is assessed for this objective.</p> <p>Term Depending on the scale of development any adverse effects likely to be short term and temporary in nature, improving to neutral following completion of the development. A larger development is likely to have initial significant adverse effects with this reducing to some extent in the longer term.</p> <p>Mitigation Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities. Development proposals should be confined to and/or well related to the existing built footprint of the site to limit effects on the wider area.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. The site has benefits for health, regeneration and transport objectives due to the connectivity of the site and scope for open space provision including enhanced connectivity to the wider open countryside. The proposal relates land which is both greenfield and brownfield and as such has mixed effects for objectives which seek to make effective use of land. The proposal has an adverse effect on local landscape owing to the intensification of urban development which is not consistent with the character of the existing area. The proposal is also affected by flooding and drainage concerns and water infrastructure issues. Addressing these issues may reduce developable area and/or threaten the viability of the proposal. These effects cause the finding of a minor adverse effect on climate change owing to the constrained suitability of the site for housing in its current condition (though these issues could be addressed through the site's development).</p>		

P068 Land at Barnoldswick Road/Colne Road, Kelbrook		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p>Likely Significant Effects The site has capacity for 64 dwellings. The proposal would help to improve the quality of existing housing stock and diversify housing land supply including affordable housing needs. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p>Term Permanent minor positive effects from the short-medium term</p> <p>Mitigation Planning obligations for the mix of housing</p> <p>Assumptions None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P068 Land at Barnoldswick Road/Colne Road, Kelbrook				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<u>Likely Significant Effects</u> The development site is not in use for employment. The site is located in excess of 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to score a neutral effect for this objective.
	0			<u>Term</u> Likely permanent neutral effects. <u>Mitigation</u> None. <u>Assumptions</u> People living on site work locally and/or spend their wages locally. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<u>Like Significant Effects</u> The site is located within 800m of one or more key service. No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The site is within 2000m of a primary school. The proposal will provide local residents with the opportunity to access new quality housing. It is accessible to a range of local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a neutral effect for this objective.
	0			<u>Term</u> Permanent neutral affect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P068 Land at Barnoldswick Road/Colne Road, Kelbrook				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is bordered by existing residential development and agricultural uses. The proposal is considered to be compatible with these uses.</p>
	+			<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effect.</p> <p><u>Mitigation</u></p> <p>Provision of new open space within the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport service.</p> <p>There are no known highway capacity constraints locally.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the site is considered to score a minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>Minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>

SA Appendix 5: Assessment of Potential Housing Sites

P068 Land at Barnoldswick Road/Colne Road, Kelbrook			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources			<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent Neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that the site is located in Flood Zone 1 and is subject to a low risk of flooding. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site layout and design to be informed by site specific drainage information.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P068 Land at Barnoldswick Road/Colne Road, Kelbrook		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. It is not of a scale where its development would contribute significantly to air quality problems. As such it is unlikely that the proposal would contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.04. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The score attributed for this objective is a result of the relatively limited constraints which affect the site.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P068 Land at Barnoldswick Road/Colne Road, Kelbrook				
SA Objective	Score			Commentary
				<p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 100m of a locally designated site.</p> <p>The role of the site for protected species is at this point unknown. The site is primarily made up of amenity grassland.</p> <p>The site is located adjacent to the Green Infrastructure Network. Its development is unlikely to harm this network.</p> <p>Overall, the proposal is considered to likely have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect with potential neutral effect in the longer term with successful implementation of mitigation measures and connection to the Green Infrastructure Network.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p><u>Likely Significant Effects</u></p> <p>The site is separated from the historic core of the village by the A56. There is limited visual link between the site and this area of the village. The development of the site is therefore unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P068 Land at Barnoldswick Road/Colne Road, Kelbrook		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a). The site is flat and open in its character and is not considered to contribute towards the landscape quality in this area. Whilst contained by existing road infrastructure to the south and east, the development of the site would significantly extend the built-up area of Kelbrook into the open countryside and see a significant expansion to the west of the A56 which is not characteristic of the settlement pattern. The site itself is not formally designated for its quality. The development would be prominent from the roadside. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects even with mitigation.</p> <p><u>Mitigation</u></p> <p>Careful siting and design of new dwellings. Boundary treatment work.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Neutral effects are found for employment due to the relative inaccessibility of employment locally at strategic sites (though local opportunities are available). The site has limited benefits for health, regeneration and transport objectives due to limited connectivity of the site to existing services and facilities (reflecting its location adjoining a rural service centre). The proposal relates land which is greenfield and as such has adverse effects for use of resources and making efficient use of land. The proposal has an adverse effect on local landscape owing to the site's edge of settlement location. The proposal has limited flooding and drainage concerns and water infrastructure issues. The relatively limited constraints to development on the site and its accessible to some services, including public transport results in the site scoring positively for climate change objectives.</p>		

P071 Land adjacent to 340 Wheatley Lane Road, Fence		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 30 dwellings. The proposal will help to improve the quality of existing housing stock and diversify housing land supply including affordable housing needs. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the short-medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P071 Land adjacent to 340 Wheatley Lane Road, Fence				
SA Objective	Score			Commentary
				None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<u>Likely Significant Effects</u> The development site is not used for employment. The site is located in excess of 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to score a neutral effect for this objective.
	0			<u>Term</u> Likely permanent neutral effects. <u>Mitigation</u> None. <u>Assumptions</u> People living on site work locally and/or spend their wages locally. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<u>Like Significant Effects</u> The site is located within 800m of one or more key service. No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The site is within 2000m of a primary school. The proposal will provide local residents with the opportunity to access new quality housing. It is accessible to a range of local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a neutral effect for this objective.
	0			<u>Term</u> Permanent neutral affect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P071 Land adjacent to 340 Wheatley Lane Road, Fence				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is bordered by existing residential development and agricultural uses. The proposal is considered to be compatible with these uses.</p> <p>The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Provision of new open space within the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport service.</p> <p>There are existing capacity issues within the local highway network due to on-street parking. Whilst limited in scale the development is likely to contribute to these issues especially during peak hours.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the site is considered to score a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P071 Land adjacent to 340 Wheatley Lane Road, Fence		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	-- 0	<p><u>Likely Significant Effects</u></p> <p>The site is located adjacent to an unnamed watercourse which flows to the north of the site. There is potential for the development of the site to affect water quality.</p> <p>The development may require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing somewhat with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development directed away from the watercourse. Water management infrastructure along water course enhanced and supplemented by drainage infrastructure within the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is subject to a degree of risk from flooding from the adjacent watercourse and surface water. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects reducing to neutral with adoption of mitigation measures.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P071 Land adjacent to 340 Wheatley Lane Road, Fence		
SA Objective	Score	Commentary
		<p>Detail site flooding information required. This information should be used to inform the site layout, design and capacity for development. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. It is not of a scale where its development would contribute significantly to air quality problems. As such it is unlikely that the proposal would contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation None.</p> <p>Assumptions None</p> <p>Uncertainties The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p>Likely Significant Effects The site has a suitability score of 3.52. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse,	-	<p>Likely Significant Effects</p>

SA Appendix 5: Assessment of Potential Housing Sites

P071 Land adjacent to 340 Wheatley Lane Road, Fence				
SA Objective	Score			Commentary
recycle, recover) and ensure the sustainable use of natural resources.				<p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	-	<p><u>Likely Significant Effects</u></p> <p>The site does not affect any designated site.</p> <p>The role of the site for protected species is at this point unknown.</p> <p>The site forms part of the Green Infrastructure Network and its development with adversely affect this network.</p> <p>Overall, the proposal is considered likely to have a minor adverse on this objective.</p> <p><u>Term</u> Likely minor adverse effect reduced longer term with the successful implementation of mitigation measures.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.				<p><u>Likely Significant Effects</u></p> <p>The site is located in close proximity to two listed buildings and is located on land which rises upward from Wheatley Lane Road. The site is likely to form part of the setting of these listed buildings given that the site in its current form is part of the open countryside.</p> <p>The development of the site will significantly alter the character and setting of these listed buildings with at least less than substantial harm likely. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u> Permanent minor adverse effects caused by the proposal from the medium term. Harm at the very least is identified, with the potential for this to be reduce with suitable mitigation measures. Public Benefits test likely.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P071 Land adjacent to 340 Wheatley Lane Road, Fence		
SA Objective	Score	Commentary
		<p>Further assessment necessary of interaction between site and listed buildings. High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the listed buildings. Development set back and contained to only part of the site. Boundary treatments.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The site is considered to make a positive contribute to this character area with features of contain fields, trees and woodland, and a gently climbing slope. The development of the site will have some harm to landscape character at a local scale. The site extends significantly into the open countryside and does not reflect the existing pattern of development. The development of the site has already been found to adversely affect for the historic environment. The site is designated Green Belt and considered to continue to function in response to the five purposes. A PROW crosses through the centre of the site and would experience significant change should the site be developed for housing. Development of the site would further urbanise the local countryside and provide for a development uncharacteristic of local surroundings. Significant Adverse effects are assessed for this objective.</p> <p><u>Term</u> Permanent Significant adverse effects.</p> <p><u>Mitigation</u> Mitigation Not available.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Neutral effects are found for employment due to the relative inaccessibility of employment locally at strategic sites. The site has limited benefits for health, regeneration and transport objectives due to limited connectivity of the site to existing services and facilities (reflecting its location adjoining a rural service centre). The proposal relates land which is greenfield and as such has adverse effects for use of resources and making efficient use of land. The proposal has an adverse to significant effect on local landscape owing to the site's edge of settlement location and green belt designation. The proposal also affects the historic environment resulting in at least less than substantial harm requiring further assessment and possible examination of public benefits in accordance with the NPPF. The proposal is affected flooding and drainage concerns resulting in a minor adverse effect for this objective. This may result in a lower site capacity. The constraints to development on the site and its limited accessibility results in the site having a low neutral score for climate change objectives.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P075 Land between Moorlands and the Homelands, Barnoldswick				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 15 dwellings. The proposal would help to improve the quality of existing housing stock and diversify housing land supply including affordable housing needs. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the short-medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The site is located in within 2,000m of the nearest major employment site (Barnoldswick Town Centre).</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>Likely permanent minor positive effects from the short to medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P075 Land between Moorlands and the Homelands, Barnoldswick				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	0	0	<p><u>Like Significant Effects</u></p> <p>The site is located within 800m of one or more key service or 2,000m of a town centre (Barnoldswick)</p> <p>No service provision is proposed on site. The proposal is of limited capacity and unlikely to result in a significant effect on service provision.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal will provide local residents with the opportunity to access new quality housing. It is accessible to a range of local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effect from the short to medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u> None.</p>
	+			
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Little scope exists within the development to accommodate new open space. The proposal is not of a significant scale and is access to existing open space provision. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is bordered by existing residential development and agricultural uses. The proposal is considered to be compatible with these uses.</p> <p>The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Provision of new open space within the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P075 Land between Moorlands and the Homelands, Barnoldswick				
SA Objective	Score		Commentary	
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	--	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 400m of one or more transport services.</p> <p>Highway constraints in the vicinity to the site with the narrowing of the highway. Whilst the site is of limited scale the development would contribute to existing issues caused by bottlenecks in the highway. This will be even more significant given that the proposal is likely to substantially increase the number of dwellings on this road. It is also unclear whether there is safe and sufficient access into the site for all road users. No footpath exists at the site entrance and along Manchester Road, meaning that pedestrians would be at a high safety risk, further increasing reliance of future occupiers on travel by car.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, on balance, the site is considered to score a minor negative effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent minor negative effect.</p> <p><u>Mitigation</u></p> <p>None. Highway improvements are unlikely to be financially feasible given the limited capacity of the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+/-			<p><u>Likely Significant Effects</u></p> <p>The site is mixed comprised of garden land and existing greenfield but not known to comprise Best and Most Versatile Land (BMV). Mixed effects assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent mixed effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0		<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P075 Land between Moorlands and the Homelands, Barnoldswick		
SA Objective	Score	Commentary
	0	<p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that the site is at a low risk of flooding. A neutral effect is assessed for this objective.</p> <p><u>Term</u> Permanent neutral effect.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. It is not of a scale where its development would contribute significantly to air quality problems. As such it is unlikely that the proposal would contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.17. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P075 Land between Moorlands and the Homelands, Barnoldswick				
SA Objective	Score			Commentary
				<p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<p><u>Likely Significant Effects</u> The site is partially located within a Mineral Safeguarding Zone. Its development is however unlikely to affect this designation given the limited degree to which the site is affected. As a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Permanent Neutral effect</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u> The site is not located within 500m of any national/international ecological site nor within 100m of any locally designated site. It is unclear whether the site fulfils an important role for protected species. The site is not located within the Green Infrastructure Network of Pendle. A neutral effect is assessed for this objective.</p> <p><u>Term</u> Neutral effects, potentially positive in the longer term with the adoption of net gain measures for biodiversity.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P075 Land between Moorlands and the Homelands, Barnoldswick		
SA Objective	Score	Commentary
		None.
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Calf Hall and Gillians Conservation Area and is likely to contribute to the significance of this conservation area. No listed buildings are located in close vicinity to the site. The development of the site is likely to harm the historic environment due to the type and scale of the proposal not reflecting that which is characteristic of the wider conservation area. The proposal is in an elevated location and likely visible from public vantage points to the west. Less than substantial harm is likely to arise as a result of the development. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely permanent minor adverse effect. Reducing with a smaller development on the site.</p> <p><u>Mitigation</u></p> <p>A much reduced density consistent with the form of development already located in the area with a high quality design and features/materials which reflect those within the local built environment could reduce or remove the observed harm to the conservation area. It is however likely that such as development will not provide sufficient capacity to warrant allocation through the Pendle LPP2.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site is largely contained by surrounding land uses but is located in an elevated position with some outward views towards Barnoldswick and wider open countryside. The site is located within the Drumlin Field (Zone 13a) but makes a limited contribution to this LCA noting the limited scale of the site and its containment. The site is located within the Calf Hall and Gillians Conservation Area and is likely to contribute to the significance of this conservation area. No listed buildings are located in close vicinity to the site. The development of the site is likely to harm the historic environment. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely permanent adverse effect. Reducing with a smaller development on the site.</p> <p><u>Mitigation</u></p> <p>A much reduced density consistent with the form of development already located in the area with a high quality design and features/materials which reflect those within the local built environment could reduce or remove the observed harm to the conservation area. It is however likely that such as development will not provide sufficient capacity to warrant allocation through the Pendle LPP2.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P075 Land between Moorlands and the Homelands, Barnoldswick		
SA Objective	Score	Commentary
		<p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing and employment due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock in Barnoldswick and support provided to the local economy. This has wider health benefits with new homes aiding the wellbeing of residents providing households with the opportunity to move to new quality homes which meet their housing needs. The site is in close proximity to services, facilities and sources of employment available within Barnoldswick. Its development will therefore positively contribute to the regeneration of the town. The site has access constraints. Manchester Road features a number of bottlenecks due to a narrowing of the highway. The proposal, whilst limited in scale, will contribute to a worsening of traffic conditions on the highway network and increase the potential for vehicle conflict. There is no footpath on Manchester Road, requiring pedestrians to walk in the highway. The proposal has highway safety concerns and is therefore assessed as having a minor adverse effect for this objective. The site comprises part of garden land and part an undeveloped field and therefore has mixed effects for use of land objectives. The site is not known to be affected by flood risk and is unlikely to fulfil an important role for wildlife – though further assessment of both these matters will be necessary. A minor adverse effect is assessed for heritage and landscape objectives. This is due to the elevated location of the site and its wider visibility, the scale and type of development proposal and its location within the Calf Hall and Gillians Conservation Area. At least Less than substantial harm is likely to be caused by the proposal on the historic environment. Overall the site is assessed as having a minor positive effect for climate change objectives.</p>		

P078 Land at Higher Park Farm, Barrowford		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 165 dwellings. The proposal will make a significant contribution to housing land supply help to improve the quality of existing housing stock and diversify housing land supply including affordable housing needs. Taking this into account, it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P078 Land at Higher Park Farm, Barrowford				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (Whitewalls Industrial Estate).</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to have a minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>Likely permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	0	<p><u>Like Significant Effects</u></p> <p>The site is located within 800m of Barrowford local centre.</p> <p>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal will provide local residents with the opportunity to access new quality housing. It is accessible to some local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>Permanent minor positive affect.</p> <p><u>Mitigation</u></p> <p>Contributions may be sought towards service provision where there is a shortfall, and the proposed development would exacerbate this problem.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P078 Land at Higher Park Farm, Barrowford				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	+	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Proposals include a significant package of open space facilities including a mountain bike cycling area and fishing ponds. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is bordered by existing residential, open countryside, park, cemetery, and the M65 motorway. There is a degree of conflict between the proposed use and the motorway and the adverse effects on health likely from noise and pollution.</p> <p>Overall the proposal is considered to have a minor positive effect for this objective with mitigation measures</p> <p><u>Term</u></p> <p>A likely minor positive effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Full delivery of open space proposed. Financial contributions towards open space provision where required. Development to be located away from the Motorway with sufficient boundary treatment and design measures to reduce the impacts of the motorway on future occupiers.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are minor existing capacity issues on the local highway network. Submitted highways information demonstrates that the development would not severely impact the highways network. An updated assessment would be required to account for cumulative effects and more recent traffic data.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A likely minor positive from the medium term.</p> <p><u>Mitigation</u></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P078 Land at Higher Park Farm, Barrowford			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources			<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P078 Land at Higher Park Farm, Barrowford		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. Development will need to be offset from the M65 in order to mitigate effects of the motorway on the health of residents. It is unlikely of a scale where its development would contribute significantly to air quality problems. The site has reasonable accessibility to local services and shops available in Barrowford helping to promote a modal shift. As such it is unlikely that the proposal would contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Developments needs to be offset from the M65 to reduce the potential for adverse effects on health of residents.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.43. The site therefore has a minor adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P078 Land at Higher Park Farm, Barrowford				
SA Objective	Score			Commentary
				Permanent loss where developed. <u>Mitigation</u> To be determined in consultation with Lancashire County Council. <u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	+	<u>Likely Significant Effects</u> The site does not affect any designated site. The site is covered by an area of ecological interest (LERN record). The site predominantly features semi-improved grassland. The site does not affect the Green Infrastructure Network however has the potential to enhance this network linking the Leeds and Liverpool Canal and Barrowford Locks to Barrowford Park and Cemetery. Overall, the proposal is considered to likely have a neutral effect on this objective. <u>Term</u> Likely neutral effect improving further with the implementation of mitigation measures.
	0			<u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> None.
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<u>Likely Significant Effects</u> The site is located in close proximity to Barrowford Conservation Area, a cluster of listed buildings at Barrowford Park Entrance, and listed structures associated with the Leeds Liverpool Canal. The development of the site is unlikely to harm this historic environment taking into account the lack of visual or physical connections between the site and these assets. A neutral effect is assessed for this objective. <u>Term</u> Likely permanent neutral effects. <u>Mitigation</u> Sufficient distancing and buffer planting to ensure that the effects of developing the site on the historic environment minimised. Adoption of a high quality design, with vernacular informed by this local historic environment. <u>Assumptions</u>

SA Appendix 5: Assessment of Potential Housing Sites

P078 Land at Higher Park Farm, Barrowford		
SA Objective	Score	Commentary
		<p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The site forms part of the Industrial Foothills and Valleys Landscape Character Area (Zone 6a) and contributes positively to the quality of this Character Area within this part of the Borough providing a break in development with providing a well-defined field pattern and woodland close to local watercourses and key sources of recreation. The break provided by the site is all the more important given the role this land has in maintaining separation between Barrowford, Nelson and Colne. The development of the site for housing would have potentially adverse effects on local landscape character. The site is designated Green Belt and is found in evidence to maintain a critical role in the Green Belt. The site is covered by numerous TPOs. These TPOs constrain access into the site. The felling of which for access will alter the character of Colne Road. There are no very special circumstances under which to allow the development of the site. Overall a significant adverse effect which could not be mitigation under current circumstances.</p> <p><u>Term</u></p> <p>Permanent Significant adverse effects.</p> <p><u>Mitigation</u></p> <p>Mitigation Not available.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing and employment objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock and associated economic benefits. Positive effects are also found for health, regeneration and transport objectives due to the benefits associated with the proposal which includes extensive recreation area. A neutral effect for biodiversity is found in the acknowledged dual function this area would have in creating and enhancing habitats for wildlife. The proposal relates land which is greenfield and as such has adverse effects for use of resources and making efficient use of land. The proposal has an adverse to significant effect on local landscape owing to the site's edge of settlement location and green belt designation. The site is however relatively well contained, although its development would contribute to the closing the existing gap between Colne and Barrowford. The proposal has neutral effects for heritage noting the contained nature of the site. The proposal has limited flooding or drainage concerns resulting in a neutral effect for this objective. A negative effect is found for effects on climate change. This is due to the longer distances necessary to travel to key services (despite being around 800m from the boundary of Barrowford local centre). The length of these trips may encourage travel by car.</p>		

P080 Hayfield Meadow, Earby Road, Salterforth		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the	+	<p><u>Likely Significant Effects</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P080 Hayfield Meadow, Earby Road, Salterforth				
SA Objective	Score			Commentary
Pendle area and deliver decent homes.				<p>The site has capacity for 75 dwellings. The proposal would help to improve the quality of existing housing stock and diversify housing land supply including affordable housing needs. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not used for employment.</p> <p>The site is located in excess of 2,000m of the nearest major employment sites.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+	<p><u>Like Significant Effects</u></p> <p>The site is located within 800m of one or more services or 2,000m of a local centre (Earby).</p> <p>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The site is within 800m of a primary school and 2000m of a secondary school.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P080 Hayfield Meadow, Earby Road, Salterforth				
SA Objective	Score			Commentary
	+			<p>The proposal will provide local residents with the opportunity to access new quality housing. It is accessible to some local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive affect from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions may be sought towards service provision where there is a shortfall, and the proposed development would exacerbate this problem.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses and open countryside. The proposal is considered compatible with these uses.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p>
	+			<p><u>Term</u></p> <p>Minor positive effects from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Potential requirement for financial contribution to open space requirements.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P080 Hayfield Meadow, Earby Road, Salterforth				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known capacity issues on the local highway network.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0		<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P080 Hayfield Meadow, Earby Road, Salterforth		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is subject to flood risk from surface water. The constraint identified may affect overall site capacity but is not anticipated to render the site unsuitable for housing. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>A minor adverse effect potentially reducing in the longer term with the successful implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site layout, design, form and type to be informed by site specific drainage information.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. It is unlikely of a scale where its development would contribute significantly to air quality problems. As such it is unlikely that the proposal would contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.65. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P080 Hayfield Meadow, Earby Road, Salterforth				
SA Objective	Score			Commentary
				Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage. <u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes. <u>Assumptions</u> None. <u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<u>Likely Significant Effects</u> The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective. <u>Term</u> Neutral effect for the plan period <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<u>Likely Significant Effects</u> The site does not affect any designated site. The role of the site for protected species is at this point unknown. The site is primarily arable farmland. The site does not affect the Green Infrastructure Network. Overall, the proposal is considered to likely have a neutral effect on this objective. <u>Term</u> Likely permanent neutral effect in the longer term with adoption of mitigation measures <u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.
	0			<u>Assumptions</u> None. <u>Uncertainties</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P080 Hayfield Meadow, Earby Road, Salterforth		
SA Objective	Score	Commentary
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>There are several listed buildings located distant from the site which are unlikely to be affected by the site's development. A neutral effect is concluded for this objective.</p> <p><u>Term</u></p> <p>Subject to site specific evidence and consultee advice, the proposal is likely to result in a neutral effect in the long term.</p> <p><u>Mitigation</u></p> <p>High quality design and boundary treatment works should help minimise any potential effect on the historic environment.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a). There extensive outward views of drumlin fields located to the north. The site contributes to the local character affording views of this landscape from Salterforth and public routes. The site's development would extend the settlement pattern of Salterforth away from the core village into the open countryside and disrupt the settlement pattern. The resultant scheme may result in a reduction in the physical and perceptual gap between Salterforth and Earby adversely affecting settlement identity. A minor adverse effect is identified for this objective.</p> <p><u>Term</u></p> <p>Minor negative effects potentially reducing with adoption of mitigation measures to be agreed with the Council.</p> <p><u>Mitigation</u></p> <p>Scale, siting, layout and design of development, together with open space/landscaping may soften the effects of the development on these assets. Planting along the road way and off-setting of development away from the road to ensure that the perception of open countryside is maintained.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Positive effects are also found for health, regeneration and transport objectives due to the benefits associated with the proposal and its accessibility to local services provision and facilities. The proposal relates land which is greenfield and as such has adverse effects for use of resources and making efficient use of land. The proposal has an adverse to significant effect on local landscape owing to the site's edge of settlement location and relationship to wider unique and sensitive landscapes. The proposal has adverse effects for flood risk from surface water. Measures will be required to be adopted within the layout and design of the development to address this issue with resulting in residual risk for existing or new residents. This may reduce the developable area of the site. Beyond this the site has relatively limited constraints resulting in neutral effects noted for remaining objectives including climate change.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P081 New Road Garage Site, Earby				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 35 dwellings. The proposal would help to improve the quality of existing housing stock and diversify housing land supply including affordable housing needs. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The site is located in within 2,000m of the nearest major employment site (West Craven Business Park).</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P081 New Road Garage Site, Earby			
SA Objective	Score		Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	0
	+		<p><u>Like Significant Effects</u></p> <p>The site is located within 800m of a local centre (Earby). No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The site is within 2000m of the primary school.</p> <p>The proposal will provide local residents with the opportunity to access new quality housing. It is accessible to some local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive affect.</p> <p><u>Mitigation</u></p> <p>Contributions may be sought towards service provision where there is a shortfall, and the proposed development would exacerbate this problem.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	0
	+		<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP and open space. Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>Commercial uses have the potential for adverse effects on residents owing to noise, pollution, dust etc from their operation and any redevelopment of the site would need to respond positively to this. The site is made up on garage lock ups which may cause harm to amenity for existing residents. Overall with mitigation measures the proposal is considered to have a neutral effect on this sub-objective.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Financial contributions towards open space provision where required. Development to be located away from adjacent commercial uses as far as possible with siting and boundary treatments to minimise any adverse effects from continuing operations.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P081 New Road Garage Site, Earby				
SA Objective	Score			Commentary
				The degree to which issues from neighbouring uses can be addressed whilst providing a site which is developable.
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p>Likely Significant Effects</p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known capacity issues on the local highway network. The proposal relates to a garage site, the redevelopment of which may result in increased pressures locally for on-street parking.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.</p> <p>Term</p> <p>A minor positive effect from the medium term.</p> <p>Mitigation</p> <p>Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Consideration should be given towards the provision of a new parking area within the site for existing residents, if it is demonstrated that the proposal would lead to parking problems occurring resulting in highway safety or capacity issues.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p>Likely Significant Effects</p> <p>The site is previously developed. Its redevelopment for housing would strongly contribute to the achievement of this objective. As such the proposal is considered to have significant positive effects for this objective.</p> <p>Term</p> <p>Permanent Significant positive effects.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
7. To conserve and enhance water quality and resources	-	0		<p>Likely Significant Effects</p> <p>The site is located within 50m of a watercourse (New Cut)</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P081 New Road Garage Site, Earby		
SA Objective	Score	Commentary
	-	<p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development close to the watercourse should be avoided.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that parts of the site are subject to flood risk, and this may be made worse with climate change. Detailed modelling required. The site has a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Possible minor adverse effects, reducing to neutral with the implementation of sufficient mitigation measures.</p> <p><u>Mitigation</u></p> <p>Phase 2 SFRA to assess detailed flooding issues at the site. This will inform policy requirements regarding the capacity, direction of development and drainage mitigation measures required in the design and construction of the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. It is unlikely of a scale where its development would contribute significantly to air quality problems. The site is highly accessible to local services helping to encourage modal shift and travel away from car usage. As such it is unlikely that the proposal would contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P081 New Road Garage Site, Earby			
SA Objective	Score		Commentary
			The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+		<p>Likely Significant Effects</p> <p>The site has a suitability score of 4.52. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term</p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation</p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p>Likely Significant Effects</p> <p>The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term</p> <p>Neutral effect for the plan period</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0 <p>Likely Significant Effects</p> <p>The site does not affect any designated site.</p> <p>The role of the site for protected species is at this point unknown. The site is primarily arable farmland.</p> <p>The site does not affect the Green Infrastructure Network.</p> <p>Overall, the proposal is considered to likely have a neutral effect on this objective.</p> <p>Term</p> <p>Likely permanent neutral effect in the longer term with adoption of mitigation measures</p> <p>Mitigation</p>

SA Appendix 5: Assessment of Potential Housing Sites

P081 New Road Garage Site, Earby		
SA Objective	Score	Commentary
	0	<p>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	++	<p><u>Likely Significant Effects</u></p> <p>The site is situated within the Earby Conservation Area but has no direct link to any Listed Building. The site is used as a garage lock up site and features single storey garages. In its current condition, the site detracts from the built quality of the wider area. The redevelopment of the site has the potential to significantly enhance and contribute to the built character and quality of the area. A significant positive effect is assessed.</p> <p><u>Term</u> Likely significant positive effects with the implementation of mitigation measures in the longer term.</p> <p><u>Mitigation</u> High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	++	<p><u>Likely Significant Effects</u></p> <p>The sites forms part of the Drumlin Fields Landscape Character Area (Zone 13a). The site does not include any features which contribute to this character area being previously development and wholly within the settlement of Earby. The site is situated within the Earby Conservation Area but has no direct link to any Listed Building. The site is used as a garage lock up site and features single storey garages. In its current condition, the site detracts from the built quality of the wider area. The redevelopment of the site has the potential to significantly enhance and contribute to the built character and quality of the area. A significant positive effect is assessed.</p> <p><u>Term</u> Likely significant positive effects in the longer term.</p> <p><u>Mitigation</u> High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P081 New Road Garage Site, Earby				
SA Objective	Score		Commentary	
			None.	
Summary: The proposal has positive effects for housing, health and economic objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock and associated economic and health benefits of new homes. The site occupies a previously developed site within the settlement boundary of Earby. The site is highly accessible to existing services and facilities and as a result score positively for transport and air quality objectives (neutral effect for air quality). The use of previously developed land benefits objectives of land resources and making efficient use of land and regeneration. The possible increase in quality to the built environment also benefits townscape and heritage objectives noting the site’s location with the Earby Conservation and the site’s currently dilapidated condition. The proximity of the site to New Cut and the potential for flooding form the only associated adverse effects of developing the site and design responses may be required. As a result and taking the above into account the proposal scores positively for climate change objectives.				

P082 Land at Glen Farm, Red Lion Street, Earby				
SA Objective	Score		Commentary	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		<u>Likely Significant Effects</u> The site has capacity for 25 dwellings. The proposal would help to improve the quality of existing housing stock and diversify housing land supply including affordable housing needs. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective. <u>Term</u> Permanent minor positive effects from the medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> None.	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The site is located in within 2,000m of the nearest major employment site (West Craven Business Park). The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to have a minor positive effect for this objective. <u>Term</u> Likely permanent minor positive effects.
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P082 Land at Glen Farm, Red Lion Street, Earby				
SA Objective	Score			Commentary
				<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	0	<p><u>Like Significant Effects</u></p> <p>The site is located within 800m of a local centre (Earby). No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The site is within 2000m of the primary school.</p> <p>The proposal will provide local residents with the opportunity to access new quality housing. It is accessible to some local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a minor positive effect for this objective.</p>
	+			<p><u>Term</u> Permanent minor positive affect.</p> <p><u>Mitigation</u> Contributions may be sought towards service provision where there is a shortfall, and the proposed development would exacerbate this problem.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space. Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities. The site is bordered by existing residential uses, agricultural uses and open countryside. The proposal is considered compatible with these uses.</p>
	0			<p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects from the short to medium term.</p> <p><u>Mitigation</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P082 Land at Glen Farm, Red Lion Street, Earby				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> None.
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	0	0	<u>Likely Significant Effects</u> The site is located in excess of 400m from any transport service. There are no known capacity issues on the local highway network. The proposal is of an insufficient scale to affect highway capacity. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a minor adverse effect for this objective. <u>Term</u> A minor adverse effect from the medium term. <u>Mitigation</u> The small scale of the site means that the level of contributions is unlikely to address issues of accessibility via public transport and walking and cycling. <u>Assumptions</u> None. <u>Uncertainties</u> None.
6. To encourage the efficient use of land and conserve and enhance soils.	-			<u>Likely Significant Effects</u> The site is predominantly greenfield (with some hard standing) but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed for this objective. <u>Term</u> Permanent minor adverse effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P082 Land at Glen Farm, Red Lion Street, Earby		
SA Objective	Score	Commentary
7. To conserve and enhance water quality and resources	-- -	<p><u>Likely Significant Effects</u></p> <p>The site is located within 10m of a watercourse (Earby Beck).</p> <p>The development is likely to require any upgrade to water management infrastructure to manage flood risk.</p> <p>Overall the site is considered to have Minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development close to the watercourse should be avoided. On-site drainage storage likely to be requirement. Adoption of SuDs hierarchy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Scope to deliver development taking into account drainage requirements.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that parts of the site are subject to FZ2. High risk of flooding from surface water. These areas should stay free from development with drainage storage areas provided on site affecting overall site capacity. A minor adverse effect is found for this objective.</p> <p><u>Term</u></p> <p>Minor adverse reducing with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FZ2 areas should stay free from development with drainage storage areas provided on site. A minor adverse effect is found for this objective. Site specific detailed information required relating to flooding at the site and the effects of developing the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. It is unlikely of a scale where its development would contribute significantly to air quality problems. As such it is unlikely that the proposal would contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P082 Land at Glen Farm, Red Lion Street, Earby		
SA Objective	Score	Commentary
		<p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.74. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P082 Land at Glen Farm, Red Lion Street, Earby			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0
			<p><u>Likely Significant Effects</u></p> <p>The site does not affect any designated site.</p> <p>The role of the site for protected species is at this point unknown. The site is primarily arable farmland.</p> <p>The site does not affect the Green Infrastructure Network.</p> <p>Overall, the proposal is considered to likely have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effect in the longer term with adoption of mitigation measures</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-		<p><u>Likely Significant Effects</u></p> <p>The site is situated within the Earby Conservation Area but has no direct link to any Listed Building. The forms part of a farm but would not remove existing farm buildings. The proposal is likely to result in at least a less than substantial harm on the conservation area owing to the scale of the proposal in contrast to the existing built form in the locality and loss of undeveloped land which helps to reveal the significance of the conservation area. Further assessment of the site and its role within the historic environment is necessary. The suitability of the proposal would be considered against its public benefits. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Further assessment needed however is assessed to be at least for this objective. The proposals effects are likely to remain permanent.</p> <p><u>Mitigation</u></p> <p>Assessment required through further heritage evidence. High quality development which is consistent with and sensitively incorporated into existing built surrounds, responding positively to the quality and character of the conservation area.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Extent of harm caused to historical environment (Medium Risk)</p>
14. To conserve and enhance landscape character and townscapes.	-		<p><u>Likely Significant Effects</u></p> <p>The site forms part of the Drumlin Fields Landscape Character Area. The site does not feature any of the characteristics of this character area occupying predominantly flat land adjacent to Earby Beck. The site is in the open countryside and is largely</p>

SA Appendix 5: Assessment of Potential Housing Sites

P082 Land at Glen Farm, Red Lion Street, Earby		
SA Objective	Score	Commentary
		<p>undeveloped. The forms part of a farm but would not remove existing farm buildings. The site does not form part of any noted landscape but would be visible from rising land to the south east. The site is situated within the Earby Conservation Area but has no direct link to any Listed Building. The proposal is considered likely to result in less than substantial harm on the conservation area owing to the scale of the proposal in contrast to the existing built form in the locality. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u> Likely minor adverse effects kept to a minimum with mitigation measures.</p> <p><u>Mitigation</u> High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area. Consideration of public benefits.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Extent of harm on historic environment is not known.</p>
<p>Summary: The proposal has positive effects for housing, health and economic objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock and associated economic and health benefits of new homes. The site has some accessibility to existing services and facilities with a neutral effect for transport and air quality objectives. The site is greenfield adjoining the settlement boundary of Earby this results in adverse effects for securing the efficient use of land and protecting natural resources. The site is located within the Earby Conservation Area. The form of development proposal is likely to harm this historic environment thereby resulting in adverse effects for townscape and heritage objectives. The proximity of the site to Earby Beck and the potential for flooding result in associated adverse effects of developing the site and design responses may be required. As a result and taking the above into account the proposal has a neutral impact for climate change objectives.</p>		

P083 Land south of Grenfell Gardens, Colne		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The site has capacity for 17 dwellings. The proposal would help to improve the availability of quality of existing housing stock and diversify housing land supply including affordable housing needs. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P083 Land south of Grenfell Gardens, Colne				
SA Objective	Score			Commentary
				None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The site is located in within 2,000m of the nearest major employment site (Colne Town Centre).</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 2000m of a local centre (Colne).</p> <p>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The site is within 2000m of the primary school.</p> <p>The proposal will provide local residents with the opportunity to access new quality housing. It is accessible to some local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral affect.</p> <p><u>Mitigation</u></p> <p>Contributions may be sought towards service provision where there is a shortfall, and the proposed development would exacerbate this problem.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P083 Land south of Grenfell Gardens, Colne				
SA Objective	Score			Commentary
				Site of limited scale limiting scope for contributions (medium risk).
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	--	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Development would result in the partial loss of existing open space (playing pitches) without replacement provision. Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses and open space. The site is located close to the M65 which is likely to be a source of noise and air pollution. The effects of this is reduced somewhat by existing buffer planting located between the road and the site.</p> <p>Overall the proposal is considered to have minor negative effect for this objective.</p> <p><u>Term</u></p> <p>A minor negative effect reducing in the medium term with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Financial contributions towards open space provision where required. Development to be located away from the M65. Additional boundary treatments and design measures may be required to reduce the effects of the M65 on residents of the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The degree to which issues from neighbouring uses can be addressed whilst providing a site which is developable.</p>
	-			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of a transport service.</p> <p>There are known capacity issues on the local highway network (Colne North Valley and in Barrowford). The proposal is of an insufficient scale to affect highway capacity problems currently experienced.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>The small scale of the site means that the level of contributions is unlikely to address issues of accessibility via public transport and walking and cycling. Limited travel plan measures could however be applicable noting the enhanced viability of the locality.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P083 Land south of Grenfell Gardens, Colne		
SA Objective	Score	Commentary
		The extent of which travel plan measures encourage a modal shift.
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The site is predominantly greenfield (partially in use as open space – private provision) but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	- 0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 50m of an unnamed watercourse.</p> <p>The development is likely to require any upgrade to water management infrastructure to manage flood risk.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development close to the watercourse should be avoided. On-site drainage storage likely to be requirement. Adoption of SuDs hierarchy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Scope to deliver development taking into account drainage requirements.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 and is subject to a low risk of flooding. As such has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects with implementation of mitigation measures.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P083 Land south of Grenfell Gardens, Colne		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. It is unlikely of a scale where its development would contribute significantly to air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.88. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure	0	<p><u>Likely Significant Effects</u> The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period</p>

SA Appendix 5: Assessment of Potential Housing Sites

P083 Land south of Grenfell Gardens, Colne			
SA Objective	Score		Commentary
the sustainable use of natural resources.			<p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	<p><u>Likely Significant Effects</u></p> <p>The site does not affect any designated site.</p> <p>The site is covered by an Ecological Interest (LERN record). The site is comprised of improved grassland with some semi improved grassland.</p> <p>The site is located within the Green Infrastructure Network and is in use for recreation (Controlled usage). The development of the site would result in the loss of this facility.</p> <p>Overall, the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. Mitigation measures unlikely to overcome effect on Green Infrastructure network.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The site is not situated near to any listed buildings but it is likely that the building of the former Colne Grammar School is a non-designated asset noting its previous significance for the town and continuing value for residents. The development site is located separate to this building to the south and would be seen in the context of the relatively recent new build estate of Grenfell Gardens. Taking this into account it is unlikely that harm to this asset would arise through the development of the site. A neutral effect is found for this objective.</p> <p><u>Term</u></p> <p>Neutral effect likely to remain permanent following construction.</p> <p><u>Mitigation</u></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds including the Grammar School.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P083 Land south of Grenfell Gardens, Colne		
SA Objective	Score	Commentary
		<p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Degree of harm caused may increase depending on the quality of the development.</p>
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Foothills and Valleys Landscape Character Area (6a), The site is contained on all sides by development/prominent features. The site is flat in terms of its topography and does not contribute to the qualities of this LCA. The development of the site would represent a minor extension of the built form. The existing site is largely in use for open space, with wider open space retained. The overall character of the area would therefore remain the same. The site would have limited visibility from nearby public views, vistas and routes, and is largely enclosed. A TPO exists within the western part of the site reducing the developable area. A neutral effect is assessed for this objective with mitigation measures.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects with mitigation measures.</p> <p><u>Mitigation</u></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character, further boundary treatments where needed. TPO area to be retained with suitable offset from development.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The proposal has positive effects for housing and economic objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock and associated economic benefits connected to the delivery of new homes. The site is at an edge of settlement location and has limited accessibility given the distance from the site to the town centre. Some access is available however and the proposal does not relate to an isolated location. The site is greenfield adjoining the settlement boundary of Colne resulting in adverse effects for securing the efficient use of land and protecting natural resources. There are adverse effects for health associated with the development due to the loss of existing playing pitch provision (albeit in private ownership) and due to the site's proximity to the M65 motorway and noise and possibly air quality issues which arise from this proximity. It is possible that the latter issue can be addressed through the detailed design of the proposal, however. The site also has an adverse effect for ecology due to the loss of existing habitats on site and the development of an area which forms part of the green infrastructure of Colne which is used for open space. The latter loss is a permanent consequence of the proposal and cannot be replaced unless provision can be provided in an accessible off-site location. For heritage objectives the proposal has a neutral effect. This recognises that the proposal is located out of the main vista of the Grammar School and located to the south and would be seen in the context of wider new build development. The quality of the design however will be important in ensuring that a neutral effect can continue to be observed through the development of the scheme. A neutral effect is also found for landscape/townscape objectives. Again this follows the assessment made for heritage objectives but also acknowledges the contained nature of the proposal and its location in close proximity to the M65 which cuts through the landscape reducing its quality. A neutral effect is found for climate change objectives, this reflects the relatively limited constraints to the development including flood risk but is not positive due to the relatively long distance required to travel to most services therefore encouraging car travel.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P086 Land off Bridge Street, Colne				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 16 dwellings. The proposal would help to improve the quality of existing housing stock and diversify housing land supply in a relatively deprived community of Pendle. Low viability means that the site will not be able to support affordable housing needs delivery. Notwithstanding this, it is concluded that the proposal will have a minor positive effect for this policy objective noting the overall benefits housing land supply will have for the area.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability could affect the housing mix provided (Medium risk)</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	-	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is currently used for employment. Its redevelopment for housing could result in the loss of local jobs or local access to jobs if relocated elsewhere within the borough though this effect is relatively limited given the limited scale of the site and its use primarily for the storage of materials.</p> <p>The site is located in within 2,000m of the nearest major employment site (Colne Town Centre).</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects in the longer term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P086 Land off Bridge Street, Colne				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	+	<p><u>Like Significant Effects</u></p> <p>The site is located within 800m of a local centre (Colne). No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The site is within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal will provide local residents with the opportunity to access new quality housing. It is accessible to some local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>Permanent minor positive effect.</p> <p><u>Mitigation</u></p> <p>Contributions may be sought towards service provision where there is a shortfall, and the proposed development would exacerbate this problem.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site of limited scale and Low viability meaning contributions unlikely. (High risk).</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space. Little scope exists within the development to accommodate new open space although the site is located nearby to an existing park (Millennium Park). No health facilities are proposed, and the development would increase pressure on existing facilities. The site is bordered by existing residential uses and open space. The proposal is considered compatible with these land uses. Taking the above into account, the proposal is assessed to have a minor positive effect on this objective.</p>
	+			<p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P086 Land off Bridge Street, Colne			
SA Objective	Score		Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	++	0	0
	+		<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of all assessed transport services.</p> <p>There are known capacity issues on the local highway network (Albert Road). The proposal is of an insufficient scale to affect highway capacity and is well connected to existing service provision including high quality public transport provision to encourage a modal shift.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>The small scale of the site means that the level of contributions is unlikely to address issues of accessibility via public transport and walking and cycling if it is a requirement of the site (considered unlikely).</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The extent of which travel plan measures encourage a modal shift.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++		<p><u>Likely Significant Effects</u></p> <p>The site is previously developed. The site's redevelopment for housing would support the delivery of this objective. As such the proposal is considered to have significant positive effects for this objective.</p> <p><u>Term</u></p> <p>Permanent Significant positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P086 Land off Bridge Street, Colne		
SA Objective	Score	Commentary
7. To conserve and enhance water quality and resources	- 0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 50m of a watercourse (Colne Water).</p> <p>The development is likely to require any upgrade to water management infrastructure to manage flood risk.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development close to the watercourse should be avoided. On-site drainage storage may be a requirement. Adoption of SuDs hierarchy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Scope to deliver development taking into account possible drainage requirements (Medium risk)</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA has assessed that the site is subject to some risk of flooding from flood water sources. A minor adverse effect is assessed.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing to neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site specific drainage information required to confirm suitability of location for housing and to inform site design.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. It is unlikely of a scale where its development would contribute significantly to air quality problems. The site is highly accessible to existing services and facilities including public transport helping to encourage the adoption of alternative modes of travel to the car. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P086 Land off Bridge Street, Colne		
SA Objective	Score	Commentary
		<p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.74. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score applied for this objective is a result of the site's highly accessible location and relatively limited constraints.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P086 Land off Bridge Street, Colne			
SA Objective	Score		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	+
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	+		
14. To conserve and enhance landscape character and townscapes.	+		

SA Appendix 5: Assessment of Potential Housing Sites

P086 Land off Bridge Street, Colne		
SA Objective	Score	Commentary
		<p>redevelopment of the site for a high-quality development has the potential to enhance the built quality of the local area, potentially serving to link and enhance both Conservation Areas. A minor positive effect is assessed for this objective.</p> <p><u>Term</u> Likely minor positive effects potentially increasing to significant positive effects from the medium term with adoption of mitigation measures.</p> <p><u>Mitigation</u> High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Viability to achieve a high quality development. High Risk.</p>
<p>Summary: The proposal has positive effects for housing and health objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock and associated health benefits connected to the delivery of new homes. The proposal relates to a site which is developed and currently used for employment purposes close to the town centre of Colne. The current use of the site and loss of employment land resulting from the proposal results in a neutral effect noting the limited employment use connected to the site and the economic benefits generated. The redevelopment of land within Colne's settlement boundaries is beneficial for securing the efficient use of land, supports the regeneration of the town, and supports improvements to its built environment, enhancing the nearby conservation areas. A limited degree of flood risk affects the site which will need to be addressed through the redevelopment of the site. The site is highly accessible to services, shops and employment helping to encourage residents to use alternative modes of travel to the car. This benefits transport objectives but also supports the strong score attached to the site for climate change objectives.</p>		

P087 Duckworth Mill, Skipton Road, Colne		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The site has capacity for 14 dwellings. The proposal would help to improve the quality of existing housing stock and diversify the type and size of homes in Colne. The area has limited viability meaning it is unlikely that the site will be able to support the delivery of affordable housing. Notwithstanding this and noting the overall benefits housing land supply will have for the area, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P087 Duckworth Mill, Skipton Road, Colne				
SA Objective	Score			Commentary
				<p>None.</p> <p>Uncertainties</p> <p>Low viability could affect the housing mix provided (Medium risk)</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	-	+	0	<p>Likely Significant Effects</p> <p>The development site is currently used for employment. Its redevelopment for housing could result in the loss of local jobs or local access to jobs if relocated elsewhere within the town or borough.</p> <p>The site is located in within 2,000m of the nearest major employment site (Colne Town Centre).</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to have a neutral effect for this objective.</p> <p>Term</p> <p>Likely permanent neutral effects in the longer term.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>People living on site work locally and/or spend their wages locally.</p> <p>Uncertainties</p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
			0	
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	++	<p>Like Significant Effects</p> <p>The site is located within 800m of a local centre (Colne).</p> <p>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The site is within 800m of a primary school and secondary school.</p> <p>The proposal will provide local residents with the opportunity to access new quality housing. It is accessible to some local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a significant positive effect for this objective.</p> <p>Term</p> <p>Permanent significant positive effect.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p>
			++	

SA Appendix 5: Assessment of Potential Housing Sites

P087 Duckworth Mill, Skipton Road, Colne				
SA Objective	Score			Commentary
				None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP and open space.</p> <p>Little scope exists within the development to accommodate new open space within the site. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses with industrial uses across the road. The proposal is considered compatible with these uses and the industrial use is unlikely to adversely affect the proposal noting the distance between the establishment and the proposal.</p> <p>Taking the above into account, the proposal is assessed to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more assessed transport services.</p> <p>There are known capacity issues on the local highway network. The proposal is of an insufficient scale to affect highway capacity and is well connected to existing service provision including high quality public transport provision to encourage a modal shift.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>The small scale of the site means that the level of contributions is unlikely to address issues of accessibility via public transport and walking and cycling if it is a requirement of the site (considered unlikely).</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P087 Duckworth Mill, Skipton Road, Colne		
SA Objective	Score	Commentary
		The extent of which travel plan measures encourage a modal shift.
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p>Likely Significant Effects</p> <p>The site is previously developed. The redevelopment of the site for housing would support this objective. As such the proposal is considered to have significant positive effects for this objective.</p> <p>Term</p> <p>Permanent Significant positive effects.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
7. To conserve and enhance water quality and resources	0 0	<p>Likely Significant Effects</p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p>Term</p> <p>Neutral effect (permanent).</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
	0	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p>Likely Significant Effects</p> <p>The SFRA confirms that the site is located in Flood Zone 1, and subject to a limited risk of flooding. As such the site has a neutral effect on this objective.</p> <p>Term</p> <p>Permanent neutral effects with implementation of mitigation measures.</p> <p>Mitigation</p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P087 Duckworth Mill, Skipton Road, Colne		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	-	<p><u>Likely Significant Effects</u> The site is located within 500m of the Colne AQMA. Whilst the proposal is not of a sufficient scale to contribute to a worsening of air quality within the AQMA, the site's proximity to the AQMA does raise health concerns for its future occupiers. The site therefore has a minor adverse effect on this objective.</p> <p><u>Term</u> Permanent minor adverse effects minimised by sustainable location of the site and adoption of measures to enhance air quality.</p> <p><u>Mitigation</u> The site holds excellent accessibility to all services, facilities, shops and employment, and public transport reducing the need to travel by car. The layout and orientation of dwellings should be carefully designed to minimise the effects of air pollution. The proposal should include street trees to reduce the effects of pollution.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Viability to support mitigation measures.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.65. The site therefore has a positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score applied for this objective is a result of the site's highly accessible location and relatively limited constraints.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure	0	<p><u>Likely Significant Effects</u> The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P087 Duckworth Mill, Skipton Road, Colne				
SA Objective	Score			Commentary
the sustainable use of natural resources.				<p><u>Term</u> Neutral effect for the plan period</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The site does not affect any designated site. It is unclear whether the site fulfils an important role for protected species. The site is not located within the Green Infrastructure Network. Overall, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Likely neutral effect from the longer term with the implementation of mitigation measures.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
	0			
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u> Likely permanent neutral effects</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P087 Duckworth Mill, Skipton Road, Colne		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Urban Character Area. The site in its current form is not considered to positively contribute to this, with buildings functional in appearance. The site is currently in employment use in a residential area. The site is low quality in its current use and has the potential to improve and enhance its surroundings if redeveloped. A minor positive effect has been assessed for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects with mitigation in the longer term.</p> <p><u>Mitigation</u></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character, further boundary treatments where needed.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Viability for a high quality development.</p>
<p>Summary: The proposal has positive effects for housing and health objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock and associated health benefits connected to the delivery of new homes. The proposal relates to a site which is developed and currently used for employment purposes close to the town centre of Colne. The current use of the site and loss of employment land resulting from the proposal results in a neutral effect noting the limited employment use connected to the site and the economic benefits generated. The redevelopment of land within Colne's settlement boundaries is beneficial for securing the efficient use of land, supports the regeneration of the town, and supports improvements to its built environment. The site is unaffected by flood risk or biological constraints. The site is close to the only AQMA designated within the borough. The site's highly accessible location and limited scale ensures that the proposal will contributing to the worsening of air quality or highway problems located in the area however the effects of air pollution could affect the health of residents and the adoption of mitigation measures through the design, form and features of the development may be required. Overall the limited constraints and high connectivity of the site results in a strong positive score being attached to the site for climate change objectives.</p>		

P088 Laithe Street, Colne		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 15 dwellings. The proposal would help to improve the quality of existing housing stock and diversify the type and size of homes in Colne. The area has limited viability meaning it is unlikely that the site will be able to support the delivery of affordable housing. Notwithstanding this and noting the overall benefits housing land supply will have for the area, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P088 Laithe Street, Colne				
SA Objective	Score			Commentary
				Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> Low viability could affect the housing mix provided (Medium risk)
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not in use for employment. The site is located in within 2,000m of the nearest major employment site (Colne Town Centre). The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to have a minor positive effect for this objective. <u>Term</u> Likely permanent minor positive effects from the short to medium term. <u>Mitigation</u> None. <u>Assumptions</u> People living on site work locally and/or spend their wages locally. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	++	<u>Like Significant Effects</u> The site is located within 800m of a local centre (Colne). No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The site is within 800m of a primary school and secondary school. The proposal will provide local residents with the opportunity to access new quality housing. It is accessible to some local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a significant positive effect for this objective. <u>Term</u> Permanent significant positive effect. <u>Mitigation</u> None. <u>Assumptions</u> None.
	++			

SA Appendix 5: Assessment of Potential Housing Sites

P088 Laithe Street, Colne				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	+	<u>Likely Significant Effects</u> The site is located within 800m of a GP and open space. Little scope exists within the development to accommodate new open space within the site. No health facilities are proposed, and the development would increase pressure on existing facilities. The site is bordered by existing residential uses. The proposal is considered compatible with these uses. Taking the above into account, the proposal is assessed to have a minor positive effect on this objective. <div style="text-align: center;">+</div> <u>Term</u> Permanent minor positive effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<u>Likely Significant Effects</u> The site is located within 400m of one or more assessed transport services. There are known capacity issues on the local highway network. The proposal is of an insufficient scale to affect highway capacity and is well connected to existing service provision including high quality public transport provision to encourage a modal shift. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a minor positive effect for this objective. <u>Term</u> A positive effect from the medium term. <u>Mitigation</u> The small scale of the site means that the level of contributions is unlikely to address issues of accessibility via public transport and walking and cycling if it is a requirement of the site (considered unlikely). <u>Assumptions</u> None. <u>Uncertainties</u> The extent of which travel plan measures encourage a modal shift.

SA Appendix 5: Assessment of Potential Housing Sites

P088 Laithe Street, Colne			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect (permanent).</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1, and subject to a limited risk of flooding. As such the site has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P088 Laithe Street, Colne		
SA Objective	Score	Commentary
9. To improve air quality.	0	<p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p> <p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards air pollution locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.65. The site therefore has a positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score applied for this objective is a result of the site's highly accessible location and relatively limited constraints.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P088 Laithe Street, Colne			
SA Objective	Score		Commentary
			<u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0
			<u>Likely Significant Effects</u> The site does not affect any designated site. It is unclear whether the site fulfils an important role for protected species. The site is not located within the Green Infrastructure Network. Overall, the proposal is considered to have a neutral effect on this objective. <u>Term</u> Likely neutral effect from the longer term with the implementation of mitigation measures. <u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping. <u>Assumptions</u> None. <u>Uncertainties</u> None.
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		
			<u>Likely Significant Effects</u> The site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period. <u>Term</u> Likely permanent neutral effects <u>Mitigation</u> None. <u>Assumptions</u> None <u>Uncertainties</u> None.
14. To conserve and enhance landscape character and townscapes.	0		
			<u>Likely Significant Effects</u> The site is located within the Industrial Urban Character Area. The site in its current form is not considered to positively contribute to this area. The site is limited in scale and is contained by neighbouring uses. A neutral effect is assessed for this objective. <u>Term</u> Permanent neutral effects following completion of the development. <u>Mitigation</u> High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character, further boundary treatments where needed.

SA Appendix 5: Assessment of Potential Housing Sites

P088 Laithe Street, Colne		
SA Objective	Score	Commentary
		<p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Viability for a high quality development.</p>
<p>Summary: The proposal has positive effects for housing and health objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock and associated health benefits connected to the delivery of new homes. The development of land within Colne's settlement boundaries is beneficial for securing the efficient use of land, supports the regeneration of the town, and supports improvements to its built environment. There are minor positive effects for the economy due to the investment provided to the town by its development and future occupation. The site is greenfield and as such has a minor adverse effect for effective use of land objectives. The site is unaffected by flood risk, biological constraints, or the historic environment. The site does not contain features which are beneficial to the wider landscape character area. It is relatively small in scale and contained by neighbouring uses. A neutral effect is assessed for landscape objectives. Overall the limited constraints and high connectivity of the site results in a strong positive score being attached to the site for climate change objectives.</p>		

P091 Land off Emmott Lane, Laneshaw Bridge		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 16 dwellings. The proposal would help to improve the quality of existing housing stock and diversity of housing stock increasing opportunities for home ownership. The site has the potential to make a limited contribution to affordable housing need. Taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P091 Land off Emmott Lane, Laneshaw Bridge				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	+	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal includes scope for education provision.</p> <p>Accounting for the above, the proposal is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Provision of school facilities on site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key service.</p> <p>The development would result in contribution towards education provision.</p> <p>The site is within 2000m of a primary school.</p> <p>The site is accessible to a wide range of services and facilities. The proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects with mitigation measures from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions may be sought towards service provision where there is a shortfall, and the proposed development would exacerbate this problem.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P091 Land off Emmott Lane, Laneshaw Bridge				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space within the site. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses and open countryside. The proposal is considered compatible with these uses.</p> <p>Taking the above into account, the proposal is assessed to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>Provision of open space on site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m one or more assessed transport services.</p> <p>There are no known capacity issues on the local highway network.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>The small scale of the site means that the level of contributions is unlikely to address issues of accessibility via public transport and walking and cycling if it is a requirement of the site (considered unlikely).</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The extent of which travel plan measures encourage a modal shift.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P091 Land off Emmott Lane, Laneshaw Bridge		
SA Objective	Score	Commentary
		<p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	-- -	<p><u>Likely Significant Effects</u></p> <p>The site is located within 10m of a watercourse (High Laith Beck).</p> <p>The development is likely to require any upgrade to water management infrastructure to manage flood risk.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have Minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect likely to reduce with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development close to the watercourse should be avoided. Surface water storage within the site. Adoption of SuDs hierarchy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is subject to some risk of flooding which could influence its capacity for housing. The site is assessed as having a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Potential minor adverse effects reducing to neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site specific drainage information should inform the capacity of the site for development, type of development, layout and form.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P091 Land off Emmott Lane, Laneshaw Bridge		
SA Objective	Score	Commentary
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards air pollution locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.57. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The relatively low score applied for this objective is a result of the site's limited accessibility promoting travel by car.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P091 Land off Emmott Lane, Laneshaw Bridge			
SA Objective	Score		Commentary
			<u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	<p><u>Likely Significant Effects</u></p> <p>The site does not affect any designated site.</p> <p>The site is covered by an ecological interest (LERN record). The site is predominantly improved grassland.</p> <p>The site forms part of the Green Infrastructure network its development therefore has the potential to adversely affect this network.</p> <p>Overall, the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Likely minor adverse effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.		-	<p><u>Likely Significant Effects</u></p> <p>The site is located in the Rolling Upland Farmland Landscape Character Area (Zone 14b). Whilst the site relates quite closely to the existing settlement pattern, it is considered to contain features which contribute positively to this Character Area. This includes the drystone walls, open land, setting to the stream, and increasing topography which leads to open moorland to the north and north west. The development of this Site will adversely affect this Character Area in this locality. The site is located on greenfield land to the north of Laneshaw Bridge with existing development on 2/3 sides. The land slopes upwards from the village and would protrude into the countryside in contrasted to a generally limited settlement pattern. The site also forms the side of a small and narrow valley which</p>

SA Appendix 5: Assessment of Potential Housing Sites

P091 Land off Emmott Lane, Laneshaw Bridge		
SA Objective	Score	Commentary
		<p>follows the existing stream up to uplands located above and is significantly exposed to views from the north and east. The Pendle Way follows the course of the stream outwith but parallel to the site boundary. A large degree of change would occur to this route if the site were to be developed.</p> <p><u>Term</u> Adverse effects potentially reducing by a limited extent over time with mitigation measures.</p> <p><u>Mitigation</u> High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the local environment. Development should be focussed away from Keighley Road and the Brook below with efforts to blend this into the local landscape.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The proposal has positive effects for housing and health objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock and associated health benefits connected to the delivery of new homes. The proposal includes land for education purposes. Some of the scores set out particularly for economic and regeneration needs are neutral because of this inclusion. If education facilities were not delivered than the scores would worsen to a negative effect for these objectives. The site relates to undeveloped land at the edge of Laneshaw Bridge. Laneshaw Bridge is a rural village of limited sustainability. As such the proposal is quite distant from most services other than the limited services which feature within the village. The proposal to develop greenfield land has adverse effects for securing the effective use of land and land resources. The site is also open and sites on rising land resulting in adverse effects for landscape objectives owing to the introduction of suburban form within an otherwise rural environment. The proposal also has a negative effect on biodiversity objectives owing the current species using the site and its role within the green infrastructure network. The site is closely related to an existing watercourse and whilst unlikely to result in adverse effects for water quality suffers from risk of flooding due to rivers/surface water. The need to address this may reduce the developable area of the site. The site has limited accessibility and is subject to a number of physical constraints. Overall the proposal is weak in terms of its sustainability merits resulting in a low neutral effect for climate change objectives.</p>		

P093 Land off Hartleys Terrace, Colne		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The site has capacity for 9 dwellings. The proposal would help to improve the quality of existing housing stock and diversity of housing stock increasing opportunities for home ownership. Taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor positive effects from the medium term</p>

SA Appendix 5: Assessment of Potential Housing Sites

P093 Land off Hartleys Terrace, Colne				
SA Objective	Score			Commentary
				<u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> High risk that proposal is not viable due to local weak market.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The site is located within 2,000m of the nearest major employment site (Colne Town Centre) The proposal does not involve the loss or provision of education facilities and has a neutral effect for this objective. The proposal is of limited scale. Limited economic benefits would arise as a result of the proposal with the investment provided by the development, short term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, the proposal is considered to have a minor positive effect for this objective.
	+			<u>Term</u> A minor positive effect from the medium term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	0	+	<u>Likely Significant Effects</u> The site is located within 800m of a town centre (Colne) No service provision is proposed on site. The development would result in increased pressure on existing services and facilities however the proposal is limited in scale and so the degree of the effect caused is unlikely to cause harm to service quality or availability. The site is within 800m of a primary school and 2000m of a secondary school. The site is accessible to a wide range of services and facilities. The proposal is considered to have a minor positive effect on this objective.
	+			<u>Term</u> Permanent minor positive effects with mitigation measures from the medium term. <u>Mitigation</u>

SA Appendix 5: Assessment of Potential Housing Sites

P093 Land off Hartleys Terrace, Colne				
SA Objective	Score			Commentary
				<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP and open space.</p> <p>Little scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is unlikely to increase pressure on existing facilities to a significant degree which would degrade the quality or availability of the service. The proposal would however remove access to open space for existing terraces on Hartley's Terrace harming the amenity of local residents.</p>
	+			<p>The site is bordered by existing residential uses and open countryside. Commercial uses exist in the vicinity of the site but unlikely to adversely affect future occupiers.</p> <p>Taking the above into account, the proposal is assessed to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m one or more assessed transport services.</p> <p>There are no known capacity issues on the local highway network.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>The proposal is accessible to some services and facilities helping reduce the need to travel by car and promote a modal shift.</p> <p>Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>A positive effect from the medium term.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P093 Land off Hartleys Terrace, Colne			
SA Objective	Score		Commentary
			<p>The small scale of the site means that the level of contributions is unlikely to address issues of accessibility via public transport and walking and cycling if it is a requirement of the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The extent of which travel plan measures encourage a modal shift.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect (permanent).</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		

SA Appendix 5: Assessment of Potential Housing Sites

P093 Land off Hartleys Terrace, Colne		
SA Objective	Score	Commentary
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 and subject to a low risk of flood. As such the site has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site layout, capacity and design to be informed by site specific drainage information.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards air pollution locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.17. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score reflects the site's small scale and location within the settlement boundary of Colne.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P093 Land off Hartleys Terrace, Colne				
SA Objective	Score			Commentary
				<p>None.</p> <p>Uncertainties</p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p>Likely Significant Effects</p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p>Term</p> <p>Permanent loss where developed.</p> <p>Mitigation</p> <p>To be determined in consultation with Lancashire County Council.</p> <p>Assumptions</p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties</p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p>Likely Significant Effects</p> <p>The site does not affect any designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species.</p> <p>The site is not located within the Green Infrastructure Network.</p> <p>Overall, the proposal is considered to have a neutral effect on this objective.</p> <p>Term</p> <p>Likely neutral effect in the longer term with adoption of successful mitigation measures.</p>
	0			<p>Mitigation</p> <p>Creation of new habitats, safeguarding of existing habitats. Open space provision, landscaping.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p>Likely Significant Effects</p> <p>The site is located near to a listed structure but is considered unlikely to harm this asset given the very limited degree of relationship between the proposal site and this asset. As a result, the proposal is assessed to have a neutral effect on this objective.</p> <p>Term</p> <p>Likely permanent neutral effects</p> <p>Mitigation</p>

SA Appendix 5: Assessment of Potential Housing Sites

P093 Land off Hartleys Terrace, Colne		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The site has features which may contribute to this landscape character area such as small-scale development with local topography changes. The site is however small in scale and its development would not harm the character area. The site occupies a small parcel of greenfield land which is located within the settlement boundary, and closely and well related to the existing built form. The site forms a logical location for development. A neutral effect is assessed.</p> <p><u>Term</u></p> <p>A permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. The site relates to undeveloped land within the settlement boundary of Colne. The limited scale of the site reduces the impacts of developing homes for most objectives to neutral. The site is well contained and does not experience any known overriding constraining features which would prevent its development. The small scale of the site also works to limit its benefits. The site is located within Colne, a Key Service Centre, and as such is accessible to some services and facilities available within the town. This will help to encourage a modal shift. The relative accessibility of the site together with its limited constraints to development means that a minor positive effect is assessed for climate change objectives.</p>		

P100 Land north of Red Lion Street Car Park, Earby		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 15 dwellings. The proposal would help to improve the quality of existing housing stock and diversity of housing stock increasing opportunities for home ownership and very limited affordable housing provision. Taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P100 Land north of Red Lion Street Car Park, Earby				
SA Objective	Score			Commentary
				Permanent minor positive effects from the medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The site is located within 2,000m of the nearest major employment site (West Craven Business Park) The proposal does not involve the loss or provision of education facilities and has a neutral effect for this objective. The proposal is of limited scale. Limited economic benefits would arise as a result of the proposal with the investment provided by the development, short term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, the proposal is considered to have a minor positive effect for this objective. <u>Term</u> A minor positive effect from the medium term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	0	<u>Likely Significant Effects</u> The site is located within 800m of a town centre (Earby) No service provision is proposed on site. The development would result in increased pressure service quality/availability. The site is within 800m of a primary school and 2000m of a secondary school. The proposal would support businesses located within Earby through increased patronage and help diversify housing stock available in Earby. The site is accessible to a wide range of services and facilities. The proposal is considered to have a minor positive effect on this objective. <u>Term</u> Permanent minor positive effects with mitigation measures from the medium term.
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P100 Land north of Red Lion Street Car Park, Earby				
SA Objective	Score			Commentary
				<p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP and open space.</p> <p>Little scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities</p> <p>The site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Taking the above into account, the proposal is assessed to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m one or more assessed transport services.</p> <p>There are no known capacity issues on the local highway network.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>The proposal is accessible to some services and facilities helping reduce the need to travel by car and promote a modal shift.</p> <p>Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>The small scale of the site means that the level of contributions is unlikely to address issues of accessibility via public transport and walking and cycling if it is a requirement of the site.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P100 Land north of Red Lion Street Car Park, Earby			
SA Objective	Score		Commentary
			None. <u>Uncertainties</u> The extent of which travel plan measures encourage a modal shift.
6. To encourage the efficient use of land and conserve and enhance soils.	-		<u>Likely Significant Effects</u> The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed. <u>Term</u> Permanent minor adverse effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
7. To conserve and enhance water quality and resources	0	0	<u>Likely Significant Effects</u> The site is not located within 50m of a watercourse or water body. The development is unlikely to require any upgrade to water management infrastructure. The proposal is unlikely to affect water quality. Overall the site is considered to have a neutral effect on this objective. <u>Term</u> Neutral effect (permanent). <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<u>Likely Significant Effects</u> The SFRA confirms that the site is located in Flood Zone 1 and subject to a low risk of flood. As such the site has a neutral effect on this objective. <u>Term</u> Permanent neutral effect with adoption of mitigation measures.

SA Appendix 5: Assessment of Potential Housing Sites

P100 Land north of Red Lion Street Car Park, Earby		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site layout, capacity and design to be informed by site specific drainage information.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards air pollution locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.30. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure	-	<p><u>Likely Significant Effects</u> The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P100 Land north of Red Lion Street Car Park, Earby				
SA Objective	Score			Commentary
the sustainable use of natural resources.				<p>Term Permanent loss where developed.</p> <p>Mitigation To be determined in consultation with Lancashire County Council.</p> <p>Assumptions Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p>Likely Significant Effects The site does not affect any designated site. It is unclear whether the site fulfils an important role for protected species. The site is not located within the Green Infrastructure Network. Overall, the proposal is considered to have a neutral effect on this objective.</p> <p>Term Likely neutral effect in the longer term with adoption of successful mitigation measures.</p> <p>Mitigation Creation of new habitats, safeguarding of existing habitats. Open space provision, landscaping.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
	0			
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<p>Likely Significant Effects The site is situated within the Earby Conservation Area but does not directly relate to any Listed Building. The site extends to the rear of existing dwellings extending the built form into the open countryside in a pattern of development which is unrepresentative of the settlement. The proposal is considered likely to have at least less than substantial harm on the conservation area owing to the scale of the proposal in contrast to the existing built form in the locality.</p> <p>Term Significant adverse effects likely to reduce with mitigation measures.</p> <p>Mitigation High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area. Boundary treatment to the north, east and west. Further assessment necessary.</p> <p>Assumptions None</p>

SA Appendix 5: Assessment of Potential Housing Sites

P100 Land north of Red Lion Street Car Park, Earby		
SA Objective	Score	Commentary
		<u>Uncertainties</u> None.
14. To conserve and enhance landscape character and townscapes.	-	<u>Likely Significant Effects</u> The site is located within the Drumlin Field Character Area (Zone 13a). The site and its wider area does not contribute significantly towards this character area being located on generally gentling sloping land rising upwards to adjacent moorland. The site is in the open countryside and undeveloped. The site does not form part of any noted landscape but would be visible PROW to north East. The site is situated within the Earby Conservation Area but is not related to any Listed Building. The proposal is considered likely to have a minor adverse effect on the conservation area owing to the scale of the proposal in contrast to the existing built form in the locality with the proposal making an extension of the urban form which is not consistent with the existing pattern of development. <u>Term</u> Likely minor adverse effects kept to a minimum with mitigation measures. <u>Mitigation</u> High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area. Boundary treatment to the north, east and west. Harm likely to remain however. <u>Assumptions</u> None <u>Uncertainties</u> None.
Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Minor positive effects are assessed for health and economic objectives due to the connected benefits of delivering new housing in achieving improvements to health and the standard of living as provided by new quality housing and increased patronage and labour supply for the economy. The site has neutral effects for flooding and drainage and water quality objectives owing to the absence of major flood concerns affecting the site. The site is also relatively unconstrained for biodiversity. The site is undeveloped and as such scores negatively for securing the efficient use of land. The site is part of the Earby Conservation Area. Whilst small in scale the proposal would not reflect the existing settlement pattern of urban form and is likely to cause harm to the historic environment. Further assessment is necessary, and it is likely that a public interest test would be required.		

P103 Land to rear of Osbourne Terrace, Spen Brook		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<u>Likely Significant Effects</u> The site has capacity for 29 dwellings. The proposal would help to improve the quality of existing housing stock and diversity of housing stock increasing opportunities for home ownership and affordable housing provision. Taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective. <u>Term</u>

SA Appendix 5: Assessment of Potential Housing Sites

P103 Land to rear of Osbourne Terrace, Spen Brook				
SA Objective	Score			Commentary
				Permanent minor positive effects from the medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The site is not located within 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities and has a neutral effect for this objective. The proposal is of limited scale. Limited economic benefits would arise as a result of the proposal with the investment provided by the development, short term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective. <u>Term</u> A permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<u>Likely Significant Effects</u> The site is located within 800m of one or more key service. No service provision is proposed on site. The development would result in increased pressure service quality/availability. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage, helping to sustain the rural economy and will help diversify housing stock available in the rural area. Accounting for the above, on balance, the proposal is considered to have neutral effect on this objective.
	0			<u>Term</u> Permanent neutral effects. <u>Mitigation</u>

SA Appendix 5: Assessment of Potential Housing Sites

P103 Land to rear of Osbourne Terrace, Spen Brook				
SA Objective	Score		Commentary	
			Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u> None. <u>Uncertainties</u> None.	
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<u>Likely Significant Effects</u> The site is located within 800m of a GP or open space. Little scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities The site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses. Taking the above into account, on balance, the proposal is assessed to have a neutral effect on this objective. <u>Term</u> Permanent neutral effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	-	0	<u>Likely Significant Effects</u> The site is located within 400m one or more assessed transport services; however the existing service is of limited frequency. There are no known capacity issues on the local highway network. However the scale of the proposal could create increased conflict in the highway network given the standard and quality of existing roads in the locality. The development would not support investment in or result in the loss of transport infrastructure and services. The proposal is accessible to few services promoting travel by car. Accounting for the above, the proposal is assessed as having a minor negative effect for this objective. <u>Term</u> A minor negative effect from the medium term. <u>Mitigation</u> Unlikely available. <u>Assumptions</u> None.
	-			

SA Appendix 5: Assessment of Potential Housing Sites

P103 Land to rear of Osbourne Terrace, Spen Brook			
SA Objective	Score		Commentary
			<u>Uncertainties</u> None
6. To encourage the efficient use of land and conserve and enhance soils.	-		<u>Likely Significant Effects</u> The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed. <u>Term</u> Permanent minor adverse effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
7. To conserve and enhance water quality and resources	0	0	<u>Likely Significant Effects</u> The site is not located within 50m of a watercourse or water body. The development is unlikely to require any upgrade to water management infrastructure. The proposal is unlikely to affect water quality. Overall the site is considered to have a neutral effect on this objective. <u>Term</u> Neutral effect (permanent). <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<u>Likely Significant Effects</u> The SFRA confirms that the site is located in Flood Zone 1 and subject to a low risk of flood. As such the site has a neutral effect on this objective. <u>Term</u> Permanent neutral effect with adoption of mitigation measures. <u>Mitigation</u>

SA Appendix 5: Assessment of Potential Housing Sites

P103 Land to rear of Osbourne Terrace, Spen Brook		
SA Objective	Score	Commentary
		<p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site layout, capacity and design to be informed by site specific drainage information.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The site is located in excess of 500m of the Colne AQMA. The site is not known to be located within a locality which experiences poor air quality. The proposal therefore has a neutral effect on this objective.</p> <p>Term Neutral effects over the plan period.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p>Likely Significant Effects The site has a suitability score of 3.22. The site therefore has a minor negative effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score attributed reflects the site's isolated location requiring residents to travel by car to access services, jobs and goods. The proposal is also in a sensitive location being in the Forest of Bowland National Landscape.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a minor negative effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P103 Land to rear of Osbourne Terrace, Spen Brook				
SA Objective	Score			Commentary
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The site does not affect any designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species.</p> <p>The site is not located within the Green Infrastructure Network.</p> <p>Overall, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely neutral effect in the longer term with adoption of successful mitigation measures.</p> <p><u>Mitigation</u></p> <p>Creation of new habitats, safeguarding of existing habitats. Open space provision, landscaping.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
13. To conserve and enhance the historic environment, heritage assets and their setting.	--			<p><u>Likely Significant Effects</u></p> <p>The site is situated within the Newchurch and Spen Brook Conservation Area and is likely to hold some links to a nearby listed buildings. The site extends the built-up area of Spen Brook extensively and uncharacteristically, ignoring the sensitivities of the historic environment which would be highly visible from numerous vantage points. At least less than substantial to substantial harm is likely. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent significant adverse effects with the potential to reduce with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Smaller scale development, use of traditional vernacular and natural materials. High quality design and landscaping.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P103 Land to rear of Osbourne Terrace, Spen Brook		
SA Objective	Score	Commentary
		<p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The degree that potential mitigation measures could reduce the level of harm caused for this objective, and public interest case that can be demonstrated in determining the suitability of the proposal (High Risk).</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Moorland Fringe Character Area (Zone 4g). The site sits within a broadly flat part of the landscape within a rural valley. Despite this, the site features some of the key attributes which contribute positively to this character area including open farmland framed by dry-stone walls stretching out to impressive views to the south. The site also contributes significantly to the setting of Spen Brook, providing the context of a rural set village with existing vegetation working to screen out modern development. Existing works to the former mill site are temporary in nature. The site is located within the National Landscape. National Planning Policy establishes significant restraint of development and protection within the National Landscape. There is no public interest case to develop the site for housing for the proposed scale. Significant adverse are assessed.</p> <p><u>Term</u></p> <p>Permanent significant adverse effects which cannot be mitigated</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Neutral effects are assessed for health, wellbeing, and regeneration objectives noting the relatively limited scale of the proposal and its isolated location. The isolation of the site and limited service infrastructure available results in adverse effects for highway objectives. The site is greenfield and as such the proposal has a negative effect for securing the efficient use of land and resources. Despite this, evidence gathered thus far shows that the site is relatively unconstrained by flood risk and biodiversity, resulting in neutral effects for these objectives. The site is located within the Newchurch-in-Pendle and Spen Brook Conservation Area. It is also located in the Forest of Bowland National Landscape. In contrast to existing built form the proposal is in stark contrast in terms of its scale. The site also located in open area of land which is not well contained and visible from a wider range of viewpoints. As such and taking this into account the proposal would have an adverse effect on heritage and landscape objectives.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P104 Land at Oaklands, Church Street, Barrowford (Detailed Planning Permission Approved)				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 90 dwellings. The proposal would help to improve the quality of existing housing stock and diversity of housing stock increasing opportunities for home ownership and affordable housing provision. Taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not used for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (Riverside Business Park).</p> <p>The proposal does not involve the loss or provision of education facilities and has a neutral effect for this objective.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P104 Land at Oaklands, Church Street, Barrowford (Detailed Planning Permission Approved)				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a local centre (Barrowford)</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP and open space.</p> <p>Scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities</p> <p>The site is bordered by existing residential uses, place of worship and open countryside. The proposal is compatible with these uses.</p> <p>Taking the above into account, on balance, the proposal is assessed to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P104 Land at Oaklands, Church Street, Barrowford (Detailed Planning Permission Approved)			
SA Objective	Score		Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	-	<p>0</p> <p><u>Likely Significant Effects</u></p> <p>The site is located within 400m one or more assessed transport services; however the existing service is of limited frequency. Capacity issues exist in the local highway network. In particular Church Street is subject to constrained vehicle movements owing to the narrow width of the road and on-street parking. Alternative routes around this experience heavy traffic during peak hours. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a minor negative effect for this objective.</p> <p><u>Term</u></p> <p>A minor negative effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Traffic priority measures. Measures to enhance pedestrian infrastructure into the centre of Barrowford to improve highway safety and accessibility for non-car modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is unclear whether mitigation measures suggested would be sufficient to overcome this constraint.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-	-	<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	-	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body. Local drainage issues exist with the site acting to reduce surface water run-off rates. Reports of surface water spilling of the site may arise due to a blocked field drain this would require further prior investigation prior to its development. Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Trending towards neutral with mitigation measures.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P104 Land at Oaklands, Church Street, Barrowford (Detailed Planning Permission Approved)		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> New drainage infrastructure is likely necessary to develop the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> It is unclear whether the identified solution would address this issue. Further assessment required (Low-medium risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that the site is located in Flood Zone 1 and subject to a low risk of flood. As such the site has a neutral effect on this objective.</p> <p><u>Term</u> Permanent neutral effect with adoption of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site layout, capacity and design to be informed by site specific drainage information.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute significantly towards air quality problems locally. The site has some accessibility to services, sources of employment and shops thereby helping to reduce the reliance of residents on travel by car. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>

SA Appendix 5: Assessment of Potential Housing Sites

P104 Land at Oaklands, Church Street, Barrowford (Detailed Planning Permission Approved)			
SA Objective	Score		Commentary
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.70. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The score balances the site's accessible location with existing highway and drainage issues, together with the development's likely effects on the historic environment.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p><u>Likely Significant Effects</u></p> <p>The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	0
	-		<p><u>Likely Significant Effects</u></p> <p>The site does not affect any designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site is primarily improved and semi improved grassland. There is some semi-natural broadleaved woodland to the east of the site a priority habitat.</p> <p>The site is not located within the Green Infrastructure Network.</p> <p>Overall, the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Likely minor adverse effects reducing in the longer term with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P104 Land at Oaklands, Church Street, Barrowford (Detailed Planning Permission Approved)		
SA Objective	Score	Commentary
		<p>Retain and enhance existing habitats. Create new habitats within open space, landscape and design details of the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p><u>Likely Significant Effects</u></p> <p>The site is partly situated within Barrowford Conservation Area. The development of a new access and new homes off Church Street would alter the built environment in this area. The site is located in close proximity to a number of buildings which contribute significantly towards the conservation area. These buildings are not listed but may form non-designated heritage assets. The existing tree frontage and retaining stone wall along the road frontage of Church Street is noted within the Barrowford Conservation Area Appraisal to contribute positively to a key view along Church Street which forms the arrival into the historic part of the settlement and provides a semi-rural character which is notably different to that displayed in the village centre. A listed building is located to the north west of the site exists on elevated land above the site. There may be some degree of interrelationship between the site and this listed building. A finding of less than substantial harm is assessed for this effect caused by the proposal on the historic environment. This is consistent with conclusions made by the Council during the recent planning application. Based on the above it is considered that the proposal has a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Significant adverse effects likely to reduce with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Further study necessary at planning application stage. High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area. Boundary treatment to west and south. Consideration of public benefits in accordance with the NPPF.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Foothills and Valleys Character Area (Zone 6a). There are several features within the site which contribute to this landscape character area, including the existing tree frontage and retaining stone wall along the road frontage of Church Street. This view is noted within the Barrowford Conservation Area Appraisal to contribute positively to a key view along Church Street which forms the arrival into the historic part of the settlement and provides a semi-rural character which is notably different to that displayed in the village centre. The site is contained by development to the north, east, south, and partially to the west with limited views or connection to open countryside to the north east. The site is therefore well related and the impacts of developing the site would be limited to a relatively small area. The stone wall and TPO trees contribute to the character of the site and the immediate surrounding area, which reduces development potential. Minor adverse effects are assessed for this objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P104 Land at Oaklands, Church Street, Barrowford (Detailed Planning Permission Approved)		
SA Objective	Score	Commentary
		<p><u>Term</u> minor adverse effect potentially reducing over time.</p> <p><u>Mitigation</u> High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area. Boundary treatment to west and south.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. The new homes provided at the site also benefit health, wellbeing, economic and regeneration objectives noting the increased opportunity to access quality housing and the benefits an increased population will have for employers and businesses. The site is undeveloped, as such the proposal has a negative effect for securing the efficient use of land. The site benefits from some access to existing services and facilities available within Barrowford however highway capacity constraints experienced locally are only likely to be exacerbated by the development and highway safety problems exist on routes between the site and the village centre. The site experiences drainage problems resulting in water topping the wall and entering the highway. It is thought that this is caused by a blocked drain rather than a result of surface water drainage problems. A minor adverse effect is assessed for this objective. The proposal borders the Barrowford Conservation Area, and its development would alter the existing urban environment. The urban environment in its current condition contributes towards the conservation area. As a result less than substantial harm is observed and a minor adverse effect its assessed for this objective. The proposal exhibits some of the features noted within the Lancashire landscape appraisal and contributes towards the quality of this area. The connection held to the historic environment is also a defining feature of the site. The development of the site will adversely affect landscape/townscape objectives resulting in a minor adverse effect for this objective. Overall the site is relatively accessible being attached to a Local Service Centre within the M65 Corridor. The site experiences a number of constraints and sensitivities resulting in adverse effects. Taking this into account the site is assessed to have a neutral effect on climate change objectives.</p>		

P108 Land south of Brookfield Way, Earby		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u> The site has capacity for 103 dwellings including affordable housing. The proposal would help to improve the quality of existing housing stock and diversity of housing stock increasing opportunities for home ownership in the local area. Taking the above into account it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u> Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P108 Land south of Brookfield Way, Earby				
SA Objective	Score			Commentary
				None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (West Craven Business Park).</p> <p>The proposal does not involve the loss or provision of education facilities and has a neutral effect for this objective.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a town centre (Earby)</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P108 Land south of Brookfield Way, Earby				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Taking the above into account, on balance, the proposal is assessed to have a minor positive effect on this objective.</p>
	+			<p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known highway constraints locally.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>The proposal is access to a number of services, helping to reduce reliance on car travel.</p> <p>Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P108 Land south of Brookfield Way, Earby		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
7. To conserve and enhance water quality and resources	-- -	<p><u>Likely Significant Effects</u> The site is located within 10m of a watercourse or water body (new cut). The development will require new water management infrastructure along New Cut between Earby and Sough. The proposal will not affect water quality. Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u> Trending towards neutral with mitigation measures.</p> <p><u>Mitigation</u> Development to be located away from the watercourse. New drainage infrastructure is likely necessary to develop the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u> The SFRA confirms that parts of the site are subject to a high risk of flooding. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u> Minor adverse effects likely reduced with sufficient mitigation.</p> <p><u>Mitigation</u> Detailed assessment required of flooding and drainage at the site. Development outside of FZ2/3 as informed by site specific information. New drainage and storage capacity required to mitigate effects of developing the site accounting for the effects of climate change.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P108 Land south of Brookfield Way, Earby		
SA Objective	Score	Commentary
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute significantly towards air quality problems locally. The site has some accessibility to services, sources of employment and shops thereby helping to reduce the reliance of residents on travel by car. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.52. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. A lower score reflects the likely environmental effects of developing the site, despite the site being in a generally accessible location.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P108 Land south of Brookfield Way, Earby			
SA Objective	Score		Commentary
			<p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	- -	<p><u>Likely Significant Effects</u></p> <p>The site is located within 100m of a locally designated site.</p> <p>The site is covered by an area of ecological interest (LERN record). The site features improved grassland.</p> <p>The site is not located within the Green Infrastructure Network.</p> <p>Overall, the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect for the plan period reducing in the longer term with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Biodiversity offsetting measures including retaining and enhancing existing habitat areas, creation of new habitats in open space, landscaping, provision for protected species such as bird boxes as required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	--		<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a). The site does not contribute to this Character Area, forming of flat land located between Sough and Earby. The site occupies the only area of remaining open countryside located between Earby and Sough with the site visible from both settlements. The development of all or part of the site with close and merge the two separate settlements or significantly reduce the existing gap between the two settlements. This will cause substantial and irreparable</p>

SA Appendix 5: Assessment of Potential Housing Sites

P108 Land south of Brookfield Way, Earby		
SA Objective	Score	Commentary
		<p>harm to the landscape and townscape character of both settlements and countryside located between. Significant adverse effects are found for this objective.</p> <p>Term Significant and permanent adverse effects.</p> <p>Mitigation No suitable mitigation.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>
<p>Summary: The proposal has significant positive effects for housing objectives due to the scale of housing provision proposed improving the quality and diversity of housing stock locally. The new homes provided at the site also benefit health, wellbeing, economic and regeneration objectives noting the increased opportunity to access quality housing and the benefits an increased population will have for employers and businesses. The site is undeveloped, as such the proposal has a negative effect for securing the efficient use of land. The site benefits from some access to existing services and facilities available within Earby helping to reduce reliance on travel by car. The site is located in close proximity to new cut and is at risk from flooding. Detailed understanding and flood risk and satisfactory mitigation measures will need to be adopted as part of any scheme to develop the site. The site is located close to a designated wildlife site and is known to be used by protected species. The site occupies an important undeveloped gap between Earby and Sough serving to maintain their physical separation and identity. The development of this site would remove or close this gap threatening the character of these separate places. A neutral effect is assessed for climate change noting its relatively strong accessibility and number of physical constraints affecting the site reducing its suitability for housing.</p>		

P109 Part Grains Farm, Barrowford Road, Fence		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p>Likely Significant Effects The site has capacity for 34 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area, meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p>Term Permanent minor effects from the medium term</p> <p>Mitigation Planning obligations for the mix of housing</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P109 Part Grains Farm, Barrowford Road, Fence				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not used for employment.</p> <p>The site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and has a neutral effect for this objective.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key service.</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P109 Part Grains Farm, Barrowford Road, Fence				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses and open countryside and the A6068 Fence by-pass. Traffic noise may adversely affect residents and may affect the developable area and forms of development which might be acceptable.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Layout and technical specifications of materials used for development need to be selected to mitigate noise affects.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Measures adopted to reduce noise effects may result in a smaller development (Low risk).</p>
	0			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are existing capacity issues on the local highway network due to on street parking. Whilst limited in scale the development is likely to contribute to these especially in peak hours.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk).</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P109 Part Grains Farm, Barrowford Road, Fence			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is subject to a high risk of flooding from surface water. The SFRA recommends that the site is not allocated as a result. A significant adverse effect is therefore assessed.</p> <p><u>Term</u></p> <p>Detailed flood risk information and modelling required. Significant adverse effects found. The proposal is unlikely to represent a suitable location for housing unless evidence can be provided and accepted which demonstrates otherwise.</p> <p><u>Mitigation</u></p> <p>Detailed flood risk information and modelling required. This information will inform decisions regarding whether the site is suitable for development in flood risk terms. It should also inform the decisions made regarding the capacity of the site for development, type of</p>

SA Appendix 5: Assessment of Potential Housing Sites

P109 Part Grains Farm, Barrowford Road, Fence		
SA Objective	Score	Commentary
		<p>development permitted and the location, layout, massing and form of development which could take place. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p>Term Neutral effects over the plan period.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p>Assumptions None</p> <p>Uncertainties Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p>Likely Significant Effects The site has a suitability score of 3.17. The site therefore has a minor negative effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The proposal has a low score for this assessment primarily due to the risk of flooding associated with its development.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a minor negative effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure	-	<p>Likely Significant Effects The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P109 Part Grains Farm, Barrowford Road, Fence			
SA Objective	Score		Commentary
the sustainable use of natural resources.			<p>Term Permanent loss where developed.</p> <p>Mitigation To be determined in consultation with Lancashire County Council.</p> <p>Assumptions Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0
			<p>Likely Significant Effects The site is located within 100m of a locally designated site. It is unclear whether the site fulfils an important role for protected species. The site is made up of predominantly improved grassland. The site adjoins the Green Infrastructure Network. Its development is unlikely to adversely affect this network. Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p>Term Potential adverse effect reducing over the long term with the successful adoption and implementation of mitigation measures.</p> <p>Mitigation Existing habitats to be retained and enhanced as far as possible. New habitats created within areas of open space, landscaping and where appropriate on new buildings.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p>Likely Significant Effects The site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p>Term Likely permanent neutral effects</p> <p>Mitigation None.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P109 Part Grains Farm, Barrowford Road, Fence		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Foothills and Valleys Character Area (Zone 6a). Some of the features on site contribute to this landscape character area such as presence of agricultural buildings and the rural offset provided by the site to Fence from the bypass, the overall role fulfilled by the site is however reduced by its proximity to the bypass which significantly reduces the scale of the site and its setting for Fence. The site is moderately scaled and contained on each site by development or infrastructure. Its wider landscape effects are likely to be limited, and in the long run would reduce to zero. The site is however designated Green Belt and its loss to development would harm the purposes of the Green Belt in this location. Significant adverse effect is found for this objective.</p> <p><u>Term</u></p> <p>Significant and permanent adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to improvements made regarding the quality and diversity of housing stock locally. The proposal has little benefit for health, wellbeing, economic and regeneration objectives due to the limited accessibility of the site to nearby services, shops and sources of employment notwithstanding the benefits provided by the development of new homes. The site is undeveloped, and as such the proposal has a negative effect for securing the efficient use of land. The site experiences a high risk of surface water flooding. This constraint may render the proposal undevelopable and requires further study to assess the extent and significance of this issue in close cooperation with the LLFA. Mitigation measures may significantly increase development costs and reduce site capacity. The site is located close to a designated wildlife site with potential for adverse effects. The site is located within the Green Belt and as such has a significant adverse effect for landscape objectives. A minor adverse effect is assessed for climate change noting its relatively limited accessibility of the site promoting travel by car and the degree of flood risk affecting the site.</p>		

P110 Land at Hollin Hall Farm, Gisburn Road, Blacko		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 12 dwellings. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor effects from the medium term</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P110 Land at Hollin Hall Farm, Gisburn Road, Blacko				
SA Objective	Score			Commentary
				Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<u>Likely Significant Effects</u> The development site is not used for employment. The site is not located within 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities and has a neutral effect for this objective. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective. <u>Term</u> A permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<u>Likely Significant Effects</u> The site is located within 800m of one or more key service. No service provision is proposed on site. The development would result in increased pressure service quality/availability. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective. <u>Term</u> Permanent neutral effects from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u> None.
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P110 Land at Hollin Hall Farm, Gisburn Road, Blacko				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<u>Likely Significant Effects</u> The site is located within 800m of a GP or open space. Scope exists within the development to accommodate new open space within wider land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities. The site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses. Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective. <u>Term</u> Permanent minor positive effects from the medium term. <u>Mitigation</u> Wider land within the ownership of the promotor and made available is turned into accessible open space as part of wider environmental enhancements proposed. <u>Assumptions</u> None. <u>Uncertainties</u> Measures adopted to reduce noise effects may result in a smaller development (Low risk).
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	0	0	<u>Likely Significant Effects</u> The site is located within 400m of one or more transport services, however the service available is not sufficiently frequent to promote a modal shift from car usage. Parked cars along Gisburn Road cause obstructions within the local highway. The scale of the proposal means it is unlikely to contribute significantly to traffic passing along the A682 worsening delays experienced in the local highway network. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a minor adverse effect for this objective. <u>Term</u> A minor adverse effect from the medium term. <u>Mitigation</u> Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport. <u>Assumptions</u> None. <u>Uncertainties</u> Mitigation measures may strain viability depending on their scope (medium risk).

SA Appendix 5: Assessment of Potential Housing Sites

P110 Land at Hollin Hall Farm, Gisburn Road, Blacko			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p>
	0		<p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 and is subject to a low risk of flood. As such the site has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P110 Land at Hollin Hall Farm, Gisburn Road, Blacko		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.71. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P110 Land at Hollin Hall Farm, Gisburn Road, Blacko				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<u>Likely Significant Effects</u> The site does not affect any designated site. It is unclear whether the site fulfils an important role for protected species. The site made up on predominantly improved grassland. The site is not located within the Green Infrastructure Network. Overall, the proposal is likely to have a neutral effect on this objective. <u>Term</u> Likely neutral effect over the long term with the successful adoption and implementation of mitigation measures.
	0			<u>Mitigation</u> Existing habitats to be retained and enhanced as far as possible. New habitats created within areas of open space, landscaping and where appropriate on new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> None.
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<u>Likely Significant Effects</u> The site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period. Blacko Memorial is located near to the site but has no visual connection to the proposal. Blacko Tower, a folly, stands prominently nearby, and is a significant local landmark. The development would take place within its setting as viewed from the south, however would be seen in the context of existing development which includes a modern development attached to the west. <u>Term</u> Likely permanent neutral effects <u>Mitigation</u> None. <u>Assumptions</u> None <u>Uncertainties</u> None.
14. To conserve and enhance landscape character and townscapes.	-			<u>Likely Significant Effects</u> The site is located within the Moorland Fringe Landscape Character Area (Zone 4g). The site fulfils a minor role within the character area with valuable on-site features such as field boundaries and sloping topography to the river valley to the south. Intervening vegetation however limits the interaction to this river valley to the south. The site occupies an open countryside location and is

SA Appendix 5: Assessment of Potential Housing Sites

P110 Land at Hollin Hall Farm, Gisburn Road, Blacko		
SA Objective	Score	Commentary
		<p>currently undeveloped. The development of the site would extend the built-up area of Blacko to the south of Gisburn Road however this wouldn't be uncharacteristic of the settlement pattern with some development already located to the south of this road. Blacko sits on side of a hill, sloping steeply to the valley below. The site is close to the National Landscape boundary and would be visible from the National Landscape and public routes within. The development is limited in scale and would be seen in the context of the existing settlement. Taking this into account, and the findings of the previous Appeal relating to the site, overall, a minor adverse effect has been assessed.</p> <p><u>Term</u> Likely permanent minor adverse effects.</p> <p><u>Mitigation</u> High quality development which is consistent with and sensitivity to the existing built surrounds. Boundary treatment to west and south.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The proposal has relatively limited effect on sustainability objectives due to its scale. There are positive effects for housing objectives due to improvements provided by the proposal to the quality and diversity of housing stock locally. The proposal has little benefit for health, wellbeing, economic and regeneration objectives due to the limited scale of the proposal and the relatively poor accessibility of the site to nearby services, shops and sources of employment notwithstanding the benefits provided by the development of new homes. This results in minor adverse effects for highway objectives promoting travel by car. The site is undeveloped, as such the proposal has a negative effect for securing the efficient use of land. A neutral effect is assessed for heritage objectives due to the limited relationship of the site with the nearby listed Blacko Tower. A minor adverse effect is assessed for landscape objectives noting the landscape sensitivity of the proposal site, its openness and proximity to the National Landscape. This finding takes into account the findings of the previous appeal relating to a previous proposal for the site. Taking into account the above, it is concluded that the site has a neutral effect on climate change objectives.</p>		

P111 Sports Field Adjacent to Former Nelson and Colne College, Colne		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The site has capacity for 80 dwellings including affordable housing. The proposal would help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p>

SA Appendix 5: Assessment of Potential Housing Sites

P111 Sports Field Adjacent to Former Nelson and Colne College, Colne				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The site is located within 2,000m of the nearest major employment site (Colne Town Centre). The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective. <u>Term</u> A permanent minor positive effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<u>Likely Significant Effects</u> The site is located within 800m of one or more key service, or 2000m of Colne Town Centre. No service provision is proposed on site. The development would result in increased pressure service quality/availability. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective. <u>Term</u> Permanent neutral effects from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u> None. <u>Uncertainties</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P111 Sports Field Adjacent to Former Nelson and Colne College, Colne				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	--	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>The site is designated open space in private ownership but is actively used by sports clubs. The site has been declared surplus to the needs of the owner however alternative space would be required to meet the tests of national planning policy. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses and open space. The site is located close to the M65 which is likely to be a source of noise and air pollution. The effects of this is reduced somewhat by existing buffer planting located between the road and the site.</p> <p>Overall the proposal is considered to have minor negative effect for this objective.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Development to be located away from the M65 with suitable boundary treatment and mitigation measures for road noise. Alternative open space provision needed.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Measures adopted to reduce noise and secure necessary open space may result in a smaller development (Low risk).</p>
	-			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of a transport service.</p> <p>There are known capacity issues on the local highway network (Colne North Valley and in Barrowford). The proposal is of an insufficient scale to affect highway capacity problems currently experienced.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>The small scale of the site means that the level of contributions is unlikely to address issues of accessibility via public transport and walking and cycling. Limited travel plan measures could however be applicable noting the enhanced viability of the locality.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The extent of which travel plan measures encourage a modal shift.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P111 Sports Field Adjacent to Former Nelson and Colne College, Colne			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p>
	0		<p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 and is subject to a low risk of flood. As such the site has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P111 Sports Field Adjacent to Former Nelson and Colne College, Colne		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.74. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P111 Sports Field Adjacent to Former Nelson and Colne College, Colne			
SA Objective	Score		Commentary
			<u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	<p><u>Likely Significant Effects</u></p> <p>The site does not affect any designated site.</p> <p>The site is covered by an Ecological Interest (LERN record). The site is comprised of improved grassland with some semi improved grassland.</p> <p>The site is located within the Green Infrastructure Network and is in use for recreation (Controlled usage). The development of the site would result in the loss of this facility.</p> <p>Overall, the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. Mitigation measures unlikely to overcome effect on Green Infrastructure network.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	?		<p><u>Likely Significant Effects</u></p> <p>The site is not affected by designated heritage assets. Colne Grammar School may be a non-designated heritage asset. Developing the playing field in front of this building could adversely affected its setting. A balanced judgement will need to be made taking this relationship into account and depending on the scale and form of the development. An uncertain effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Uncertain effects likely to be clarified by any detailed scheme to bring the site forward for development.</p> <p><u>Mitigation</u></p> <p>Layout, detailed design, materials, form, scale.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may result in a smaller development (Low-medium risk).</p>

SA Appendix 5: Assessment of Potential Housing Sites

P111 Sports Field Adjacent to Former Nelson and Colne College, Colne		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Foothills and Valleys Landscape Character Area (6a) but is used for private sports provision. The site is flat in its topography and does not contribute to the qualities of this LCA. The site would result in the loss of a break in the built up area on the edge of Colne with a loss of open space which may adversely affecting the setting and character of the existing settlement. The harm is limited by the degree of containment that the site has by surrounding development which restrict views into and out of the site to the surrounding open countryside.</p> <p><u>Term</u></p> <p>Minor adverse effects for the plan period likely to remain permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due improvements provided by the proposals to the quality and diversity of housing stock locally. The proposal also has benefits for economic objectives owing to the associated benefits brought to health by access to quality housing and role new homes have in supporting the wider economy. There are little benefits associated with the proposal for transport and regeneration objectives due to the relatively poor accessibility of the site to nearby services, shops and sources of employment, promoting travel by car. The site is designated open space and alternative provision would be required where lost for development. Currently this is not identified and so on balance the proposal is assessed as having minor adverse effects for health. Wider constraints to the site's development are limited. The site is located within the setting of Colne Grammar School a likely non-designated heritage asset. A balanced judgement will need to be made depending on the detail of the proposal to develop the site and harm caused to this building. The development of the site would close an existing area of open space located on the edge of Colne and further extend the urban area closing the gap (marginally) between Colne and Barrowford (the site is not Green Belt). The degree of harm caused is likely to be limited due to the characteristics and relative enclosure of the site from surrounding open countryside. A minor adverse effect is assessed for landscape. Accounting for the above, the proposal has a neutral effect for climate change objectives.</p>		

P112 Land adjacent to 12 Wheatley Lane Road, Barrowford		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 10 dwellings. The proposal would help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor effects from the medium term</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P112 Land adjacent to 12 Wheatley Lane Road, Barrowford				
SA Objective	Score			Commentary
				Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The site is not located within 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective. <u>Term</u> A permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	0	0	<u>Likely Significant Effects</u> The site is located within 800m of a local centre (Barrowford). No service provision is proposed on site. The development proposal is however small in scale and unlikely to result in significant service pressure. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective. <u>Term</u> Permanent minor positive effect from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P112 Land adjacent to 12 Wheatley Lane Road, Barrowford				
SA Objective	Score			Commentary
				None. <u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	0	<u>Likely Significant Effects</u> The site is located within 800m of a GP and open space The site is partially designated as open space which could be lost as part of the site's redevelopment. Little scope exists within the development to accommodate new open space. No health facilities are proposed. The development is small in scale and unlikely to create significant pressure on service provision. The proposal site is bordered by residential, and education uses. Open countryside is located to the north and west. The proposed use is considered to be compatible with existing uses. Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective. <u>Term</u> Likely permanent minor positive effect with mitigation measures. <u>Mitigation</u> Areas of the site within designated open space should be retained and kept free of development. <u>Assumptions</u> None. <u>Uncertainties</u> None
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<u>Likely Significant Effects</u> The site is located within 400m of one or more transport services. The proposal is not of a sufficient scale to affect local congestion problems. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a minor positive effect for this objective. <u>Term</u> A minor positive effect from the medium term. <u>Mitigation</u> Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport. <u>Assumptions</u> None. <u>Uncertainties</u> Mitigation measures may strain viability depending on their scope (medium risk).
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P112 Land adjacent to 12 Wheatley Lane Road, Barrowford		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	- 0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 50m of a watercourse or water body.</p> <p>The site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Adverse effects likely to be highest during construction. Adverse effects will be kept to a minimum provided mitigation measures are adopted for the design and construction of the development.</p> <p><u>Mitigation</u></p> <p>Development to be directed away from the watercourse, with measures incorporated into the design to slow runoff into the watercourse.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that the site is at significant risk of flooding and as such is not a suitable location for housing. A significant adverse effect is assessed.</p> <p><u>Term</u></p> <p>Significant adverse effects likely to be most pronounced during construction, with the potential to reduce with adoption of mitigation measures.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P112 Land adjacent to 12 Wheatley Lane Road, Barrowford		
SA Objective	Score	Commentary
		<p>Detailed site assessment required including modelling of at risk areas to understand suitability of the site for housing. Adoption of the SuDs hierarchy to manage surface water drainage from the site. Avoidance of development in areas of the site with a high risk of flooding from any source.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p>Term Neutral effects over the plan period.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p>Assumptions None</p> <p>Uncertainties Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p>Likely Significant Effects The site has a suitability score of 3.39. The site therefore has a minor adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score assessed largely reflects the site's environmental constraints.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse,	0	<p>Likely Significant Effects The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P112 Land adjacent to 12 Wheatley Lane Road, Barrowford				
SA Objective	Score			Commentary
recycle, recover) and ensure the sustainable use of natural resources.				<p><u>Term</u> Neutral effect for the plan period</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The site does not affect any designated site. It is unclear whether the site fulfils an important role for protected species. The site made up on predominantly improved grassland. The site is not located within the Green Infrastructure Network. Overall, the proposal is likely to have a neutral effect on this objective.</p> <p><u>Term</u> Likely neutral effect over the long term with the successful adoption and implementation of mitigation measures.</p> <p><u>Mitigation</u> Existing habitats to be retained and enhanced as far as possible. New habitats created within areas of open space, landscaping and where appropriate on new buildings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
	0			
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u> Likely permanent neutral effects</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P112 Land adjacent to 12 Wheatley Lane Road, Barrowford		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). Small scale development which is largely enclosed by existing features and development as such the site is not considered to fulfil an important role within the LCA and the impact of developing the site would be negligible. The site relates relatively well to the settlement pattern. The site is designated Green Belt and has been recently concluded to contribute to Green Belt purposes. The development of the site would not be consistent with national planning policy.</p> <p><u>Term</u></p> <p>Likely permanent adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due improvements provided by the proposals to the quality and diversity of housing stock locally. The proposal also has benefits for health objectives owing to the associated benefits brought to health by access to quality housing and role new homes have in supporting the wider economy, however these benefits can only be provided if existing open space found on the site is kept free from development. Benefits are associated with the proposal for transport and regeneration objectives due to the relative accessibility of the site to some services helping to reduce travel by car and the limited scale of the proposal. A neutral effect is assessed for economic objectives noting the site's distance to employment land sites. The site has not been previously developed and so adverse effects are assessed for securing the effective use of land. The site is heavily affected by flood risk and the SFRA concludes that the site is not suitable for housing. A significant adverse effect is assessed for flooding objectives. Neutral effects are assessed for ecological and historic environment objectives. Further studies in relation to these matters may however be necessary. Minor adverse effects are recorded for landscape objectives noting the site's green belt designation and function. Overall an adverse effect is assessed for the development in relation to climate change objectives. This is largely due to the significant degree and risk of flood risk which affects the site.</p>		

P114 Land north of Sheridan Road, Laneshaw Bridge		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 74 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p>

SA Appendix 5: Assessment of Potential Housing Sites

P114 Land north of Sheridan Road, Laneshaw Bridge				
SA Objective	Score			Commentary
				<u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<u>Likely Significant Effects</u> The development site is not used for employment. The site is not located within 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective. <u>Term</u> A permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<u>Likely Significant Effects</u> The site is located within 800m of one or more key service. No service provision is proposed on site. The development would result in increased pressure service quality/availability. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective. <u>Term</u> Permanent neutral effects from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P114 Land north of Sheridan Road, Laneshaw Bridge				
SA Objective	Score			Commentary
				None. <u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space within wider land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses, school and open countryside. The proposal is compatible with these existing uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space provision may be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known highway capacity issues within the locality.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk).</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P114 Land north of Sheridan Road, Laneshaw Bridge			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources			<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 and is subject to a low risk of flood. As such the site has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P114 Land north of Sheridan Road, Laneshaw Bridge		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.70. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P114 Land north of Sheridan Road, Laneshaw Bridge			
SA Objective	Score		Commentary
			<u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<u>Likely Significant Effects</u> The site does not affect any designated site. It is unclear whether the site fulfils an important role for protected species. The site made up on predominantly improved grassland. The site is not located within the Green Infrastructure Network. Overall, the proposal is likely to have a neutral effect on this objective. <u>Term</u> Likely neutral effect over the long term with the successful adoption and implementation of mitigation measures.
	0		<u>Mitigation</u> Existing habitats to be retained and enhanced as far as possible. New habitats created within areas of open space, landscaping and where appropriate on new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> None.
13. To conserve and enhance the historic environment, heritage assets and their setting.	--		<u>Likely Significant Effects</u> The site is not located within a conservation area but is located near to a listed building. The development of the site could result in less substantial harm to substantial harm on this asset given its proximity to this asset, rural nature and quality of the asset and the site in its current condition, steep topography, and significant extent of the proposal in contrast to the surrounding area. The extent of this harm is likely to be reduced if development is set back and kept to within the lower southern part of the site. <u>Term</u> Significant adverse effects with potential to reduce with mitigation measures to be agreed with the Council. <u>Mitigation</u> Development should be directed away from the heritage asset close to the existing settlement. High quality development which is consistent with and sensitivity to the existing built surrounds. Boundary treatment to north and east. Assessment of public benefits is likely to be necessary. <u>Assumptions</u> None <u>Uncertainties</u> Mitigation measures cannot reduce or overcome harm identified (medium risk). The public benefits associated within the proposal does not outweigh the harm identified to the historic environment (medium-high risk).

SA Appendix 5: Assessment of Potential Housing Sites

P114 Land north of Sheridan Road, Laneshaw Bridge		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Rolling Upland Farmland Landscape Character Area (Zone 14b). The site covers extensive open land to the north of the village and school, with land characteristic of rolling upland farmland which is generally open and of elevated topography. The site is located on greenfield land to the north of Laneshaw Bridge. The land slopes upwards from the village and would result in a significant protrusion into the countryside in contrasted to a generally limited and ribbon type wider settlement pattern which would be highly visible from surrounding areas. The site is also located close to a listed building and likely to result in harm to this asset. Overall, a significant adverse effect is found for this objective reducing with mitigation.</p> <p><u>Term</u></p> <p>Significant adverse effects with potential to reduce with mitigation measures to be agreed with the Council.</p> <p><u>Mitigation</u></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the local environment. Development should be directed away from the heritage asset close to the existing settlement. High quality development which is consistent with and sensitivity to the existing built surrounds. Boundary treatment to north and east.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due improvements provided by the proposals to the quality and diversity of housing stock locally. The proposal also has benefits for health objectives owing to the associated benefits brought to health by access to quality housing. There are little benefits associated with the proposal for regeneration objectives due to the relatively poor accessibility of the site to nearby services, shops and sources of employment, the site is however accessible to public transport services supporting minor positive effects for transport objectives. The site is undeveloped and as such has adverse effects for the making efficient use of land. The site is closely related to a listed building and as a result is likely to result in less than substantial to substantial harm to this asset requiring an assessment of public benefits. Significant adverse effects are assessed for heritage objectives. Similarly significant adverse effects are assessed for landscape objectives noting the site's relatively poor relationship to the settlement pattern and its scale which is inconsistent with the role and sustainability of Laneshaw Bridge. The site is sloping and highly visible to wider open land to the south. The site does not form a natural extension to Laneshaw Bridge. The site has neutral effects for most other objectives including climate change noting the limited additional constraints to developing the site for housing.</p>		

P115 Land off Carr Hall Road, Barrowford		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 68 dwellings including affordable housing. The proposal would help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P115 Land off Carr Hall Road, Barrowford				
SA Objective	Score			Commentary
				Permanent minor effects from the medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The site is located within 2,000m of the nearest major employment site (Riverside Business Park). The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective. <u>Term</u> A permanent minor positive effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<u>Likely Significant Effects</u> The site is located within 800m of one or more key service, or 2,000m of a town centre. No service provision is proposed on site. The development would result in increased pressure service quality/availability. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective. <u>Term</u> Permanent neutral effects from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development.
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P115 Land off Carr Hall Road, Barrowford				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<u>Likely Significant Effects</u> The site is located within 800m of a GP or open space. Scope exists within the development to accommodate new open space within wider land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities. The site is bordered by existing residential uses and open countryside. The proposal is compatible with these existing uses. Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective. <u>Term</u> Permanent minor positive effects from the medium term. <u>Mitigation</u> Contributions towards open space provision may be required. <u>Assumptions</u> None. <u>Uncertainties</u> None.
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	0	0	<u>Likely Significant Effects</u> The site is not located within 400m of one or more transport services. There are no known highway capacity issues within the locality. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a minor negative effect for this objective. <u>Term</u> A minor negative effect from the medium term. <u>Mitigation</u> Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport. <u>Assumptions</u> None. <u>Uncertainties</u> Mitigation measures may strain viability depending on their scope (medium risk).

SA Appendix 5: Assessment of Potential Housing Sites

P115 Land off Carr Hall Road, Barrowford			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources			<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-		<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that the site is at risk of flooding. Further detailed information is required to inform site capacity and layout. As a result a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Detailed drainage information required to inform decisions made regarding site capacity, layout, type of development and form of development.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P115 Land off Carr Hall Road, Barrowford		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.70. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P115 Land off Carr Hall Road, Barrowford			
SA Objective	Score		Commentary
			<u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<u>Likely Significant Effects</u> The site does not affect any designated site. It is unclear whether the site fulfils an important role for protected species. The site made up on predominantly improved grassland. The site is not located within the Green Infrastructure Network. Overall, the proposal is likely to have a neutral effect on this objective. <u>Term</u> Likely neutral effect over the long term with the successful adoption and implementation of mitigation measures. <u>Mitigation</u> Existing habitats to be retained and enhanced as far as possible. New habitats created within areas of open space, landscaping and where appropriate on new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	--		<u>Likely Significant Effects</u> The site is located within the Carr Hall Road Conservation Area. The Carr Hall Road Conservation Area appraisal notes the significant role played by the site in enabling views into and from the site which contribute to the conservation area's setting. Taking this into account it is considered likely that the proposal may result in substantial harm to this designation. A public interest test would be required to determine the suitability of the proposal. Significant adverse effects are assessed for this objective. <u>Term</u> Permanent Significant Adverse effects. <u>Mitigation</u> It is unlikely that the harm could be reduced, and public benefits outweigh the harm caused by the proposal. <u>Assumptions</u> None <u>Uncertainties</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P115 Land off Carr Hall Road, Barrowford		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The site displays some of the features identified as important within this LCA. This includes gentle landform, fields framed by trees and generally narrower streets. The site is located on the edge of the settlement and is closely related to Lomeshaye Industrial Estate reducing the role played by the site. The site is designated Green Belt, and it has been recently concluded by the Green Belt review to fulfil the purposes of the Green Belt. There are no very special circumstances to justify the release of land from the Green Belt for development. Development of the scale of the proposal amounts to inappropriate development and will cause significant harm to the designation in this area. The site is located within a Conservation Area and the site's development is likely to cause harm to this designation. The site also features several TPOs which will need to be retained and offset reducing the developable area. A significant adverse effect is assessed.</p> <p><u>Term</u></p> <p>A significant adverse effect</p> <p><u>Mitigation</u></p> <p>No mitigation measures exist.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due improvements provided by the proposals to the quality and diversity of housing stock locally. The proposal also has benefits for health objectives owing to the associated benefits brought to health by access to quality housing and benefits provided to the economy provided by the delivery of new housing. There are little benefits associated with the proposal for regeneration and transport objectives due to the relatively poor accessibility of the site to nearby services, shops and sources of employment, increasing the reliance of future occupiers on travel by car. The site is undeveloped and as such has adverse effects for the making efficient use of land. The site is located within a conservation area and found to maintain an important role for this conservation area. There is potential substantial harm for this proposal requiring assessment of public benefits. Similarly significant adverse effects are assessed for landscape objectives noting the site's relatively poor relationship to the settlement pattern and effect on built character, and the site's designation as Green Belt. The site has neutral effects for most other objectives including climate change noting the limited additional constraints to developing the site for housing.</p>		

P116 Land at Church Clough Farm, Lenches Road, Colne		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 59 dwellings. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. The proposal is located within a weak market area and as such is unlikely to provide affordable housing. Notwithstanding this, and taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P116 Land at Church Clough Farm, Lenches Road, Colne				
SA Objective	Score			Commentary
				<p><u>Term</u></p> <p>Permanent minor effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability may affect mix of homes provided.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (Colne Town Centre).</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a town centre (Colne).</p> <p>No service provision is proposed on site. The development would result in increased pressure on service quality/availability.</p> <p>The site is within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P116 Land at Church Clough Farm, Lenches Road, Colne				
SA Objective	Score			Commentary
				Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u> None. <u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<u>Likely Significant Effects</u> The site is located within 800m of a GP or open space. Scope exists within the development to accommodate new open space within wider land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities. The site is bordered by existing residential uses and open countryside. The proposal is compatible with these existing uses. Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective. <u>Term</u> Permanent minor positive effects from the medium term. <u>Mitigation</u> Contributions towards open space provision may be required. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<u>Likely Significant Effects</u> The site is located within 400m of one or more transport services. There are no known highway capacity issues within the locality. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a minor positive effect for this objective. <u>Term</u> A minor positive effect from the medium term. <u>Mitigation</u> Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport. <u>Assumptions</u> None. <u>Uncertainties</u> Mitigation measures may strain viability depending on their scope (medium risk).
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P116 Land at Church Clough Farm, Lenches Road, Colne			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-		<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that the site is at risk of flooding. Further detailed information is required to inform site capacity and layout. As a result a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Detailed drainage information required to inform decisions made regarding site capacity, layout, type of development and form of development.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P116 Land at Church Clough Farm, Lenches Road, Colne		
SA Objective	Score	Commentary
		<p>None.</p> <p>Uncertainties</p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk. Addressing flood risk issues may increase development costs and/or reduce site capacity threatening viability (low-medium risk)</p>
9. To improve air quality.	0	<p>Likely Significant Effects</p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p>Term</p> <p>Neutral effects over the plan period.</p> <p>Mitigation</p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p>Likely Significant Effects</p> <p>The site has a suitability score of 3.87. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term</p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation</p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p>Likely Significant Effects</p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p>Term</p> <p>Permanent loss where developed.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P116 Land at Church Clough Farm, Lenches Road, Colne				
SA Objective	Score			Commentary
				<p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	-	<p><u>Likely Significant Effects</u></p> <p>The site does not affect any designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site consists primarily of improved grassland.</p> <p>The site is located within the Green Infrastructure network and the development of the site for housing would have an adverse effect.</p> <p>Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Retention and enhancement of existing habitat. Creation of new habitat within open space, landscaping and new buildings where appropriate.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<p><u>Likely Significant Effects</u></p> <p>The site is not located within a conservation area but is located near to a listed building. The development of the site could result in adverse effects on this asset given its proximity, rural character and quality of the asset and the site in its current condition and significant extent of the proposal in contrast to the surrounding area. Less than substantial harm may arise from the proposal resulting in the need to engage the public benefits test. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects from the medium term with potential for this to reduce with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds. Boundary treatments to limit visibility of the development from the wider area and its impact on the open countryside.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The proposal may not have sufficient public benefits to outweigh the harm caused to the historic environment (medium-high risk)</p>

SA Appendix 5: Assessment of Potential Housing Sites

P116 Land at Church Clough Farm, Lenches Road, Colne		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). Some features on site display the character which contribute to towards this LCA, such as regular field pattern, sloping land, hedgerow and trees which is more generally sloping and less well related to the urban area. The loss of the site to development will lead to some harm to the LCA. The site is located on greenfield land to the south and detached from the settlement boundary of Colne. Whilst the site is not located in an area which is designated for its landscape quality, the proposal would result in a significant development which is isolated in the open countryside and as such is likely to have a significant adverse effect on landscape and townscape.</p> <p><u>Term</u></p> <p>Significant adverse effects reducing somewhat with mitigation.</p> <p><u>Mitigation</u></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds. Boundary treatments to limit visibility of the development from the wider area and its impact on the open countryside.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due improvements provided by the proposals to the quality and diversity of housing stock locally. The proposal also has benefits for health objectives owing to the associated benefits brought to health by access to quality housing and economic objectives due to the benefits provided to the economy provided by the delivery of new housing. The development of the site could assist regeneration locally with the investment made to the area and increased usage and patronage of local services, facilities and businesses. The proposal is support of transport objectives due to the relative accessibility of the site to nearby services, shops and sources of employment, reducing the reliance of future occupiers on travel by car. That said steep topographical changes experienced in the local area are likely to counter this. The site is undeveloped and as such has adverse effects for the making efficient use of land. The site is located within close proximity to a listed building and is likely to result in at least less than substantial harm to this asset requiring consideration of public benefits. The site sits detached from the built up area of Colne on quite severely sloping ground which is highly visible from the town centre and which forms part of the unique setting of Colne. Substantial harm is assessed for landscape impact as a result. The site has neutral effects for most other objectives including climate change noting the limited additional constraints to developing the site for housing.</p>		

P117 Land at Chapel Farm, Barrowford Road, Fence		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 46 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P117 Land at Chapel Farm, Barrowford Road, Fence				
SA Objective	Score			Commentary
				Permanent minor effects from the medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not used for employment. The site is located within 2,000m of the nearest major employment site (Riverside Business Park). The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective. <u>Term</u> A permanent minor positive effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<u>Likely Significant Effects</u> The site is located within 800m of one or more key service. No service provision is proposed on site. The development would result in increased pressure service quality/availability. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective. <u>Term</u> Permanent neutral effect. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development.
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P117 Land at Chapel Farm, Barrowford Road, Fence				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	-	Likely Significant Effects The site is located within 800m of a GP or open space. Scope exists within the development to accommodate new open space within wider land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities. The site is bordered by existing residential uses, and open countryside. The A6068 Fence By-pass may have some adverse effects in terms of noise and air pollution on part of the site. Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a neutral effect on this objective. <u>Term</u> Likely permanent neutral effects with implementation of mitigation measures. <u>Mitigation</u> Development to be located away from the by-pass with suitable boundary treatment and mitigation measures for road noise. Open Space to be provided on site. Further contributions towards open space provision may be required. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	Likely Significant Effects The site is located within 400m of one or more transport services. There are existing capacity issues on the local highway network due to on street parking. Whilst limited in scale the development is likely to contribute to these especially in peak hours. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a neutral effect for this objective. <u>Term</u> A neutral effect from the medium term. <u>Mitigation</u> Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport. <u>Assumptions</u>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P117 Land at Chapel Farm, Barrowford Road, Fence		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	-- 0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 10m of an unnamed watercourse or water body.</p> <p>The site is unlikely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development to be directed away from the water course. Appropriate drainage management measures to be adopted including use of the SuDs hierarchy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that the site is at risk of flooding. Further detailed information is required to inform site capacity and layout. As a result a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with adoption of mitigation measures.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P117 Land at Chapel Farm, Barrowford Road, Fence		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. Detailed drainage information required to inform decisions made regarding site capacity, layout, type of development and form of development.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk. Addressing flood risk issues may increase development costs and/or reduce site capacity threatening viability (low-medium risk)</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.43. The site therefore has an adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The site score assessed reflects the site's constraints to development and its limited accessibility to wider services promoting travel by car.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P117 Land at Chapel Farm, Barrowford Road, Fence				
SA Objective	Score			Commentary
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within 100m of a designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site is predominantly improved grassland.</p> <p>The site is located within the Green Infrastructure network and the development of the site for housing would erode this network having an adverse effect.</p> <p>Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect likely to remain permanent with mitigation.</p> <p><u>Mitigation</u></p> <p>Retain and enhance existing habitats. Creation of new habits as appropriate within open space, landscaping and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<p><u>Likely Significant Effects</u></p> <p>The site is located adjacent to a listed building, wrapping around this building and removing its agricultural context. Less than substantial harm to substantial harm is likely to result from the development on this site on this asset requiring assessment of public benefits. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely minor adverse effects with mitigation measure.</p> <p><u>Mitigation</u></p> <p>High quality housing with scale, form, materials and appearance taken from listed building. Development set back the listed building to provide openness and maintain some setting to the building. Careful boundary treatments</p>

SA Appendix 5: Assessment of Potential Housing Sites

P117 Land at Chapel Farm, Barrowford Road, Fence		
SA Objective	Score	Commentary
		<p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The benefits associated with developing the site may not be sufficient to outweigh the level of harm caused to heritage assets (medium-high risk)</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The site is within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The site features some of the qualities noted for this LCA, including a gentle sloping landscaping leading to a linear dense rural setting, vegetated boundaries, and open fields with agricultural buildings which contribute to the agricultural setting and context of the settlement. The site is designated Green Belt, and it has been recently concluded by the Green Belt review to fulfil the purposes of the Green Belt. The development of the site would reduce the gap between Fence and Barrowford/Nelson. There are no very special circumstances to justify the release of land from the Green Belt for development. Development of the scale of the proposal amounts to inappropriate development and will cause significant harm to the designation in this area. The site is located in close proximity to a listed building and the proposal is likely to cause harm to this designation. The site also features several TPOs which will need to be retained and offset reducing the developable area. A significant adverse effect is assessed.</p> <p><u>Term</u></p> <p>A significant and permanent adverse effect</p> <p><u>Mitigation</u></p> <p>No mitigation measures exist.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due improvements provided by the proposals to the quality and diversity of housing stock locally and economic objectives due to the benefits provided to the economy provided by the delivery of new housing. The development of the site has neutral effects for regeneration, transport, and health objectives largely owing to the relatively limited accessibility of the site and local access/development constraints caused by on-street parking and the proximity to the A6068 by-pass. The site itself is quite constrained. The site is undeveloped and as such has adverse effects for the making efficient use of land. The site is located within close to a listed building and is likely to result in at least less than substantial harm to this asset requiring consideration of public benefits. The site has some ecological value and is near ecological designations resulting in potential adverse effects. The site is close to a watercourse and experiences flooding. The site is designated as green belt. Its development would reduce the existing gap between Nelson and Fence resulting in adverse effects for landscape objectives. These factors combine to justify a minor adverse effect assessed for climate change objectives.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P120 Land at former Chapel House Farm, Barrowford Road, Fence				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 300 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not used for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (Riverside Business Park).</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P120 Land at former Chapel House Farm, Barrowford Road, Fence				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key service.</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p>
	0			<p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space within wider land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses, and open countryside. The A6068 Fence By-pass may have some adverse effects in terms of noise and air pollution on part of the site.</p>
	0			<p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development to be located away from the by-pass with suitable boundary treatment and mitigation measures for road noise. Open Space to be provided on site. Further contributions towards open space provision may be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P120 Land at former Chapel House Farm, Barrowford Road, Fence				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are existing capacity issues on the local highway network due to on street parking. Development of this scale is likely to significantly contribute to existing problems.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk).</p>
	0			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	--	-		<p><u>Likely Significant Effects</u></p> <p>The site is located within 10m of an unnamed watercourse or water body (Higgin Clough).</p> <p>The site is likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p>
	-			

SA Appendix 5: Assessment of Potential Housing Sites

P120 Land at former Chapel House Farm, Barrowford Road, Fence		
SA Objective	Score	Commentary
		<p>Development to be directed away from the water course. Appropriate drainage management measures to be adopted including use of the SuDs hierarchy.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p>Likely Significant Effects The SFRA finds that the site is at risk of flooding. Further detailed information is required to inform site capacity and layout. As a result a minor adverse effect is assessed for this objective.</p> <p>Term Minor adverse effect reducing with adoption of mitigation measures.</p> <p>Mitigation Adoption of the SuDs hierarchy to manage surface water drainage from the site. Detailed drainage information required to inform decisions made regarding site capacity, layout, type of development and form of development.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk. Addressing flood risk issues may increase development costs and/or reduce site capacity threatening viability (low-medium risk)</p>
9. To improve air quality.	0	<p>Likely Significant Effects The site is located in excess of 500m of the Colne AQMA. The site is unlikely to contribute towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p>Term Neutral effects over the plan period.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p>Assumptions None</p> <p>Uncertainties Success of intervention measures to secure a modal shift (medium risk).</p>

SA Appendix 5: Assessment of Potential Housing Sites

P120 Land at former Chapel House Farm, Barrowford Road, Fence				
SA Objective	Score			Commentary
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-			<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.22. The site therefore has an adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The site score assessed reflects the site's constraints to development and its limited accessibility to wider services promoting travel by car.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.				<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	-	<p><u>Likely Significant Effects</u></p> <p>The site does not affect any designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site is predominantly improved grassland.</p> <p>The site is located within the Green Infrastructure network and the development of the site for housing would erode this network having an adverse effect.</p> <p>Overall, the proposal is likely to have a minor adverse effect on this objective.</p>
	-			<p><u>Term</u></p> <p>Minor adverse effect likely to remain permanent with mitigation.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P120 Land at former Chapel House Farm, Barrowford Road, Fence		
SA Objective	Score	Commentary
		<p>Retain and enhance existing habitats. Creation of new habits as appropriate within open space, landscaping and new buildings.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	--	<p>Likely Significant Effects The site is located partially within the Carr Hall Road Wheatley Lane Conservation Area. The development of the site for the submitted scale is likely to be significant noting the scale of the proposal and the qualities and characteristics of the conservation area. Potential mitigation measures could reduce the level of harm caused somewhat; however harm would likely remain and an assessment of the proposal's public benefits will be required. A significant adverse effect is assessed for this objective.</p> <p>Term Permanent significant adverse effects from the medium term.</p> <p>Mitigation High quality development which is consistent with and sensitivity to the existing built surrounds. Boundary treatments to limit visibility of the development from the wider area and its impact on the open countryside. Development within the conservation area avoided.</p> <p>Assumptions None</p> <p>Uncertainties It is unclear whether the public benefits of the proposal would outweigh the harm caused by the proposal on the historic environment (medium – high risk)</p>
14. To conserve and enhance landscape character and townscapes.	--	<p>Likely Significant Effects The site is within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The site contains features which contribute positively to this LCA. Including broad open fields, vegetated and treed boundaries, and gentle topography made of the more significant by the site's isolated location. Significant harm may result to the LCA if the site was developed. The site is designated Green Belt, and it has been recently concluded by the Green Belt review to fulfil the purposes of the Green Belt. The development of the site would significantly reduce the gap between Fence and Barrowford/Nelson. There are no very special circumstances to justify the release of land from the Green Belt for development. Development of the scale of the proposal amounts to inappropriate development and will cause significant harm to the designation in this area resulting in an isolated development which fails to have any bearing to the wider built up environment. The site sits partially within a Conservation Area and the proposal is likely to cause harm to this designation. The site also features several TPOs which will need to be retained and offset reducing the developable area. A significant adverse effect is assessed.</p> <p>Term A significant and permanent adverse effect</p> <p>Mitigation</p>

SA Appendix 5: Assessment of Potential Housing Sites

P120 Land at former Chapel House Farm, Barrowford Road, Fence		
SA Objective	Score	Commentary
		<p>No mitigation measures exist.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are significant positive effects for housing objectives due the large contribution made by the proposal to housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. Benefits are provided for Economic objectives by the delivery of new housing and wider support this brings to the economy. The development of the site has neutral effects for regeneration, transport, and health objectives largely owing to the relatively limited accessibility of the site and local access/development constraints caused by on-street parking in Fence. The site itself is quite constrained. The site is undeveloped and as such has adverse effects for the making efficient use of land. The site is located within a conservation area and is likely to result in at least less than substantial harm to this asset requiring consideration of public benefits. The site has some ecological value resulting in potential adverse effects. The site is close to a watercourse and experiences flooding. The site is designated as green belt. Its development would reduce the existing gap between Nelson and Fence resulting in significant adverse effects for landscape objectives. These factors combine to justify a minor adverse effect assessed for climate change objectives.</p>		

P121 Land east of Rye Croft, Trawden		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 24 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P121 Land east of Rye Croft, Trawden				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	0	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 2000m of one or more key service.</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P121 Land east of Rye Croft, Trawden				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Little scope exists within the development to accommodate new open space within wider land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses, and open countryside. The proposal is compatible with these land uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space provision may be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 400m of one or more transport services.</p> <p>There are existing capacity issues on the local highway network due to on street parking. Development of this scale is likely to significantly contribute to existing problems.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>A minor adverse effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk).</p>
	-			
6. To encourage the efficient use of land and conserve and enhance soils.	-	-	-	<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p>
	-			

SA Appendix 5: Assessment of Potential Housing Sites

P121 Land east of Rye Croft, Trawden		
SA Objective	Score	Commentary
		<p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	<div>-</div> <div>0</div>	<p><u>Likely Significant Effects</u></p> <p>The site is located within 50m of a watercourse or water body (Trawden Brook).</p> <p>The site is unlikely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development to be directed away from the water course. Appropriate drainage management measures to be adopted including use of the SuDs hierarchy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that the site is located in flood zone 1 and has a low risk of surface water flooding. There is a high risk of flooding from ground water.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Detailed drainage information required to inform decisions made regarding site capacity, layout, type of development and form of development.</p> <p><u>Assumptions</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P121 Land east of Rye Croft, Trawden		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk. Addressing flood risk issues may increase development costs and/or reduce site capacity threatening viability (low-medium risk)</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is unlikely to contribute towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.61. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P121 Land east of Rye Croft, Trawden				
SA Objective	Score			Commentary
				<p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u> The site does not affect any designated site. It is unclear whether the site fulfils an important role for protected species. The site is predominantly improved semi natural improved grassland The site is not located within the Green Infrastructure network. Overall, the proposal is considered to have a neutral effect on this objective.</p>
	0			<p><u>Term</u> Neutral effect likely to remain permanent with mitigation.</p> <p><u>Mitigation</u> Retain and enhance existing habitats. Creation of new habits as appropriate within open space, landscaping and new buildings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<p><u>Likely Significant Effects</u> The site is located within the Trawden Forest Conservation Area. The site rises quite steeply from the settlement edge providing for a level of prominence. The proposal is likely to result in at least less than substantial harm to the historic environment. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u> Adverse effects for the plan period.</p> <p><u>Mitigation</u> High quality development which is consistent with and sensitivity to the existing built surrounds. Boundary treatments to limit visibility of the development from the wider area and its impact on the open countryside.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> It is unclear whether the public benefits of the proposal would outweigh the harm caused by the proposal on the historic environment (medium – high risk)</p>

SA Appendix 5: Assessment of Potential Housing Sites

P121 Land east of Rye Croft, Trawden		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site sits within the moorland fringe, South Pennine Fringe character area. The site relates to the built up area of Trawden (Hollin Hall) to the west only and does not reflect the settlement pattern. The site sits on steeply rising land as the land rising to open moorland. The site is visible from some public routes however this is limited but changes in topography and thick vegetation. Overall a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Effects of proposal likely to be most significant in the shorter term during the construction with the effects reducing to a minor adverse effect in the longer term.</p> <p><u>Mitigation</u></p> <p>Sensitive design responses to local landform and architecture. Siting, scale, appearance of development and role of landscaping.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are minor positive effects for housing objectives due to the contribution made by the proposal to housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The site's limited scale and relative inaccessibility to services, sources of employment and shops mean that neutral or minor adverse effects are assessed for regeneration, economic and health objectives notwithstanding the positive contribution new housing makes towards fulfilling these objectives. Adverse effects are assessed for transport objectives due to the distance of the site from a regular bus service and existing capacity problems experienced within the local highway network due to on-street parking. The site is undeveloped and as such has adverse effects for the making efficient use of land and use of natural resources. The site has a relatively high risk of flooding from groundwater. Further assessment is needed to evidence the effect this might have on site suitability/deliverability. A minor adverse effect is assessed for flooding objectives. The site is located within a conservation area and is likely to result in at least less than substantial harm to this asset requiring consideration of public benefits with adverse effects assessed for heritage objectives. The site is not known to be of ecological value with further assessment requirement. The site is an edge of settlement location relating to steeply rising land. The site is visible from wider areas however this is contained by changes in topography and the site's location in a thickly vegetated area. A minor adverse effect is assessed for landscape objectives. Overall a neutral effect is assessed for climate change objectives.</p>		

P122 Land at Holme End, Greenhead Lane, Brierfield		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 27 dwellings. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. The site is located in a weak market area with lower land values. As a result the proposal is unlikely to support the delivery of affordable housing. Notwithstanding this, and taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P122 Land at Holme End, Greenhead Lane, Brierfield				
SA Objective	Score			Commentary
				Permanent minor positive effects from the medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<u>Likely Significant Effects</u> The development site is not used for employment. The site is not located within 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.
	0			<u>Term</u> A permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	0	-	0	<u>Likely Significant Effects</u> The site is located within 2000m of a key service. No service provision is proposed on site. The development would result in increased pressure service quality/availability. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor adverse effect on this objective.
	-			<u>Term</u> Minor adverse effect from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development.

SA Appendix 5: Assessment of Potential Housing Sites

P122 Land at Holme End, Greenhead Lane, Brierfield				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	0	-	-	<u>Likely Significant Effects</u> The site is located within 2000m of a GP or open space. Little Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities. The site is largely an agricultural setting with some residential uses nearby. The site is around 130m from the M65. The close proximity of the site to the motorway could result in adverse effects on health and wellbeing as a result of noise and air pollution emitting from the motorway. Overall the proposal is considered to have an adverse effect for this objective. <u>Term</u> Likely adverse effects reducing with implementation of mitigation measures. <u>Mitigation</u> Boundary treatment and mitigation measures for road noise. Contributions towards open space provision may be required. <u>Assumptions</u> None. <u>Uncertainties</u> Mitigation measures used to address potential effect of the proximity of the motorway on future residents may increase development costs and/or affect site capacity increasing pressure on site viability (low-medium risk).
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	0	0	<u>Likely Significant Effects</u> The site is located in excess of 400m of one or more transport services. There are no known existing highway capacity problems affecting the site. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a minor adverse effect for this objective. <u>Term</u> A minor adverse effect from the medium term. <u>Mitigation</u> Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport. <u>Assumptions</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P122 Land at Holme End, Greenhead Lane, Brierfield		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	-- -	<p><u>Likely Significant Effects</u></p> <p>The site is located within 10m of an unnamed watercourse or water body (Pendle Water).</p> <p>The site is unlikely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development to be directed away from the water course. Appropriate drainage management measures to be adopted including use of the SuDs hierarchy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is partially within FZ2 and FZ3. Detailed flood risk information is required to inform decisions regarding the capacity, developable area, layout and form of development. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects reducing with mitigation measures.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P122 Land at Holme End, Greenhead Lane, Brierfield		
SA Objective	Score	Commentary
		<p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Avoidance of FZ2/FZ3. Detailed flood risk information is required to inform decisions regarding the capacity, developable area, layout and form of development.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The site is located in excess of 500m of the Colne AQMA. The site is of limited capacity and unlikely to contribute towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p>Term Neutral effects over the plan period.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p>Assumptions None</p> <p>Uncertainties Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p>Likely Significant Effects The site has a suitability score of 2.96. The site therefore has an adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score assessed reflects the site's constraints to development and its limited accessibility to wider services promoting travel by car.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure	-	<p>Likely Significant Effects The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P122 Land at Holme End, Greenhead Lane, Brierfield				
SA Objective	Score			Commentary
the sustainable use of natural resources.				<p>Term Permanent loss where developed.</p> <p>Mitigation To be determined in consultation with Lancashire County Council.</p> <p>Assumptions Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p>Likely Significant Effects The site does not affect any designated site. It is unclear whether the site fulfils an important role for protected species. The site features predominantly improved grassland. The site is located adjacent to the Green Infrastructure Network. Its development is unlikely to adversely affect this network. Overall, the proposal is likely to have a neutral effect on this objective.</p> <p>Term Likely neutral effects over the longer term with implementation of mitigation measures.</p> <p>Mitigation Retain and enhance existing habitats. Creation of new habitats in open space, landscaping and where appropriate, new buildings.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
	0			
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<p>Likely Significant Effects The site is located adjacent to a listed structure (Pendle Bridge), and in good view of this. The listed structure is currently in a rural location which would alter with the development of this site. The proposal is likely to result in at least less than substantial harm requiring assessment of public benefits. Minor adverse effects are assessed for this objective.</p> <p>Term Likely adverse effects with mitigation measure.</p> <p>Mitigation High quality housing with scale, form, materials and appearance taken from listed building. Development set back the listed structure. Careful boundary treatments</p> <p>Assumptions None</p> <p>Uncertainties</p>

SA Appendix 5: Assessment of Potential Housing Sites

P122 Land at Holme End, Greenhead Lane, Brierfield		
SA Objective	Score	Commentary
		It is unclear whether the public benefits of the proposal would outweigh the harm caused by the proposal on the historic environment (medium – high risk)
14. To conserve and enhance landscape character and townscapes.	--	<p>Likely Significant Effects</p> <p>The site is located within the industrial foothills and valleys Landscape Character Area (Zone 6a). The site displays some of the key qualities of this LCA at a local level. The site provides a rural context to Pendle Water which flows to the east and positively contributes to the rural fringe of the urban area. Agricultural buildings and rural dwellings are located to the north. The field itself is gently sloping and is bordered by hedgerows. The M65 is nearby but not visible from the site. Some local harm may arise to the LCA if the site was developed. This is increased given the rural context of the site (The site being isolated from the urban area). The site is designated Green Belt, and it has been recently concluded by the Green Belt review to fulfil the purposes of the Green Belt. The development of the site would result in urban sprawl of the existing built up area. There are no very special circumstances to justify the release of land from the Green Belt for development. The site is isolated for existing built form and would represent a significant incursion into the open countryside which does not sit well within the local landscape and fails to reflect the local pattern of development. A significant adverse effect is assessed for this objective.</p> <p>Term A significant adverse effect</p> <p>Mitigation No mitigation measures exist.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal to housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The site is distant from services, facilities and public transport services promoting travel by car. As a result the proposal has adverse effects for regeneration and transport objectives. Adverse effects are assessed for health objectives partly due to distance to existing facilities but also due to the proximity of the site to the M65 and likely effects of this on future residents. The site is undeveloped and as such has adverse effects for the making efficient use of land and making efficient use of resources. The site is subject to a number of physical constraints. The site is located close to a listed structure and its development for housing is likely to result in at least less than substantial harm to this asset requiring consideration of public benefits. The site has some ecological value resulting in potential adverse effects. The site is close to a watercourse and experiences flooding. The site is designated as green belt. Its development would urbanise edge of Burnley, the open countryside, and villages of Fence and Higham located to the north resulting in significant adverse effects for landscape objectives. These factors combine to justify a minor adverse effect assessed for climate change objectives.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 119 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key service or 2000m of a local centre (Barrowford)</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
4. To improve the health and wellbeing of those living and working in the Pendle area.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 2000m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is largely an agricultural setting with some residential uses nearby. The proposal is compatible with these land uses.</p> <p>Overall the proposal is considered to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Provision of open space within the development, including potential contributions.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>Some highway capacity issues exist locally. The scale of the proposal is likely to adversely affect existing issues.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, on balance, the proposal is assessed as having a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk).</p>
	0			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0		<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that the site is located in Flood Zone 1 and subject to some risk of flooding from surface water. A neutral effect is assessed for this proposal on this objective.</p> <p><u>Term</u> Neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u> FRA required. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is unlikely to contribute towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.09. The site therefore has an adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score assessed reflects the site's constraints to development and its limited accessibility to wider services promoting travel by car.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford				
SA Objective	Score			Commentary
				<p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The site does not affect any designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site features predominantly improved grassland.</p> <p>The site is located adjacent to the Green Infrastructure Network. Its development is unlikely to adversely affect this network.</p> <p>Overall, the proposal is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely neutral effects over the longer term with implementation of mitigation measures.</p>
	0			<p><u>Mitigation</u></p> <p>Retain and enhance existing habitats. Creation of new habitats in open space, landscaping and where appropriate, new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford		
SA Objective	Score	Commentary
13. To conserve and enhance the historic environment, heritage assets and their setting.	--	<p><u>Likely Significant Effects</u></p> <p>The site sits between several listed buildings, all currently located within a rural setting, and all accessible and appreciated from PROW which cross the proposal site. The development to the scale proposal is likely to significantly alter the character of the area causing likely significant and demonstrable harm which is unlikely to be reduced. An assessment of less than substantial to substantial harm is likely resulting in the need to consider the proposals public benefits. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent significant adverse effects.</p> <p><u>Mitigation</u></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds. Boundary treatments to limit visibility of the development from the wider area and its impact on the open countryside. Mitigation unlikely to be enough to reduce likely harm caused.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>It is unclear whether the public benefits of the proposal would outweigh the harm caused by the proposal on the historic environment (medium – high risk)</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The site is located within the industrial foothills and valleys Landscape Character Area (Zone 6a). The site contributes to this LCA providing a large area of working agricultural land on gentle slope to the north of Higherford. The site is open in character with some dry stone walls and some hedgerows. Public routes cross the site providing a link for residents into the open countryside. The development of this site would represent a significant loss to the LCA in this area. The site would represent a significant incursion into the open countryside which is both isolated from and fails to reflect the settlement pattern of Higherford. The proposal is likely to result in significant harm to nearby listed buildings which is unlikely to be mitigated. Several PROW cross the site which is current rural and in agricultural use. The development of the site would significantly alter the character of the area and cause harm to the quality and tranquillity of the PROW and views provided from their routes. A group TPO occupies the likely access to the site and represents a further constraint to the development of the site. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>A significant adverse effect</p> <p><u>Mitigation</u></p> <p>No mitigation measures exist.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford				
SA Objective	Score		Commentary	
Summary: There are positive effects for housing objectives due to the contribution made by the proposal to housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The site is distant from most services, facilities and public transport services promoting travel by car. As a result, this neutralises the proposal's benefits on the economy, health and regeneration objectives. Adverse effects are assessed for transport objectives. The site is undeveloped and as such has adverse effects for the making efficient use of land and making efficient use of resources. The site is subject to a number of physical constraints. The site is located close to a listed structures and its development for housing is likely to result in at least less than substantial harm to substantial harm to this asset requiring consideration of public benefits. The site relates to an extensive open area north of Higherford and is highly visible from wider viewpoints and vistas. The proposal is of significant scale. Its development would dramatically alter the landscape, degrading its quality, and adversely affecting the role of this landscape as a transition towards upland moorland to the north. These factors combine to justify a minor adverse effect assessed for climate change objectives.				

P125 Land adjacent to 373 King's Causeway, Brierfield				
SA Objective	Score		Commentary	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		<p>Likely Significant Effects</p> <p>The site has capacity for 20 dwellings. The proposal would help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. The proposal is within a weaker housing market area. As a result the potential to secure affordable housing at the site is reduced. Notwithstanding this, and taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p>Term</p> <p>Minor positive effects from the medium term</p> <p>Mitigation</p> <p>Planning obligations for the mix of housing</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Limited viability may affect the mix of housing provided on site (low-medium risk)</p>	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p>Likely Significant Effects</p> <p>The development site is not currently used for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (Nelson Town Centre).</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the</p>

SA Appendix 5: Assessment of Potential Housing Sites

P125 Land adjacent to 373 King's Causeway, Brierfield				
SA Objective	Score			Commentary
	+			<p>economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p>Term A permanent minor positive effect from the short to medium term.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties Use of sustainable modes of transport to access employment. Medium risk.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p>Likely Significant Effects</p> <p>The site is located within 800m of one or more key service or 2000m of a local centre (Brierfield/Nelson) No service provision is proposed on site. The development would result in increased pressure service quality/availability. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p>Term Neutral effect from the medium term.</p> <p>Mitigation Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
	0			
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p>Likely Significant Effects</p> <p>The site is located within 800m of a GP or open space. The site has formal use as open space (Forming part of Nelson Golf Club). Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities. The site is largely an agricultural setting with some residential uses nearby. The proposal is compatible with these land uses. Overall the proposal is considered to have a neutral effect for this objective.</p> <p>Term A permanent neutral effect.</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P125 Land adjacent to 373 King's Causeway, Brierfield				
SA Objective	Score			Commentary
				<p><u>Mitigation</u> Provision of open space within the development, including potential contributions.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u> The site is located within 400m of one or more transport services. There are no known highway capacity problems affecting the site. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, on balance, the proposal is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u> A permanent minor positive effect.</p>
	+			<p><u>Mitigation</u> Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Mitigation measures may strain viability depending on their scope (medium risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u> The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u> Permanent minor adverse effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P125 Land adjacent to 373 King’s Causeway, Brierfield			
SA Objective	Score		Commentary
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p>
	0		<p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 and subject to some risk of flooding from surface water. A neutral effect is assessed for this proposal on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA required. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0		<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P125 Land adjacent to 373 King's Causeway, Brierfield				
SA Objective	Score		Commentary	
			<p>None</p> <p>Uncertainties</p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>	
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0		<p>Likely Significant Effects</p> <p>The site has a suitability score of 3.74. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term</p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation</p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p>Likely Significant Effects</p> <p>The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term</p> <p>Neutral effect for the plan period.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p>Likely Significant Effects</p> <p>The site does not affect any designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site features predominantly improved grassland.</p> <p>The site is located adjacent to the Green Infrastructure Network. Its development is unlikely to adversely affect this network.</p> <p>Overall, the proposal is likely to have a neutral effect on this objective.</p> <p>Term</p>

SA Appendix 5: Assessment of Potential Housing Sites

P125 Land adjacent to 373 King's Causeway, Brierfield		
SA Objective	Score	Commentary
	0	<p>Likely neutral effects over the longer term with implementation of mitigation measures.</p> <p><u>Mitigation</u> Retain and enhance existing habitats. Creation of new habitats in open space, landscaping and where appropriate, new buildings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u> The site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u> Likely permanent neutral effects</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u> The site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The site is in use as a golf course and as such is not considered to function towards this LCA. The site is greenfield and part of the Nelson Golf Course. The site has a limited frontage from Kings Causeway. It forms the high point in the area with the southern aspect of the site visible from Burnley to the south. Several PROW cross and run adjacent to the site boundary. Whilst there is an urban context to the area, the site forms part of open countryside which helps to separate Brierfield from Harle Syke and Briercliffe to the South. Development would infringe on this open area and alter the character of walking routes through. Its development will result in a minor adverse effect for this objective.</p> <p><u>Term</u> Permanent adverse effect potential for some reduction with mitigation measures.</p> <p><u>Mitigation</u> Development directed to the northern part of the site to reduce visually impact from exposed areas to the south.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P125 Land adjacent to 373 King’s Causeway, Brierfield				
SA Objective	Score			Commentary
Summary: There are positive effects for housing objectives due to the contribution made by the proposal to housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The delivery of housing and benefits this has in supporting local jobs and businesses results in minor positive effects for economic objectives. The site somewhat distant from most services, facilities and public transport services forming an edge of settlement location therefore promoting travel by car, a neutral effect is assessed for health and wellbeing and regeneration objectives as a result. The loss of open space (with formal and informal recreational use and value) will not be compensated by the proposal however other open space accessible locally will remain. A neutral effect is assessed for health objectives. The site is undeveloped and as such has adverse effects for the making efficient use of land. Beyond this, the site is relatively unconstrained. This reflects its limited scale, contained location, and existing use as part of a golf course. The resulting effect means that the proposal has neutral effects for flood risk, biodiversity and heritage objectives. Some harm is found for landscape objectives. This is related to the viewpoints of the site obtained from the south and from the site towards the south which would be lost if the site was developed. These effects are however limited owing to the limited scale of the proposal and its urban setting. The relatively limited accessibility combined with the near absence of constraints means that the site has been assessed to have a neutral effect for climate change objectives.				

P126 Former Lakeside Garden Centre, Foulridge (Detailed Planning Permission Granted for 3 dwellings)				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			Likely Significant Effects The site has capacity for 23 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective. Term Minor positive effects from the medium term Mitigation Planning obligations for the mix of housing Assumptions None. Uncertainties None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	Likely Significant Effects The development site is not currently used for employment. The site is located within 2,000m of the nearest major employment site (Colne Town Centre). The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective. Term
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P126 Former Lakeside Garden Centre, Foulridge (Detailed Planning Permission Granted for 3 dwellings)				
SA Objective	Score			Commentary
				<p>A permanent minor positive effect from the short to medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key service or 2000m of a local centre (Colne)</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The site is within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p>
	+			<p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is largely an agricultural setting with some residential uses nearby. The proposal is compatible with these land uses.</p> <p>Overall the proposal is considered to have a neutral effect for this objective.</p>
	0			<p><u>Term</u></p> <p>A permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Provision of open space within the development, including potential contributions.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P126 Former Lakeside Garden Centre, Foulridge (Detailed Planning Permission Granted for 3 dwellings)				
SA Objective	Score			Commentary
				None. <u>Uncertainties</u> None.
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<u>Likely Significant Effects</u> The site is located within 400m of one or more transport services. There are no known highway capacity problems affecting the site. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, on balance, the proposal is assessed as having a minor positive effect for this objective. <u>Term</u> A permanent minor positive effect.
	+			<u>Mitigation</u> Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport. <u>Assumptions</u> None. <u>Uncertainties</u> Mitigation measures may strain viability depending on their scope (medium risk).
6. To encourage the efficient use of land and conserve and enhance soils.	++			<u>Likely Significant Effects</u> The site is overgrown brownfield. Its redevelopment for housing would support the delivery of this objective. As such the proposal is considered to have a significant positive effect for this objective. <u>Term</u> Permanent significant positive effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
7. To conserve and enhance water quality and resources	--	0		<u>Likely Significant Effects</u> The site is located within 10m-50m of a water body (Lake Burwain and Foulridge Upper Reservoir). The site is not likely to require the provision of new water management infrastructure. The proposal is unlikely to adversely affect water quality.

SA Appendix 5: Assessment of Potential Housing Sites

P126 Former Lakeside Garden Centre, Foulridge (Detailed Planning Permission Granted for 3 dwellings)		
SA Objective	Score	Commentary
	-	<p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u> Minor adverse effect over the plan period.</p> <p><u>Mitigation</u> Development to be directed away from the waterbody. Suitable on site drainage to prevent/minimise surface water flow into waterbody.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u> The SFRA confirms that parts of the site are located within FZ2/3 with some surface water flooding. The SFRA does not consider this to form a barrier to the development of the site however this requires careful management through the design and planning process. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u> Minor adverse effects possibly reducing to neutral with adoption of mitigation measures.</p> <p><u>Mitigation</u> Detailed flood information required to inform decisions about the capacity, developable areas, layout and form of this site. Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development avoids areas which are at a high risk from flooding.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p>

SA Appendix 5: Assessment of Potential Housing Sites

P126 Former Lakeside Garden Centre, Foulridge (Detailed Planning Permission Granted for 3 dwellings)				
SA Objective	Score			Commentary
				<u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0			<u>Likely Significant Effects</u> The site has a suitability score of 3.52. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. <u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage. <u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes. <u>Assumptions</u> None. <u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<u>Likely Significant Effects</u> The site is partially located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective. <u>Term</u> Permanent loss where developed. <u>Mitigation</u> To be determined in consultation with Lancashire County Council. <u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	+	<u>Likely Significant Effects</u> The site is adjacent to a locally designated site. It is unclear whether the site fulfils an important role for protected species. The site is located within the Green Infrastructure network, however in its dilapidated and overgrown condition, the redevelopment of the site does give rise to the opportunity to enhance the Green Infrastructure Network in this area. Overall, the proposal is likely to have a neutral effect on this objective. <u>Term</u> Likely neutral effects over the longer term with implementation of mitigation measures.
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P126 Former Lakeside Garden Centre, Foulridge (Detailed Planning Permission Granted for 3 dwellings)		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Retain and enhance existing habitats. Creation of new habitats in open space, landscaping and where appropriate, new buildings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u> The site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u> Likely permanent neutral effects</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u> The site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The site is previously developed and largely overgrown. The site is not considered to reflect the wider landscape character or have an important role to secure this. Although in the Green Belt the site is located at a previously developed site which is well related to and enclosed by development. The redevelopment would remove a site which detracts from the quality of the local environment. The site holds capacity for at least some development and is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u> A minor positive effect with mitigation.</p> <p><u>Mitigation</u> The proposal will need to be consistent with the scale of development which formally existed at the site to ensure that openness is not harmed. The scale and amount of new buildings should be limited to ensure consistency with the character of the wider built environment.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P126 Former Lakeside Garden Centre, Foulridge (Detailed Planning Permission Granted for 3 dwellings)				
SA Objective	Score		Commentary	
Summary: There are positive effects for housing objectives due to the contribution made by the proposal to housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The delivery of housing and benefits this has in supporting local jobs and businesses results in minor positive effects for economic objectives. The site is accessible to a number of essential daily services, including public transport services helping to reduce the need to travel by car. The site is previously developed. Its redevelopment for housing would support the regeneration of Foulridge (and Colne) and make effective use of land. The redeveloped and limited scale of the site means that the proposal faces limited constraints. The most significant relates to flood risk from surface water and from associated overtopping of the nearby reservoir resulting in minor adverse effects for flood risk objectives. The redevelopment of the site will remove an overgrown site from the streetscene enhancing townscape. A minor positive effect is assessed for landscape objectives. Accounting for the above a neutral effect is assessed for climate change objectives.				

P128 Throstle Nest Mill, Nelson				
SA Objective	Score		Commentary	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 8 dwellings. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. The proposal site is located in a weak housing market with low viability. The types of homes which could be provided on site is likely to be limited. Notwithstanding this, and taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability of the site may render the proposal undeliverable (medium to high risk).</p>	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	-	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is in use for employment. The site is allocated for mixed use development within the Bradley Area Action Plan. The proposal does not include employment and is only for housing. As a result the proposal would result in the loss of employment land.</p> <p>The site is located within 2,000m of the nearest major employment site (Nelson Town Centre).</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P128 Throstle Nest Mill, Nelson				
SA Objective	Score			Commentary
				<p><u>Term</u> A permanent neutral effect from the short to medium term.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	0	+	<p><u>Likely Significant Effects</u> The site is located within 800m of a town centre (Nelson) No service provision is proposed on site. The proposal is not of a sufficient scale to result in significant pressure for existing services. The site is within 800m of a primary school and 2000m of a secondary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p>
	+			<p><u>Term</u> A minor positive effect from the medium term.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	-	<p><u>Likely Significant Effects</u> The site is located within 800m of a GP and open space Little scope exists within the development to accommodate new open space. The site is however accessible to existing areas of public open space. No health facilities are proposed. The development is small in scale and unlikely to create significant pressure on service provision. The proposal site is bordered by both residential and commercial uses. A potential adverse effect exists for future occupiers if redeveloped for housing. On balance the proposal is considered to likely have a minor positive effect on this objective with mitigation measures.</p>
	+			<p><u>Term</u> Likely minor positive effect.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P128 Thristle Nest Mill, Nelson				
SA Objective	Score			Commentary
				<p>Siting and application of technical build requirements to limit effects of neighbouring uses on future occupiers.</p> <p>Assumptions None.</p> <p>Uncertainties None</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p>Likely Significant Effects</p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known highway capacity problems affecting the site.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, on balance, the proposal is assessed as having a minor positive effect for this objective.</p> <p>Term A permanent minor positive effect.</p>
	+			<p>Mitigation Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p>Assumptions None.</p> <p>Uncertainties Mitigation measures may strain viability depending on their scope (medium risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p>Likely Significant Effects The site is brownfield land, its redevelopment for housing would support the delivery of this objective. As such the proposal is considered to have a significant positive effect for this objective.</p> <p>Term Permanent significant positive effects.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P128 Throstle Nest Mill, Nelson		
SA Objective	Score	Commentary
7. To conserve and enhance water quality and resources	- 0	<p>Likely Significant Effects</p> <p>The site is located within 50m of a watercourse or water body (unnamed). The development is unlikely to require an upgrade to water management infrastructure. Overall the proposal is considered to have a minor adverse effect on this objective.</p> <p>Term</p> <p>Adverse effects likely to be highest during construction. Adverse effects will be kept to a minimum provided mitigation measures are adopted for the design and construction of the development.</p> <p>Mitigation</p> <p>Development to be directed away from the watercourse, with measures incorporated into the design to slow runoff into the watercourse.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p>Likely Significant Effects</p> <p>Much of the site is within FZ2/FZ3. The site experiences a high risk of flooding from surface water and groundwater. A significant adverse effect is assessed for this objective.</p> <p>Term</p> <p>Significant adverse effects unlikely to be mitigated to any great degree.</p> <p>Mitigation</p> <p>Exception test required. Adoption of the SuDs hierarchy to manage surface water drainage from the site. Avoidance of development in areas of the site with a higher risk of flooding.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p>Likely Significant Effects</p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p>Term</p> <p>Neutral effects over the plan period.</p> <p>Mitigation</p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P128 Throstle Nest Mill, Nelson		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.35. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score attributed for the site reflects its highly accessible location within Nelson.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The site is not located within the Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P128 Throstle Nest Mill, Nelson			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 100m of a designated site.</p> <p>It is unclear what role the site has for protected species.</p> <p>The site not located within the Green Infrastructure Network.</p> <p>Overall, the proposal is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect from the medium to long term once the development is completed and biodiversity measures provided on site have matured.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	-		<p><u>Likely Significant Effects</u></p> <p>The site is not designated, however features an existing mill building reflective of the industrial heritage of Nelson. The proposal would likely result in its demolition resulting in at least less than substantial harm to the historic environment. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely minor adverse effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Photographic record of existing building, retention of materials and building styles where possible.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	+/-		<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Urban Character Area. The nature and form of the site means that the site may contribute in some way to the qualities of this area, particularly along its frontage. The proposal site is currently in employment use. This use is largely concealed by an existing water which doesn't detract from the streetscene. The redevelopment of the site has the potential to deliver a changed streetscene by increasing the amount of quality housing in the area. The site however features an existing mill of</p>

SA Appendix 5: Assessment of Potential Housing Sites

P128 Throstle Nest Mill, Nelson		
SA Objective	Score	Commentary
		<p>historical relevance noting its connections to Nelson's industrial legacy. The demolition of the mill is likely to result in less than substantial harm in this respect. Taking this into account, and potential enhancements provided to the urban environment provided by the proposal at mixed effect is assessed for this objective.</p> <p><u>Term</u> Initial adverse effects during construction likely to turn neutral in the longer term once the development is completed. A mixed effect overall.</p> <p><u>Mitigation</u> Existing boundaries to be retained and enhanced where possible. Design, materials and architecture to reflect the existing qualities of the site, its current use, and industrial legacy.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal to housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The delivery of housing and benefits this has in supporting local jobs and businesses is offset by the loss of employment land that will occur as a result of the site's redevelopment. The site is accessible to a number of essential daily services, including public transport services helping to reduce the need to travel by car. The site is previously developed. Its redevelopment for housing would support the regeneration of Nelson and make effective use of land. The proposal is subject to a significant threat from flooding and as such has a significant adverse effect assessed for this objective. The proposal has adverse effects for the historic environment noting that the proposal would result in the demolition of existing mill building. This has mixed effects for townscape as different effects are provided by the development by the removal of the mill (adverse) and development of quality housing opening the site up and providing an active street frontage (positive). These effects don't necessarily offset, and so mixed effects are assessed. Overall the proposal is assessed as having a minor positive effect for climate change.</p>		

P130 Land to rear of St. Thomas's Primary School, Pasture Lane, Barrowford		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u> The site has capacity for 150 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u> Significant positive effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p>

SA Appendix 5: Assessment of Potential Housing Sites

P130 Land to rear of St. Thomas’s Primary School, Pasture Lane, Barrowford				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The site is not located within 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective. <u>Term</u> A permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	0	<u>Likely Significant Effects</u> The site is located within 800m of a local centre (Barrowford) No service provision is proposed on site. The development would result in increased pressure service quality/availability. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective. <u>Term</u> A minor positive effect from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P130 Land to rear of St. Thomas's Primary School, Pasture Lane, Barrowford				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is surrounded by agricultural uses, residential development and a school. The proposal is compatible with these land uses.</p> <p>Overall the proposal is considered to have a minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>A permanent minor positive effect.</p> <p><u>Mitigation</u></p> <p>Provision of open space within the development, including potential contributions.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 400m of one or more transport services.</p> <p>Existing capacity problems for access road (Pasture Lane) to the site, and LCC consider that a major development could not be accommodated in this area owing to existing constraints which are unlikely to be mitigated. The proposed southern access is not of sufficient width for a new road and would require substantial removal of existing vegetation. The proposal is not therefore suitable in highways terms.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor adverse effect for this objective.</p>
	-			<p><u>Term</u></p> <p>A likely minor adverse reducing somewhat with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Alternative access route needed.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P130 Land to rear of St. Thomas's Primary School, Pasture Lane, Barrowford		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The site is greenfield in use for open space but not known to comprise BMV. Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	-- 0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 10m of a water body (reservoir).</p> <p>The site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect over the plan period.</p> <p><u>Mitigation</u></p> <p>Development to be directed away from the waterbody. Suitable on site drainage to prevent/minimise surface water flow into waterbody.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that parts of the site are subject to flood risk (FZ2/FZ3) with ground and surface water. The SFRA does not consider this to be a barrier to the development of the site, however will require careful management through the design and planning process.</p> <p>A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects potentially reducing with implementation of mitigation measures</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P130 Land to rear of St. Thomas's Primary School, Pasture Lane, Barrowford		
SA Objective	Score	Commentary
		<p>Detailed flooding information required to inform decisions made regarding the site's capacity, developable areas, layout of development, form and density. Adoption of the SuDs hierarchy to manage surface water drainage from the site. Suitable storage areas for water to mitigate the risk of flooding from sources within the site.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The site is located in excess of 500m of the Colne AQMA. The site is not likely to contribute towards a worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p>Term Neutral effects over the plan period.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p>Assumptions None</p> <p>Uncertainties Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p>Likely Significant Effects The site has a suitability score of 3.83. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure	0	<p>Likely Significant Effects The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term</p>

SA Appendix 5: Assessment of Potential Housing Sites

P130 Land to rear of St. Thomas's Primary School, Pasture Lane, Barrowford				
SA Objective	Score			Commentary
the sustainable use of natural resources.				<p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The proposal is not located within 100m of a designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site is predominantly improved grassland.</p> <p>The site is not located within the Green Infrastructure network.</p> <p>Overall, the proposal is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect with implementation of mitigation measures.</p>
	0			<p><u>Mitigation</u></p> <p>Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P130 Land to rear of St. Thomas's Primary School, Pasture Lane, Barrowford		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site is within the Industrial foothills and Valleys Landscape Character Area (Zone 6a). The site contains features which contributes towards this LCA. The site features an extensive area of settlement edge agricultural land which rises gently at first from the edge of Barrowford. The site features hedgerow and dry stone wall boundaries and separates Barrowford from rural farm steads located to the north west. The development of the LCA will have adverse effects on the LCA in the local area. The site is greenfield, adjoining Barrowford to the west. Development of the site would represent a significant extension to Barrowford, which fails to reflect the current settlement pattern. The land rises gently from Barrowford increasing in steepness to the west and is largely open. The site would therefore be visible from the wider area to the west but is of limited visibility from with Barrowford. A minor adverse effect is assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Development to take place close to the existing settlement with a strong landscaped boundary to the west and north to reduce impact on open countryside and wider views. Adoption of good design principles. Boundary treatments. Development to be suitably offset from the TPO.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are significant positive effects for housing objectives due to the large contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The delivery of new homes and support this provides to local businesses supports regeneration objectives. The site is served by existing open space and its scale enables the creation of further open space resulting in a positive effect for health objectives. The site is however distant from employment opportunities and public transport provision extending the need to travel by car, this does not support economic or transport objectives. The site is also subject to severe highway constraints within the wider highway network which do not appear to be immediately resolvable thus effectively preventing development on the site of any significant scale. The site is greenfield and as such has adverse effects for making effect use of land. The site is subject to flood risk from various sources resulting in an adverse effect for flood risk objectives. Remaining constraints affecting the site are rather limited. An adverse effect for landscape is assessed noting the site's significant scale, its open character, its role in forming part of the setting of Barrowford and elevated position. The development of the site for housing would fail to reflect the settlement pattern creating a large, incongruous expansion of the settlement. Accounting for the above a neutral effect is assessed for climate change objectives.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P139 Railway Street Garage Site, Nelson				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 9 dwellings. The proposal will help diversify and improve the quality of the housing stock of Nelson helping to ensure that homes in the local area meet the needs of the local population and increase opportunities for home ownership. The proposal will not be required to deliver affordable housing in accordance with national planning policy. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (Southfield Business District)</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P139 Railway Street Garage Site, Nelson				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	0	++	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a town centre (Nelson)</p> <p>No service provision is proposed on site. The proposal is however small in scale and is therefore unlikely to affect service quality/provision.</p> <p>The site is within 800m of a primary school and secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a significant positive effect on this objective.</p> <p><u>Term</u></p> <p>A permanent significant positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	++			
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	?	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP and open space.</p> <p>The proposal is small in scale and unlikely to affect the quality or availability of open space/healthcare provision.</p> <p>The proposal is located adjacent to premises which are in use for employment and existing dwellings. Care will need to be taken in designing the proposal to minimise the effects of existing land use on future residents.</p> <p>Overall the proposal is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive from the short term.</p> <p><u>Mitigation</u></p> <p>Appropriate mitigation through orientation, aspect, and materials of new buildings to minimise effect of adjacent uses on occupiers.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability. Small site with little room for manoeuvre to address concerns regarding neighbouring uses (medium – high risk).</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P139 Railway Street Garage Site, Nelson				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no capacity problems in the local highway network which would be adversely affected by the proposed development.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A likely minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None likely required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The site is PDL and as such its redevelopment for housing would have a significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0		<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse of water body.</p> <p>The site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P139 Railway Street Garage Site, Nelson		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that the site is located in Flood Zone 1 and has a low risk of flooding. The proposal has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.43. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. A high score reflects the site's highly accessible location and few constraints to development.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P139 Railway Street Garage Site, Nelson			
SA Objective	Score		Commentary
			<p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p><u>Likely Significant Effects</u> The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	- 0	<p><u>Likely Significant Effects</u> There are no designations affecting the site. The site is covered by an area of ecological interest (LERN record). The site is predominantly improved grassland. The site does not form part of the Green Infrastructure Network. Overall, an adverse effect is considered likely in connection with this objective.</p> <p><u>Term</u> Likely adverse effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Success and management of open space and biodiversity measures. Low-medium risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P139 Railway Street Garage Site, Nelson		
SA Objective	Score	Commentary
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Urban Character Area. The site in its current form is not considered to contribute positively towards this LCA. The site is in its current use and appearance is low in quality and detracts from the wider area. The redevelopment of the site for a high quality residential development could benefit the appearance of the site and the wider area.</p> <p><u>Term</u></p> <p>Permanent minor positive effect.</p> <p><u>Mitigation</u></p> <p>High quality design, build and materials. Siting and scale of development to reflect the built surrounds and protect the amenity and wellbeing of its occupiers.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and financial capacity for high quality materials. High risk.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposal's to the quality and diversity of housing stock locally. Minor positive effects are also assessed for health and economic objectives due to the accessibility of the site to existing provision and sources of employment, the site's limited scale and therefore impact on service provision, and the benefits associated with the delivery of new homes to this objective, though some uncertainty exists as to the compatibility of the proposed use with neighbouring employment uses (to be determined through the submission of a planning application). The site is highly accessible to existing services, shops and sources of employment promoting modal shift and is therefore beneficial to transport objectives. The proposal relates to previously developed land and is beneficial in supporting the regeneration of Nelson and will provide for an efficient use of land. There are few constraints that affect the development. There is little evidence of the site being subject to a high risk of flooding. The site does not affect the historic environment. The proposal is found to benefit townscape objectives by improving the quality of the urban environment. The only constraint observed is the site's role for wildlife in its current condition resulting in a minor adverse effect for this objective. It is anticipated that this constraint could be overcome through the planning application process through a satisfactory design response or the adoption of mitigation measures. Taking the above into account the proposal has a minor positive effect for climate change objectives.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P144 Land off Hollin Bank, Brierfield				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 19 dwellings. The proposal will help diversify and improve the quality of the housing stock in Brierfield helping to ensure that homes in the local area meet the needs of the local population and increase opportunities for home ownership. The proposal is located in a weak market area. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment, but is available for employment and could potentially accommodate employment uses alongside residential</p> <p>The site is located within 2,000m of the nearest major employment site (Lomeshaye Industrial Estate)</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P144 Land off Hollin Bank, Brierfield				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	+	<u>Likely Significant Effects</u> The site is located within 800m of a town centre (Brierfield) No service provision is proposed on site. The development will result in increased pressure on services. The site is within 800m of a primary school and 2000m of a secondary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.
	+			<u>Term</u> A permanent minor positive effect from the short term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	?	<u>Likely Significant Effects</u> The site is located within 800m of a GP and open space. Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities. The proposal is located close to Junction 12 of the M65 and may be affected by its proximity. Assessment will be needed on the potential effects of the motorway on future users/occupiers of the proposal.
	+			Overall the proposal is considered to have a minor positive effect for this objective. <u>Term</u> A permanent minor positive from the short term. <u>Mitigation</u> Further assessment of impacts of nearby motorway on proposal needed. Appropriate mitigation through orientation, aspect, and materials of new buildings to minimise effect of adjacent uses on occupiers. Contribution towards open space required subject to fulfilment of necessary tests. <u>Assumptions</u> None. <u>Uncertainties</u> Low viability. Small site with little room for manoeuvre to address concerns regarding neighbouring uses (medium – high risk).

SA Appendix 5: Assessment of Potential Housing Sites

P144 Land off Hollin Bank, Brierfield				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>The site is unlikely of a scale to contribute significantly towards a worsening of highway capacity problems currently experienced in the highway network at peak periods.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A likely minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None likely required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The site is PDL and as such its redevelopment for housing would have a significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0		<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P144 Land off Hollin Bank, Brierfield		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that the site is located in Flood Zone 1 and has a low risk of flooding. The proposal has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.57. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. A high score reflects the site's highly accessible location and few constraints to development.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P144 Land off Hollin Bank, Brierfield			
SA Objective	Score		Commentary
			<p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p><u>Likely Significant Effects</u></p> <p>The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0
	-		<p><u>Likely Significant Effects</u></p> <p>The proposal is located within 100m of a locally designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site is made up of Semi-improved Grassland.</p> <p>The site is not located within the Green Infrastructure network.</p> <p>Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P144 Land off Hollin Bank, Brierfield		
SA Objective	Score	Commentary
		Low viability and scope for ecological benefits (High risk). The degree to which the development would affect the integrity of this nearby designation (Low risk)
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Urban Character Area. The site has the potential to contribute positively to this area given its gateway location and prominence. The site forms unused space located within the settlement boundary just off Junction 12 of the M65. The site and its surroundings are not of any particular quality, and the site performs an insignificant role in the townscape. A high quality proposal could alter this to enhance the urban environment.</p> <p><u>Term</u></p> <p>Likely permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>High quality design which is suitable for its prominent location.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. Minor positive effects are also assessed for health and economic objectives due to the accessibility of the site to existing provision and sources of employment, the site's limited scale and therefore impact on service provision, and the benefits associated with the delivery of new homes to this objective, though some uncertainty exists regarding health effects owing to the site's proximity to Junction 12 of the M65 requiring further assessment at the planning application site. The site is highly accessible to existing services, shops and sources of employment promoting modal shift and is therefore beneficial to transport objectives. The site relates to previously developed land and is beneficial in supporting the regeneration of Brierfield and will provide for an efficient use of land. There are few constraints that affect the development. There is little evidence of the site being subject to a high risk of flooding. The site does not affect the historic environment. The proposal is found to benefit townscape objectives by improving the quality of the urban</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P144 Land off Hollin Bank, Brierfield				
SA Objective	Score		Commentary	
environment at a prominent gateway location to Brierfield when entering the town from the M65. The only constraint observed is the site’s proximity to a designated site (the Leeds and Liverpool Canal) and the potential for adverse effects for wildlife using this corridor connected to the site’s redevelopment (Low risk). It is anticipated that this constraint could be overcome through the planning application process through a satisfactory design response or the adoption of mitigation measures. Taking the above into account the proposal has a minor positive effect for climate change objectives.				

P148 Land at Manor Mill, Hallam Road, Nelson				
SA Objective	Score		Commentary	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 44 dwellings. The proposal will help diversify and improve the quality of the housing stock of Nelson helping to ensure that homes in the local area meet the needs of the local population and increase opportunities for home ownership. The proposal is located in a weak market area. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.</p>	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	--	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is currently actively used for employment purposes. Its redevelopment for housing would result in a loss of employment land. The site is located within 2,000m of the nearest major employment site (Hallam Road Business District)</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor negative for this objective.</p> <p><u>Term</u></p> <p>A permanent minor negative effect from the short term.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P148 Land at Manor Mill, Hallam Road, Nelson				
SA Objective	Score			Commentary
				<p>Alternative premises would need to be found for existing businesses to prevent their closure or relocation outside of the Borough. Nonetheless a degree of harm would remain as local access to employment opportunities would be permanently removed.</p> <p>Assumptions None.</p> <p>Uncertainties Existing employers find suitable alternative employment premises within the locality or borough (medium risk)</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+	<p>Likely Significant Effects</p> <p>The site is located within 800m of one or more key services or 2000m of a town centre (Nelson)</p> <p>No service provision is proposed on site. The development will result in increased pressure on services.</p> <p>The site is within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p>
	+			<p>Term A permanent minor positive effect from the short term.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	-	<p>Likely Significant Effects</p> <p>The site is located within 800m of a GP and open space.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The proposal is located adjacent to wider industrial premises located within the Hallam Road Business District which could have an adverse effect on health and wellbeing of future residents.</p>
	+			<p>On balance the proposal is considered to likely have a minor positive effect on this objective provided sufficient mitigation is delivered.</p> <p>Term Likely minor positive effects from the medium term with successful implementation of mitigation measures.</p> <p>Mitigation Further assessment of impacts of industrial uses needed. Appropriate mitigation through orientation, aspect, and materials of new buildings to minimise effect of adjacent uses on occupiers. New dwellings to be situated away from adjacent industrial uses. Boundary treatments.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P148 Land at Manor Mill, Hallam Road, Nelson				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> Low viability. high risk.
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<u>Likely Significant Effects</u> The site is located within 400m of one or more transport services. There are no known road capacity problems within the area which are likely to be affected by the development of this site for housing. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective. <u>Term</u> A likely minor positive effect from the medium term.
				+
6. To encourage the efficient use of land and conserve and enhance soils.	++			<u>Likely Significant Effects</u> The site is PDL and as such its redevelopment for housing would have a significant positive effect for this objective. <u>Term</u> Permanent significant positive effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P148 Land at Manor Mill, Hallam Road, Nelson			
SA Objective	Score		Commentary
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to affect water quality due to the absence of an existing watercourse near the site.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 and is affected by surface water flood risk. This should not act as a barrier to the site's development. A neutral effect is assessed.</p> <p><u>Term</u></p> <p>Neutral effect adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA required to inform site capacity and layout. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p>Avoids areas at risk of flooding. Suitable onsite storage of flood water.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0		<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P148 Land at Manor Mill, Hallam Road, Nelson		
SA Objective	Score	Commentary
		<p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.26. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. A high score reflects the site's highly accessible location and few constraints to development.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> <p>Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P148 Land at Manor Mill, Hallam Road, Nelson			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	0
			<p><u>Likely Significant Effects</u></p> <p>The proposal is not located within 100m of a designated site.</p> <p>The site is covered by an area of ecological interest (LERN record)</p> <p>The site is not located within the Green Infrastructure network.</p> <p>Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Likely minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and scope for ecological benefits.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.		-	
			<p><u>Likely Significant Effects</u></p> <p>The site is not designated, however features an existing mill building reflective of the industrial heritage of Nelson. The proposal would likely result in its demolition resulting in at least less than substantial harm to the historic environment. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely minor adverse effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Photographic record of existing building, retention of materials and building styles where possible.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.		+/-	
			<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Urban Character Area. The nature and form of the site means that the site may contribute in some way to the qualities of this area, particularly along its frontage. The proposal site is currently in employment use. This use is largely concealed by an existing wall which doesn't detract from the streetscene. The redevelopment of the site has the potential to deliver a changed streetscene by increasing the amount of quality housing in the area. The site however features an existing mill of historical relevance noting its connections to Nelson's industrial legacy. The demolition of the mill is likely to result in less than</p>

SA Appendix 5: Assessment of Potential Housing Sites

P148 Land at Manor Mill, Hallam Road, Nelson		
SA Objective	Score	Commentary
		<p>substantial harm in this respect. Taking this into account, and potential enhancements provided to the urban environment provided by the proposal at mixed effect is assessed for this objective.</p> <p>Term Initial adverse effects during construction likely to turn neutral in the longer term once the development is completed. A mixed effect overall.</p> <p>Mitigation Existing boundaries to be retained and enhanced where possible. Design, materials and architecture to reflect the existing qualities of the site, its current use, and industrial legacy.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. Minor positive effects are also assessed for health objectives due to the accessibility of the site to existing provision, and the benefits associated with the delivery of new homes to this objective. However the scale of this benefit is limited taking into account the likely adverse effects caused by neighbouring uses which are potentially incompatible. The site is highly accessible to existing services, shops and sources of employment promoting modal shift and is therefore beneficial to transport objectives. The site relates to previously developed land is beneficial in supporting the regeneration of Nelson and will provide for an efficient use of land. However the site is in active employment use. The redevelopment of the site for housing would result in permanent loss of employment land reducing access to employment opportunities for the local community. There is a risk that suitable alternative premises could not be sourced locally or within the wider borough. The limited economic benefits provided by the proposal would not be sufficient to outweigh the loss of employment land which would result. Beyond this, the only other potential constraint at this point known is the potential value of the site for wildlife requiring appropriate responses to be made through the design process. There is little evidence of the site being subject to a high risk of flooding. The proposal has adverse effects for the historic environment noting that the proposal would result in the demolition of existing mill building. This has mixed effects for townscape as different effects are provided by the development by the removal of the mill (adverse) and development of quality housing opening the site up and providing an active street frontage (positive). These effects don't necessarily offset, and so mixed effects are assessed. Overall the proposal is assessed as having a minor positive effect for climate change.</p>		

P150 IAC Ltd, Edward Street, Nelson		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p>Likely Significant Effects The site has capacity for 77 dwellings. The proposal will help diversify and improve the quality of the housing stock of Nelson and wider M65 corridor helping to ensure that homes in the local area meet the needs of the local population and increase opportunities for home ownership. The proposal is located in a weak market area. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p>Term</p>

SA Appendix 5: Assessment of Potential Housing Sites

P150 IAC Ltd, Edward Street, Nelson				
SA Objective	Score			Commentary
				<p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	--	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is currently actively used for employment purposes. Its redevelopment for housing would result in a loss of employment land. The site is located within 2,000m of the nearest major employment site (Whitewalls Industrial Estate)</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor negative for this objective.</p> <p><u>Term</u></p> <p>A permanent minor negative effect from the short term.</p> <p><u>Mitigation</u></p> <p>Alternative premises would need to be found for existing businesses to prevent their closure or relocation outside of the Borough. Nonetheless a degree of harm would remain as local access to employment opportunities would be permanently removed.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Existing employers find suitable alternative employment premises within the locality or borough (medium risk)</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key services or 2000m of a town centre (Nelson)</p> <p>No service provision is proposed on site. The development will result in increased pressure on services.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect from the short term.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P150 IAC Ltd, Edward Street, Nelson				
SA Objective	Score			Commentary
				<p>Measures may be required to promote sustainable access to local school provision.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Low viability to support specific travel plan/obligations measures (High Risk).</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	-	<p>Likely Significant Effects</p> <p>The site is located within 800m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The proposal is located adjacent to wider industrial premises located within the White Walls Industrial Estate which could have an adverse effect on health and wellbeing of future residents.</p>
	0			<p>On balance the proposal is considered to likely have a neutral effect provided sufficient mitigation is delivered.</p> <p>Term</p> <p>Likely neutral effects from the medium term with successful mitigation proposals.</p> <p>Mitigation</p> <p>Further assessment of impacts of industrial uses needed. Appropriate mitigation through orientation, aspect, and materials of new buildings to minimise effect of adjacent uses on occupiers. New dwellings to be situated away from adjacent industrial uses. Boundary treatments.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Low viability. high risk.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p>Likely Significant Effects</p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known road capacity problems within the area which are likely to be affected by the development of this site for housing.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p>
	+			<p>Term</p> <p>A likely minor positive effect from the medium term.</p> <p>Mitigation</p> <p>None likely necessary.</p> <p>Assumptions</p>

SA Appendix 5: Assessment of Potential Housing Sites

P150 IAC Ltd, Edward Street, Nelson			
SA Objective	Score		Commentary
			None. <u>Uncertainties</u> None.
6. To encourage the efficient use of land and conserve and enhance soils.	+		<u>Likely Significant Effects</u> The site is comprised largely comprised of PDL and as such has a minor positive effect for this objective. <u>Term</u> Permanent positive effect. <u>Mitigation</u> Development should take place on developed areas as far as possible. Open areas should remain in the redevelopment of the site. <u>Assumptions</u> None. <u>Uncertainties</u> None.
7. To conserve and enhance water quality and resources	0	0	<u>Likely Significant Effects</u> The site is not located within 50m of a watercourse of water body. The site is not likely to require the provision of new water management infrastructure. The proposal is unlikely to affect water quality due to the absence of an existing watercourse near the site. Overall the site is considered to have a neutral effect on this objective. <u>Term</u> Permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<u>Likely Significant Effects</u> The SFRA confirms that the site is located in Flood Zone 1 and is affected by surface water flood risk. This should not act as a barrier to the site’s development. A neutral effect is assessed. <u>Term</u> Neutral effect adoption of mitigation measures. <u>Mitigation</u>

SA Appendix 5: Assessment of Potential Housing Sites

P150 IAC Ltd, Edward Street, Nelson		
SA Objective	Score	Commentary
		<p>FRA required to inform site capacity and layout. Adoption of the SuDs hierarchy to manage surface water drainage from the site. Avoids of areas at risk of flooding. Suitable onsite storage of flood water.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p>Term Neutral effects over the plan period.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p>Assumptions None</p> <p>Uncertainties Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p>Likely Significant Effects The site has a suitability score of 4.00. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure	0	<p>Likely Significant Effects The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term</p>

SA Appendix 5: Assessment of Potential Housing Sites

P150 IAC Ltd, Edward Street, Nelson			
SA Objective	Score		Commentary
the sustainable use of natural resources.			Neutral effect for the plan period. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<u>Likely Significant Effects</u> The proposal is located within 100m of a locally designated site. It is unclear whether the site fulfils an important role for protected species. The site is not located within the Green Infrastructure network. Overall, the proposal is likely to have a Neutral effect on this objective. <u>Term</u> Neutral effect in the longer term with adoption of mitigation measures. <u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> Low viability and scope for ecological benefits.
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<u>Likely Significant Effects</u> The site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period. <u>Term</u> Likely permanent neutral effects <u>Mitigation</u> None. <u>Assumptions</u> None <u>Uncertainties</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P150 IAC Ltd, Edward Street, Nelson		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within the built area and in use for employment and is within the Industrial Urban Character Area. Neither the site nor its surrounds are of particular built quality, being of industrial, modern and functional in appearance, and there are no designated sites (for their appearance) in vicinity of the site. This means the site does not contribute significantly to this character area. The redevelopment of the site would give rise to an opportunity to enhance the built quality of the site which could enhance the wider area. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect for the plan period.</p> <p><u>Mitigation</u></p> <p>High quality design, achieving a sense of place. New public open space. Quality materials.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and financial capacity for high quality materials. High risk.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The benefits associated with the proposal for health and regeneration objectives are limited due to the site's location which is relatively distant from health and education infrastructure promoting travel by car. This reflects the site's location and existing use for employment with further potential for adverse effects arising as a result of the site's proximity to other existing employment premises. Minor positive effects are however assessed for transport objectives owing to the site's proximity to a high quality public transport corridor. The proposal will make use of previously developed land promoting objectives for the efficient use of land. The site is relatively unaffected by physical constraints such as biodiversity, heritage and flood risk. The redevelopment of the site for housing would result in permanent loss of employment land reducing access to employment opportunities for the local community. There is a risk that suitable alternative premises could not be sourced locally or within the wider borough. The limited economic benefits provided by the proposal would not be sufficient to outweigh the loss of employment land which would result from the site's redevelopment. Health benefits provided by the delivery of new housing are likely to be counter balanced by the likely adverse effects caused by neighbouring uses which are potentially incompatible. The proposal is found to benefit townscape objectives by improving the quality of the urban environment including the streetscene. Taking the above into account the proposal has a minor positive effect for climate change objectives.</p>		

P151 Profile Park, Junction Street, Nelson		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 120 dwellings. The proposal will help diversify and improve the quality of the housing stock of Nelson and wider M65 corridor making a significant contribution in helping to ensure that homes in the local area meet the needs of the local population and increase opportunities for home ownership. The proposal is located in a weak market area. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account, it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P151 Profile Park, Junction Street, Nelson				
SA Objective	Score			Commentary
				<p>Significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	--	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is currently actively used for employment purposes. Its redevelopment for housing would result in a loss of employment land. The site is located within 2,000m of the nearest major employment site (Whitewalls Industrial Estate)</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor negative effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor negative effect from the short term.</p> <p><u>Mitigation</u></p> <p>Alternative premises would need to be found for existing businesses to prevent their closure or relocation outside of the Borough. Nonetheless a degree of harm would remain as local access to employment opportunities would be permanently removed.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Existing employers find suitable alternative employment premises within the locality or borough (medium risk)</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key services or 2000m of a town centre (Nelson)</p> <p>No service provision is proposed on site. The development will result in increased pressure on services.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect from the short term.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P151 Profile Park, Junction Street, Nelson				
SA Objective	Score			Commentary
				Measures may be required to promote sustainable access to local school provision. <u>Assumptions</u> None. <u>Uncertainties</u> Low viability to support specific travel plan/obligations measures (High Risk).
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	-	<u>Likely Significant Effects</u> The site is located within 800m of a GP or open space. Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities. The proposal is located adjacent to wider industrial premises located within the White Walls Industrial Estate which could have an adverse effect on health and wellbeing of future residents. Pylons run across the site through its centre significantly reducing its developable area. On balance the proposal is considered to likely have a neutral effect provided sufficient mitigation is delivered. <u>Term</u> Likely neutral effects from the medium term with successful mitigation proposals. <u>Mitigation</u> Further assessment of impacts of industrial uses needed. Appropriate mitigation through orientation, aspect, and materials of new buildings to minimise effect of adjacent uses on occupiers. New dwellings to be situated away from adjacent industrial uses. Boundary treatments. Sufficient offset required of pylons from new dwellings and private gardens. <u>Assumptions</u> None. <u>Uncertainties</u> Low viability. high risk.
	0			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<u>Likely Significant Effects</u> The site is located within 400m of one or more transport services. There are no known road capacity problems within the area which are likely to be affected by the development of this site for housing. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective. <u>Term</u> A likely minor positive effect from the medium term.
	+			<u>Mitigation</u> None likely necessary.

SA Appendix 5: Assessment of Potential Housing Sites

P151 Profile Park, Junction Street, Nelson		
SA Objective	Score	Commentary
		<u>Assumptions</u> None. <u>Uncertainties</u> None.
6. To encourage the efficient use of land and conserve and enhance soils.	++	<u>Likely Significant Effects</u> The site is comprised of PDL and as such has a significant positive effect for this objective. <u>Term</u> Permanent significant positive effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
7. To conserve and enhance water quality and resources	-- -	<u>Likely Significant Effects</u> The site is located within 10m of a watercourse which is culverted (unnamed). The proposal is likely to require the provision of new water management infrastructure. The proposal has the potential to adversely affect water quality noting the site's former use and proximity to the watercourse. Overall the site is considered to have a minor negative effect on this objective. <u>Term</u> Minor negative reducing with the implementation of mitigation measures. <u>Mitigation</u> Deculvert stream, works to banks of stream and to manage flow of surface water into stream to prevent increased risk of flooding. Ground investigation works required. Land remediation likely to be required with sufficient removal/treatment of contaminated soils/surfaces to prevent the pollution of the watercourse through the site's redevelopment. <u>Assumptions</u> None. <u>Uncertainties</u> Limited viability. Requirement for remediation works is likely to render the site unviable (High Risk)

SA Appendix 5: Assessment of Potential Housing Sites

P151 Profile Park, Junction Street, Nelson		
SA Objective	Score	Commentary
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is largely located in Flood Zone 3 with a significant level of surface water affecting the site. This is to the degree where it cannot be mitigated and as such the SFRA recommends that the site is not allocated. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent significant adverse effects.</p> <p><u>Mitigation</u></p> <p>None available. Site is unsuitable for residential development owing to flood risk constraints.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
9. To improve air quality.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is located within an industrial estate and is likely affected by air quality problems associated with activities taking place on site. The proposal therefore has a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect over the plan period.</p> <p><u>Mitigation</u></p> <p>None suitable.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.04. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The score largely reflects the site's predeveloped status and accessibility to some services and facilities. It however ignores the significant flood risk constraints identified for the site which renders the site not suitable for housing.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P151 Profile Park, Junction Street, Nelson				
SA Objective	Score			Commentary
				<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<p><u>Likely Significant Effects</u> The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u> The proposal is located within 100m of a locally designated site. It is unclear whether the site fulfils an important role for protected species. The site is not located within the Green Infrastructure network. Overall, the proposal is likely to have a Neutral effect on this objective.</p> <p><u>Term</u> Neutral effect in the longer term with adoption of mitigation measures.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Low viability and scope for ecological benefits.</p>
	0			
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p><u>Likely Significant Effects</u> The site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u> Likely permanent neutral effects</p>

SA Appendix 5: Assessment of Potential Housing Sites

P151 Profile Park, Junction Street, Nelson		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u> The site is located within the built area and in use for employment and forms part of the Industrial urban character area. Neither the site nor its surrounds are of particular built quality and there are no designated sites (for their appearance) in vicinity of the site. The site does not therefore contribute to the local built character. The redevelopment of the site would give rise to an opportunity to enhance the built quality of the site which could enhance the wider area. A minor positive effect is assessed for this objective.</p> <p><u>Term</u> A minor positive effect with implementation of mitigation measures.</p> <p><u>Mitigation</u> High quality design, achieving a sense of place. New public open space. Quality materials.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Low viability and financial capacity for high quality materials. High risk.</p>
<p>Summary: There are significant positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The site's location and existing use for employment gives rise to the potential for adverse effects arising on health (including air quality) as a result of the site's proximity to other existing employment premises. Minor positive effects are however assessed for transport objectives owing to the site's proximity to a high quality public transport corridor. The proposal will make use of previously developed land promoting objectives for the efficient use of land. The redevelopment of the site for housing would result in permanent loss of employment land reducing access to employment opportunities for the local community. There is a risk that suitable alternative premises could not be sourced locally or within the wider borough. The limited economic benefits provided by the proposal would not be sufficient to outweigh the loss of employment land which would result. The site is heavily affected by flooding/drainage constraints. The SFRA recommends that the site is not taken forward as a site for housing noting these constraints. Adversely effects on biodiversity and the historic environment as a result of the proposal are considered unlikely. The proposal is found to benefit townscape objectives by improving the quality of the urban environment including the streetscene. Taking the above into account the proposal has a minor positive effect for climate change objectives. The proposal is however not suitable for the site noting flooding issues identified within the supporting SFRA.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P152 Land at Lenches Road/Knotts Lane, Colne				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 100 dwellings. The proposal would help diversify and improve the quality of the housing stock of Colne making a significant contribution in helping to ensure that homes in the local area meet the needs of the local population and increase opportunities for home ownership. The proposal is located in a weak market area. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account, it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is not used for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (Primet Bridge Business District/Colne Town Centre)</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Residents use sustainable modes of transport to access local employment opportunities (Medium Risk).</p>

SA Appendix 5: Assessment of Potential Housing Sites

P152 Land at Lenches Road/Knotts Lane, Colne				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key services or 2000m of a town centre (Colne) No service provision is proposed on site. The development will result in increased pressure on services. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect from the short term.</p> <p><u>Mitigation</u></p> <p>Measures may be required to promote sustainable access to local school provision.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability to support specific travel plan/obligations measures (High Risk).</p>
	0			
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space. The site is used informally by the local community as open space and is valued by the community for the informal recreation opportunities the site provides (as demonstrated by the site’s nomination as Local Green Space). Its development will remove this access and increase distances needed to access the open countryside. Whilst scope exists within the development to accommodate new open space, such provision will not be of the scale or type to sufficiently replace that lost to accommodate the development. No health facilities are proposed, and the development would increase pressure on existing facilities. The proposal is largely surrounded by countryside uses. Residential development would be compatible with these uses. On balance the proposal is considered to likely have a neutral effect.</p> <p><u>Term</u></p> <p>Neutral effect from the medium term with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Provision of/contribution towards new open space.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability. high risk.</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P152 Land at Lenches Road/Knotts Lane, Colne				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>Capacity issues exist within the local highway network which may be adversely affected by the development of the site. The location of the site which is of limited accessibility by foot/bicycle which would encourage trips by car.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A likely neutral effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Travel plan measures to encourage travel by public transport. Requirement for off-site highways works to address junctions in the vicinity of the site where capacity is a problem.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and lack of financial scope for contributions (High Risk).</p>
	0			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The site is comprised of undeveloped greenfield land (not known to be Best and Most Versatile Land) and as such have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Permanent adverse effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	-	0		<p><u>Likely Significant Effects</u></p> <p>The site is located within 50m of a water body (unnamed water body)</p> <p>The site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P152 Land at Lenches Road/Knotts Lane, Colne		
SA Objective	Score	Commentary
	-	<p>Minor negative effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u> Avoid development close to water body. Ensure adequate drainage measures within site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Limited viability (medium to high).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that the site is located in Flood Zone 1 with some surface water flood risk. A neutral effect is assessed for this objective.</p> <p><u>Term</u> Neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u> FRA required to inform site capacity, developable area and layout. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The proposal is not in an area affected by air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.74. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P152 Land at Lenches Road/Knotts Lane, Colne			
SA Objective	Score		
	<p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>		
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	<p>Likely Significant Effects The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p>Term Permanent loss where developed.</p> <p>Mitigation To be determined in consultation with Lancashire County Council.</p> <p>Assumptions Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties None.</p>		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	-
	<p>Likely Significant Effects The proposal is not located within 100m of a designated site. The site is covered by an area of ecological interest (LERN). There is evidence that the site is of some value to protected species. The site consists of improved and semi-improved grassland. The site sits partially within the Green Infrastructure Network. The development of the site is likely to erode the Green Infrastructure Network. Overall, the proposal is considered to have a minor adverse effect on this objective.</p> <p>Term A minor adverse effect reducing somewhat with adoption of mitigation measures (still adverse).</p> <p>Mitigation</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P152 Land at Lenches Road/Knotts Lane, Colne		
SA Objective	Score	Commentary
		<p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Low viability and scope for ecological benefits.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p><u>Likely Significant Effects</u> The site is situated on sloping ground and sits above a listed building to the north. The development of the site for a significant amount of housing has the potential to adversely affect the setting and significance of this listed asset amounting to less than substantial harm. The site holds a strong visual relationship to Colne Town Centre which is a conservation area. The site is important to the setting of the town. This could result in less than substantial to substantial harm to the historic environment requiring the assessment of public benefits. The proposal is assessed as having a minor adverse effect for this objective.</p> <p><u>Term</u> Likely permanent minor adverse effects reducing to a limited extent with mitigation measures.</p> <p><u>Mitigation</u> Relationship of the site to the listed building to be understood through the submission of further evidence. Impact might be reduced with sensitive siting and scaling of development. Boundary treatments and development of high quality buildings which reflect local materials and character.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> It is unclear whether the public benefits of the proposal would outweigh the harm caused by the proposal to the heritage asset.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u> The site is located within the Industrial Foothills and Valley Landscape Character Area (Zone 6a). The site contains a number of features which contribute strongly towards this LCA, with heightened importance given the area's visibility from Colne and the South Valley. The site features steeply sided rural land which is heavily vegetated, and a varied field pattern. The area forms a buffer of undeveloped land between the post-industrial landscape of Colne to the north and rural upland to the south, providing a clear and obvious link within the fabric of the local landscape and providing greenery in the otherwise heavily urbanised skyline of Colne. Its loss to development would adversely affect (potentially significantly) the LCA in this part of Colne. The site is isolated from the built up area with only a weak link to the existing settlement boundary. The site forms an illogical extension to the settlement on its own, with undeveloped land to the north between the site and the main part of Colne. The site rises upwards from South Valley and is clearly visible from within Colne in an area which at present is only lightly developed. The proposal is assessed as having a minor adverse effect for this objective.</p> <p><u>Term</u> Minor adverse effects from the medium term.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P152 Land at Lenches Road/Knotts Lane, Colne		
SA Objective	Score	Commentary
		<p><u>Mitigation</u></p> <p>Sensitive siting and scaling of development. Boundary treatments and new planting. development of high quality buildings which reflect local materials and character.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and financial capacity for high quality materials. High risk.</p>
<p>Summary: There are significant positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally limited benefits for economic objectives are also recorded due to the associated benefits for the economy had with the development of new housing. The benefits associated with the proposal for health and regeneration objectives are limited due to the site's location which is relatively distant from health and education infrastructure promoting travel by car. This is symptomatic of the site's peripheral location. The site in its current condition is a valued recreational resource for the local community and would be irreversibly as a result of the proposal. This counters the health benefits associated with the development of providing quality housing which is responsive to the needs of the community. The site relates to undeveloped land and as such has an adverse effect on securing the efficient use of land and natural resources. The proposal has biodiversity value which would be adversely affected by its development. The site sits within a local and much wider historic environment providing the setting to a listed building and indeed the town of Colne. The proposal is likely to result in at least less than substantial harm to the historic environment if it was developed for housing requiring the assessment of public benefits. The site sits on a large, open and highly visible field to the south of Colne which forms and provides the unique setting and character of Colne. The proposal would not sit well with the settlement pattern and is located almost isolated from existing built form. The proposal would have a harmful effect on landscape objectives. The proposal has neutral effects for flood risk objectives and neutral effects for climate change objectives.</p>		

P153 Dale Mill, Hallam Road, Nelson		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 49 dwellings. The proposal will help diversify and improve the quality of the housing stock of Nelson helping to ensure that homes in the local area meet the needs of the local population and increase opportunities for home ownership. The proposal is located in a weak market area. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P153 Dale Mill, Hallam Road, Nelson				
SA Objective	Score			Commentary
				<u>Uncertainties</u> The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	--	+	0	<u>Likely Significant Effects</u> The site is currently actively used for employment purposes. Its redevelopment for housing would result in a loss of employment land. The site is located within 2,000m of the nearest major employment site (Hallam Road Business District) The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor negative for this objective. <u>Term</u> A permanent minor negative effect from the short term. <u>Mitigation</u> Alternative premises would need to be found for existing businesses to prevent their closure or relocation outside of the Borough. Nonetheless a degree of harm would remain as local access to employment opportunities would be permanently removed. <u>Assumptions</u> None. <u>Uncertainties</u> Existing employers find suitable alternative employment premises within the locality or borough (medium risk)
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+	<u>Likely Significant Effects</u> The site is located within 800m of one or more key services or 2000m of a town centre (Nelson) No service provision is proposed on site. The development will result in increased pressure on services. The site is within 800m of a primary school and 2000m of a secondary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective. <u>Term</u> A permanent minor positive effect from the short term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P153 Dale Mill, Hallam Road, Nelson				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The proposal is located adjacent to wider industrial premises located within the Hallam Road Business District which could have an adverse effect on health and wellbeing of future residents.</p>
		0		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known road capacity problems within the area which are likely to be affected by the development of this site for housing.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p>
		+		
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The site is PDL and as such its redevelopment for housing would have a significant positive effect for this objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P153 Dale Mill, Hallam Road, Nelson			
SA Objective	Score		Commentary
			<p><u>Term</u> Permanent significant positive effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
7. To conserve and enhance water quality and resources	--	-	<p><u>Likely Significant Effects</u> The site is located within 10m of a watercourse which is culverted (unnamed). The proposal is likely to require the provision of new water management infrastructure. The proposal has the potential to adversely affect water quality noting the site's former use and proximity to the watercourse. Overall the site is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Minor negative reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u> Deculvert stream, works to banks of stream and to manage flow of surface water into stream to prevent increased risk of flooding. Ground investigation works required. Land remediation likely to be required with sufficient removal/treatment of contaminated soils/surfaces to prevent the pollution of the watercourse through the site's redevelopment.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Limited viability. Requirement for remediation works is likely to render the site unviable (High Risk)</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--		<p><u>Likely Significant Effects</u> The SFRA confirms that the site is subject to a high risk of flooding. The level of surface water flood risk on site is to the degree where it cannot be mitigated against. The SFRA recommends that the site is not allocated as a result. A significant adverse impact is assessed for this objective.</p> <p><u>Term</u> Permanent significant adverse effect from commencement of construction.</p> <p><u>Mitigation</u> None. The proposal is unlikely suitable for housing.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P153 Dale Mill, Hallam Road, Nelson		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.09. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score is largely driven by the site's accessibility and previously developed character.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure	0	<p><u>Likely Significant Effects</u> The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P153 Dale Mill, Hallam Road, Nelson			
SA Objective	Score		Commentary
the sustainable use of natural resources.			<p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	- 0	<p><u>Likely Significant Effects</u></p> <p>The proposal is not located within 100m of a designated site.</p> <p>The site is covered by an area of ecological interest (LERN record)</p> <p>The site is not located within the Green Infrastructure network.</p> <p>Overall, the proposal is considered to have a likely adverse effect on this objective.</p> <p><u>Term</u></p> <p>Likely adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and scope for ecological benefits.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-		<p><u>Likely Significant Effects</u></p> <p>The site is not designated, however features an existing mill building reflective of the industrial heritage of Nelson. The proposal would likely result in its demolition resulting in at least less than substantial harm to the historic environment. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely minor adverse effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Photographic record of existing building, retention of materials and building styles where possible.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P153 Dale Mill, Hallam Road, Nelson		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	+/-	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Urban Character Area. The nature and form of the site means that the site may contribute in some way to the qualities of this area, particularly along its frontage. The proposal site is currently in employment use. This use is largely concealed by an existing water which doesn't detract from the streetscene. The redevelopment of the site has the potential to deliver a changed streetscene by increasing the amount of quality housing in the area. The site however features an existing mill of historical relevance noting its connections to Nelson's industrial legacy. The demolition of the mill is likely to result in less than substantial harm in this respect. Taking this into account, and potential enhancements provided to the urban environment provided by the proposal at mixed effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Initial adverse effects during construction likely to turn neutral in the longer term once the development is completed. A mixed effect overall.</p> <p><u>Mitigation</u></p> <p>Existing boundaries to be retained and enhanced where possible. Design, materials and architecture to reflect the existing qualities of the site, its current use, and industrial legacy.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. Any positive effects for health objectives due to the benefits associated with the delivery of new homes are limited taking into account the likely adverse effects caused by neighbouring uses which are potentially incompatible. The site is accessible to some existing services, shops and sources of employment promoting modal shift and is therefore beneficial to transport objectives however the site is located within a peripheral location of Nelson which may discourage some users. The site relates to previously developed land and is beneficial in supporting the regeneration of Nelson and will provide for an efficient use of land. However the site is in active employment use. The redevelopment of the site for housing would result in permanent loss of employment land reducing access to employment opportunities for the local community. There is a risk that suitable alternative premises could not be sourced locally or within the wider borough. The limited economic benefits provided by the proposal would not be sufficient to outweigh the loss of employment land which would result. The site is also subject to a significant degree of flood risk which is likely to render the proposal unsuitable for housing. The site has potential value for wildlife requiring appropriate responses to be made through the design process. The proposal has adverse effects for the historic environment noting that the proposal would result in the demolition of existing mill building. This has mixed effects for townscape as different effects are provided by the development by the removal of the mill (adverse) and development of quality housing opening the site up and providing an active street frontage (positive). These effects don't necessarily offset, and so mixed effects are assessed. Overall the proposal is assessed as having a minor positive effect for climate change.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P165 Land at Clay Farm (Site A), Edge End Avenue, Brierfield				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 38 dwellings. The proposal will help diversify and improve the quality of the housing stock of Brierfield helping to ensure that homes in the local area meet the needs of the local population and increase opportunities for home ownership. The proposal is located in a weak market area. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is not used for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (Nelson)</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Residents use sustainable modes of transport to access local employment opportunities (Medium Risk).</p>

SA Appendix 5: Assessment of Potential Housing Sites

P165 Land at Clay Farm (Site A), Edge End Avenue, Brierfield				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	++	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key services or 2000m of a town centre (Nelson)</p> <p>No service provision is proposed on site. The development will result in increased pressure on services.</p> <p>The site is within 800m of a primary school and secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p>
	+			<p><u>Term</u></p> <p>A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>Measures may be required to promote sustainable access to local school provision.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability to support specific travel plan/obligations measures (High Risk).</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>The site forms part of a wider area of land used for recreation but is not publicly accessible. Scope exists within the same landownership for new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The proposal is located adjacent to residential development and open land. Residential development would be compatible with these uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect is assessed provided sufficient mitigation is delivered.</p>
	+			<p><u>Term</u></p> <p>Likely minor positive effects from the medium term with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Contributions may be required to services and facilities. Creation of new publicly accessible open space.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability. high risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P165 Land at Clay Farm (Site A), Edge End Avenue, Brierfield				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known road capacity problems within the area which are likely to be affected by the development of this site for housing.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A likely minor positive effect from the medium term with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u> Low viability and lack of financial scope for contributions (High Risk).</p>
		+		
6. To encourage the efficient use of land and conserve and enhance soils.	-	-	-	<p><u>Likely Significant Effects</u></p> <p>The site is comprised of undeveloped greenfield land (not known to be Best and Most Versatile Land) and as such have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Permanent adverse effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	-	-	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within 50m of a water body (Edge End Brook)</p> <p>The site is may to require the provision of new water management infrastructure given existing drainage problems in vicinity to the site.</p> <p>The proposal may adversely affect water quality during construction.</p> <p>Overall the site is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Minor negative effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p>
		-		

SA Appendix 5: Assessment of Potential Housing Sites

P165 Land at Clay Farm (Site A), Edge End Avenue, Brierfield		
SA Objective	Score	Commentary
		<p>Water management infrastructure to address poor drainage locally.</p> <p>Assumptions None.</p> <p>Uncertainties Limited viability (medium to high).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p>Likely Significant Effects The SFRA confirms that the site is located in Flood Zone 1 with some surface water flood risk. A neutral effect is assessed for this objective.</p> <p>Term Neutral effects with the adoption of mitigation measures.</p> <p>Mitigation FRA required to inform site capacity, developable area and layout. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The site is located in excess of 500m of the Colne AQMA. The proposal is not in an area affected by air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p>Term Neutral effects over the plan period.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p>Likely Significant Effects The site has a suitability score of 3.91. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P165 Land at Clay Farm (Site A), Edge End Avenue, Brierfield				
SA Objective	Score			Commentary
				<p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<p><u>Likely Significant Effects</u></p> <p>The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The proposal is located within 100m of a locally designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site is predominantly improved grassland.</p> <p>The site is not located within the Green Infrastructure network.</p> <p>Overall, the proposal is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect in the longer term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and scope for ecological benefits.</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P165 Land at Clay Farm (Site A), Edge End Avenue, Brierfield		
SA Objective	Score	Commentary
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p><u>Likely Significant Effects</u></p> <p>The site is closely related to a listed building and its development for housing is likely to result in at least less than substantial harm to this asset owing the loss of agricultural context to the building. It is unlikely given the relationship between the site and this listed building that this can be significantly reduced. An assessment of the public benefits of the proposal will be necessary. The proposal is assessed to have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Likely minor adverse effect reducing somewhat with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Relationship of the site to the listed building to be understood through the submission of further evidence. Sensitive siting and scaling of development. Boundary treatments and development of high quality buildings which reflect local materials and character could reduce impact but not remove harm.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>It is unclear whether the public benefits of the proposal would sufficiently outweigh the likely harm caused by the proposal on the historic environment (medium – high risk)</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Urban Character Area but does not reflect the features of this area or contribute towards its built quality. The site is greenfield forming part of an area of undesignated open space which is considered to be important to settlement character as well as providing a locally important source of recreation. The site forms part of a locally valued landscape and is somewhat visible from the wider area. The development of the site for housing may harm the setting of the settlement resulting in an urbanising effect. The site may have historic sensitivity. A group TPO sits along the northern boundary of the site. Minor adverse effects are assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Sensitive siting and scaling of development. Boundary treatments and new planting. Development of high quality buildings which reflect local materials and character. New quality and publicly accessible open space.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and financial capacity for high quality materials. High risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P165 Land at Clay Farm (Site A), Edge End Avenue, Brierfield			
SA Objective	Score		Commentary
Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally limited benefits for economic and regeneration objectives are also recorded due to the associated benefits for the economy had with the development of new housing. The benefits associated with the proposal for health relate to the delivery of new housing increasing opportunities for residential accommodation locally. The site benefits transport objectives due to the site’s accessibility via public transport and close proximity to a number of essential daily services which serve to reduce reliance on travel by car. The site relates to undeveloped land and as such has an adverse effect on securing the efficient use of land. The proposal site has biodiversity value which would be adversely affected by its development. The site forms the setting of a listed building and its development for housing is likely to result in at least less than substantial harm supporting the adverse effect assessed for the proposals effect on the historic environment. The site sits on an open and visible field within the urban area which is important for recreation and settlement character. Its development would harm this character reducing the break in development provided in the area. The proposal has neutral effects for flood risk objectives, although its proximity to an area with known drainage issues will likely result in the need for the adoption of drainage infrastructure. The proposal has neutral effects for climate change objectives.			

P170 Land off Clifford Street, Barnoldswick			
SA Objective	Score		Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		Likely Significant Effects The site has capacity for 12 dwellings. The proposal will help diversify and improve the quality of the housing stock of Barnoldswick helping to ensure that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective. Term Minor positive effects from the medium term Mitigation Planning obligations for the mix of housing Assumptions None. Uncertainties None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0
	+		

SA Appendix 5: Assessment of Potential Housing Sites

P170 Land off Clifford Street, Barnoldswick				
SA Objective	Score			Commentary
				None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	++	<u>Likely Significant Effects</u> The site is located within 800m of a town centre (Barnoldswick) No service provision is proposed on site. The development will result in increased pressure on services. The site is within 800m of a primary school and secondary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a significant positive effect on this objective. <u>Term</u> A permanent significant positive effect from the short term. <u>Mitigation</u> Planning contributions may be required towards service provision where required and tests are met. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	++			
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	0	<u>Likely Significant Effects</u> The site is located within 800m of a GP and open space. Little Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities. The proposal is located adjacent to residential development and open countryside. Residential development would be compatible with these uses. On balance the proposal is considered to likely have a minor positive effect. <u>Term</u> Minor positive effect from the medium term with implementation of mitigation measures. <u>Mitigation</u> Contribution towards open space facilities. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P170 Land off Clifford Street, Barnoldswick			
SA Objective	Score		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0
	0		
6. To encourage the efficient use of land and conserve and enhance soils.	-		
7. To conserve and enhance water quality and resources	0	0	

SA Appendix 5: Assessment of Potential Housing Sites

P170 Land off Clifford Street, Barnoldswick		
SA Objective	Score	Commentary
	0	<p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is subject to a high risk of flooding from surface water which is unlikely to be mitigated. The SFRA recommends that the site is not allocated on the basis of significant flood risk. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent significant adverse effects.</p> <p><u>Mitigation</u></p> <p>Unlikely to be addressed by mitigation, however if the site is brought forward a details flood assessed including modelling of surface water flooding is required. If the matter cannot be resolved than the site is unlikely to form a suitable location for housing.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Surface water flooding issues cannot be resolved meaning the site does not form a suitable location for housing (high risk).</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>

SA Appendix 5: Assessment of Potential Housing Sites

P170 Land off Clifford Street, Barnoldswick				
SA Objective	Score			Commentary
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+			<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.26. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score reflects the site’s accessibility to local services and facilities but does not give sufficient weight to flood risk and the absence of a highway access.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	-	<p><u>Likely Significant Effects</u></p> <p>The proposal is not located within 100m of a designated site.</p> <p>The site is covered by an ecological interest (LERN record). The site is predominantly grassland with scattered scrub.</p> <p>The site is located within the Green Infrastructure network. Its development would result in a marginal loss to the Green Infrastructure Network adversely affecting this network.</p> <p>Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P170 Land off Clifford Street, Barnoldswick		
SA Objective	Score	Commentary
	-	<p>Minor adverse effects with some reduction of impact with mitigation measures.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u> The site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u> Likely permanent neutral effects</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u> The site is located within the Drumlin Field Landscape Character Area (Zone 13a). The site does not feature any of the qualities of this LCA comprising of a flat area of public open space. The site is of limited scale and visibility and relates well to the urban area. The development of a high quality scheme in this location could enhance the wider environment. Overall a neutral effect has been assessed for this objective.</p> <p><u>Term</u> Likely permanent neutral effects with adoption of mitigation measures.</p> <p><u>Mitigation</u> High quality design, achieving a sense of place. Sensitive boundary treatment, including the retention of TPOs</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P170 Land off Clifford Street, Barnoldswick				
SA Objective	Score		Commentary	
Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. Minor positive effects are also assessed for health, regeneration, and economic objectives due to the accessibility of the site to existing provision and sources of employment, and the benefits associated with the delivery of new homes for these objectives. The site is highly accessible to existing services, shops and sources of employment promoting modal shift and is therefore beneficial to transport objectives. The site is greenfield and therefore has adverse effects for securing the efficient use of land and natural resources. The site is subject to a significant degree of surface water flood risk which would render the site unsuitable for housing if this cannot be adequately addressed. The site has value for wildlife and forms part of the green infrastructure network. Its development would therefore adversely affect ecological objectives. The site is found to unlikely affect the historic environment. Its limited scale and contained nature means that the proposal is unlikely to adversely affect landscape or townscape objectives. The proposal has a minor positive effect for climate change objectives.				

P176 Land at the end of Southfield Street, Nelson				
SA Objective	Score		Commentary	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		<u>Likely Significant Effects</u> The site has capacity for 38 dwellings. The proposal will help diversify and improve the quality of the housing stock of Nelson helping to ensure that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this and taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective. <u>Term</u> Minor positive effects from the medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The site is not in use for employment. The site is located within 2,000m of the nearest major employment site (Southfield Business District). The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. Accounting for the above, the proposal is considered to have a minor positive effect for this objective. <u>Term</u> A minor positive effect for the plan period. <u>Mitigation</u>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P176 Land at the end of Southfield Street, Nelson				
SA Objective	Score			Commentary
				None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+	<u>Likely Significant Effects</u> The site is located within 800m of one or more key services and 2000m of a town centre (Nelson). No service provision is proposed on site. The development will result in increased pressure on services. The site is within 800m of a primary school and 2000m of a secondary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective. <u>Term</u> A permanent minor positive effect from the short term. <u>Mitigation</u> Planning contributions may be required towards service provision where required and tests are met. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	+			
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	?	<u>Likely Significant Effects</u> The site is located within 800m of a GP or open space. Little Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities. The proposal is located adjacent to allotments, open countryside and employment uses. It is uncertain whether the development of residential development would be compatible with employment uses and further study will be necessary. On balance the proposal is considered to likely have a neutral effect. <u>Term</u> Likely neutral effect from the medium term with implementation of mitigation measures. <u>Mitigation</u> Further study of impact of employment uses on site required. Design responses including siting, scale, orientation, and materials made be requirement. Contribution towards open space facilities. <u>Assumptions</u> None.
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P176 Land at the end of Southfield Street, Nelson			
SA Objective	Score		Commentary
			<u>Uncertainties</u> Low viability.
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	-	0 <u>Likely Significant Effects</u> The site is located in excess of 400m of one or more transport services. It is unclear how site will be accessed. The failure to secure a satisfactory access into the site will render the site undeliverable. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor adverse for this objective. <u>Term</u> A likely minor adverse from the medium term with implementation of mitigation measures. <u>Mitigation</u> Investment in cycle storage and pedestrian and cycle links. Contribution towards transport infrastructure. Solution required for access. <u>Assumptions</u> None. <u>Uncertainties</u> The absence of a clear and obvious access solution to the site forms a major barrier to its development (high risk)
6. To encourage the efficient use of land and conserve and enhance soils.	-		<u>Likely Significant Effects</u> The site is comprised of greenfield land, not known to be Best and Most Versatile Land. As a result a minor adverse effect is assessed for this objective. <u>Term</u> Permanent minor adverse effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P176 Land at the end of Southfield Street, Nelson		
SA Objective	Score	Commentary
7. To conserve and enhance water quality and resources	- 0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 10m of a watercourse (Walverden Water). The site is not likely to require the provision of new water management infrastructure. The proposal is unlikely to adversely affect water quality. Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development sited away from the water course with water runoff into watercourse managed through onsite drainage.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is subject to a high risk of flooding from surface water. The degree of this risk is not to the extent that would render the site undevelopable. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with the implementation of sufficient mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA required to inform site design and layout and capacity. Adoption of the SuDs hierarchy to manage surface water drainage from the site. Sufficient floodwater storage provided on site to prevent an increase in flood risk elsewhere.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P176 Land at the end of Southfield Street, Nelson		
SA Objective	Score	Commentary
		<p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.04. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> <p>Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P176 Land at the end of Southfield Street, Nelson				
SA Objective	Score			Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	0	<p><u>Likely Significant Effects</u></p> <p>The proposal not is located within 100m of a designated site.</p> <p>The site is covered by an ecological interest (LERN record). The site is predominantly grassland.</p> <p>The site is not located within the Green Infrastructure network.</p> <p>Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and scope for ecological benefits.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.		-		<p><u>Likely Significant Effects</u></p> <p>The site is comprised of greenfield land adjacent to the built up area. The site is however isolated from the road network and would require development of open space in order to be serviced. The site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). At a site level, the site is considered to make some contribution towards this LCA being located on the edge of industrial uses providing part of the rural fringe of the town. The site is located on the valley side and is quite sloping and would represent a break from development which is largely in the valley floor. The development would be visible from Walverden Reservoir and PROW resulting in a change to the character and experience along these routes and views which is of an industrial landscape.</p> <p>Overall a minor adverse effect is assessed.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P176 Land at the end of Southfield Street, Nelson		
SA Objective	Score	Commentary
		<p><u>Term</u> Minor adverse effect likely to remain with mitigation measures.</p> <p><u>Mitigation</u> High quality design, achieving a sense of place. Use of materials and design which is consistent with the existing urban environment.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Limited viability. High risk.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. Minor positive effects are also assessed for health, regeneration, and economic objectives due to the accessibility of the site to existing provision and sources of employment, and the benefits associated with the delivery of new homes to these objectives. The site has limited accessibility to public transport due to its peripheral location. It is also unclear how vehicle access could be obtained to the site. This is a barrier to the site's development. The site is greenfield and therefore has adverse effects for securing the efficient use of land and natural resources. The site is subject to a degree of surface water flood risk which could affect developable area and viability. The site has value for wildlife and its development would therefore adversely affect ecological objectives. The site is found to unlikely affect the historic environment. The site is undeveloped and relatively isolated from the existing built area. The proposal would be visible from public routes and urbanise a currently undeveloped area. Adverse effects are assessed for landscape/townscape objectives. The proposal has a minor positive effect for climate change objectives.</p>		

P184 Former Parkfield Works, Brunswick Street, Nelson		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The site has capacity for 49 dwellings. The proposal will help diversify and improve the quality of the housing stock of Nelson helping to ensure that homes in the local area meet the needs of the local population and increase opportunities for home ownership. The proposal is located in a weak market area. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Minor positive effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P184 Former Parkfield Works, Brunswick Street, Nelson				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	-	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is used for storage and may support some employment/business activities.</p> <p>The site is located within 2,000m of the nearest major employment site (Southfield Business District)</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect from the short term.</p> <p><u>Mitigation</u></p> <p>Alternative premises found within the locality for existing businesses on site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key services or 2000m of a town centre (Nelson)</p> <p>No service provision is proposed on site. The development will result in increased pressure on services.</p> <p>The site is within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P184 Former Parkfield Works, Brunswick Street, Nelson				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The proposal is surrounded by residential properties. The proposed use is compatible with existing land uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective provided sufficient mitigation is delivered.</p>
	+			<p><u>Term</u></p> <p>Likely minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Provision of/contributions towards open space.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability. high risk.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known road capacity problems within the area which are likely to be affected by the development of this site for housing.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>A likely minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None likely necessary.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The site is PDL and as such its redevelopment for housing would have a significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P184 Former Parkfield Works, Brunswick Street, Nelson			
SA Objective	Score		Commentary
			None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
7. To conserve and enhance water quality and resources	0	0	<u>Likely Significant Effects</u> The site is not located within 50m of a watercourse of water body. The site is not likely to require the provision of new water management infrastructure. The proposal is unlikely to affect water quality due to the absence of an existing watercourse near the site. Overall the site is considered to have a neutral effect on this objective. <u>Term</u> Permanent neutral effect.
	0		<u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-		<u>Likely Significant Effects</u> The site is located in Flood Zone 1. There is a high risk of flooding from surface water and ground water. <u>Term</u> Adverse effects reducing somewhat in the medium term with adoption of sufficient mitigation measures. <u>Mitigation</u> FRA required to inform site layout and design. .Adoption of the SuDs hierarchy to manage surface water drainage from the site. Sufficient flood storage capacity provided to ensure no increased flood risk elsewhere as a result of development. <u>Assumptions</u> None. <u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.

SA Appendix 5: Assessment of Potential Housing Sites

P184 Former Parkfield Works, Brunswick Street, Nelson		
SA Objective	Score	Commentary
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.09. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. A high score reflects the site's highly accessible location and relatively few constraints to development.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P184 Former Parkfield Works, Brunswick Street, Nelson		
SA Objective	Score	Commentary
		<u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	<div>0</div> <div>-</div> <div>0</div>	<u>Likely Significant Effects</u> The proposal is not located within 100m of a designated site. The site is covered by an area of ecological interest (LERN record) The site is not located within the Green Infrastructure network. Overall, the proposal is considered to have a likely adverse effect on this objective. <u>Term</u> Likely adverse effect reducing with mitigation measures. <u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> Low viability and scope for ecological benefits.
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<u>Likely Significant Effects</u> The site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period. <u>Term</u> Likely permanent neutral effects <u>Mitigation</u> None. <u>Assumptions</u> None <u>Uncertainties</u> None.
14. To conserve and enhance landscape character and townscapes.	+	<u>Likely Significant Effects</u> The site forms part of the Industrial Urban Character Area. The site is overgrown with some hard standing. Whilst providing a break from urban development, the condition of the site and lack of public access detracts from the wider urban environment. Its redevelopment gives rise to the opportunity for this to be addressed and to enhance the wider area and street scene. <u>Term</u> Minor positive effects from the medium term with the implementation of mitigation measures.

SA Appendix 5: Assessment of Potential Housing Sites

P184 Former Parkfield Works, Brunswick Street, Nelson		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> High quality design, achieving a sense of place. New public open space. Secure by design.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Limited viability to secure a well design scheme. High risk.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. Minor positive effects are also assessed for health, and regeneration, due to the accessibility of the site to existing provision and sources of employment, and the benefits associated with the delivery of new homes to these objectives. Neutral effects are assessed for employment objectives due to the site currently being used for to support local businesses. The site benefits from relatively good access to existing services, shops and sources of employment promoting modal shift. It is also near to public transport routes. The proposal is therefore beneficial to transport objectives. The site relates to previously developed land is beneficial in supporting the regeneration of Nelson and will provide for an efficient use of land. The proposal site is affected by a high risk of flooding from surface water and ground water flooding. If a technical solution cannot be found within the viability of the proposal, then this constraint would render the site unsuitable for housing. In addition the site for wildlife requiring appropriate responses to be made through the design process. Adverse effects are therefore found for biodiversity objectives. The site does not affect the historic environment. The proposal is found to benefit townscape objectives by improving the quality of the urban environment including the streetscene making use of redundant land. Taking the above into account the proposal has a minor positive effect for climate change objectives.</p>		

P188 Land off Mint Avenue, Barrowford		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The site has capacity for 50 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock of Barrowford helping to ensure that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Minor positive effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P188 Land off Mint Avenue, Barrowford				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not in active employment use.</p> <p>The site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a local centre (Barrowford)</p> <p>No service provision is proposed on site. The development will result in increased pressure on services.</p> <p>The site is within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P188 Land off Mint Avenue, Barrowford				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	?	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP and open space.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The proposal is located adjacent residential, and employment uses. It is uncertain whether the development of residential development would be compatible with employment uses and further study will be necessary.</p> <p>On balance the proposal is considered to likely have a minor positive effect.</p> <p><u>Term</u></p> <p>Likely minor positive effect from the medium term with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Further study of impact of employment uses on site required. Design responses including siting, scale, orientation, and materials made be requirement. Contribution towards open space facilities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is unclear to what degree adjacent land uses will affect the health and wellbeing of future occupiers of the site.</p>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>Local highway capacity problems the development of the site may contribute to. Safe and sufficient access to the site is unclear, and access from Mint Avenue may be ransomed. The proposal is not deliverable without a satisfactory vehicle access.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely neutral effect for this objective.</p> <p><u>Term</u></p> <p>A neutral effect with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Further study of access required. Contributions towards capacity enhancement works in the local area may be needed. Investment in cycle storage and pedestrian and cycle links may be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The site’s accessibility by vehicles is a barrier to its development and could significantly affect the amount of housing which could be provided on site (high risk)</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P188 Land off Mint Avenue, Barrowford			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	+/-		<p><u>Likely Significant Effects</u></p> <p>The site is comprised partially of greenfield and partially of brownfield land. The proposal therefore has a mixed effect on this objective.</p> <p><u>Term</u></p> <p>A permanent mixed effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to affect water quality due to the absence of an existing watercourse near the site.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The site is located in Flood Zone 1, with moderate risk of flooding from surface water and as such has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA required to inform site layout and design. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P188 Land off Mint Avenue, Barrowford		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.30. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The score reflects the accessibility of the site to services available within Barrowford but doesn't necessarily reflect vehicular accessibility constraints.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> <p>Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P188 Land off Mint Avenue, Barrowford			
SA Objective	Score		Commentary
			<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	0
	-		<p><u>Likely Significant Effects</u></p> <p>The proposal is not located within 100m of a designated site.</p> <p>The site is covered by an area of ecological interest (LERN record)</p> <p>The site is not located within the Green Infrastructure network.</p> <p>Overall, the proposal is considered to have a likely adverse effect on this objective.</p> <p><u>Term</u></p> <p>Likely adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and scope for ecological benefits.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-		<p><u>Likely Significant Effects</u></p> <p>The site is located adjacent to the Barrowford Conservation Area and Grade II Listed Lamb Club likely to form part of its setting. The site is also in close proximity to a cluster of listed buildings located along Gisburn Road. The site itself is separated from these by existing Trees and vegetation (a TPO) which could help minimise any adverse effects and significant changes in elevation. Overall, a minor adverse effect is assessed given that potential impact a major development could have in this area.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing in the medium to long term with mitigation.</p> <p><u>Mitigation</u></p> <p>Development near to the conservation area and listed buildings minimised. Boundary treatments and offset development in the south east to reduce interaction to the conservation area and listed building. High quality buildings and design using local materials which reflects and respects the conservation area. Affects to be assessed through the planning application.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P188 Land off Mint Avenue, Barrowford		
SA Objective	Score	Commentary
		None.
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The site is part development and contained entirely on each side by development within Barrowford. It is not considered that the site contributes to this LCA. The site is likely in part to have some historic sensitivities which will need to be assessed and understood further, and suitably addressed. The wider site is overgrown with existing development which detracts from the wider area due to its current condition. The site forms a logical infill site. It could also provide for an enhanced urban environment forming a buffer between existing dwellings and the commercial site to be retained to the east. Overall a neutral effect is assessed.</p> <p><u>Term</u></p> <p>Neutral effect from the medium to long term with mitigation.</p> <p><u>Mitigation</u></p> <p>Development near to the conservation area and listed buildings minimised. Boundary treatments and offset development in the south east to reduce interaction to the conservation area and listed building. High quality buildings and design using local materials which reflects and respects the conservation area. Affects to be assessed through the planning application.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. Minor positive effects are also assessed for health and regeneration objectives due to the accessibility of the site to existing service provision and the benefits associated with the delivery of new homes to these objectives. The accessibility of the site by foot to nearby services is not sufficient to outweigh adverse effects identified to transport objectives identified as a result of the site's distance from public transport connections and highway connectivity problems caused by local capacity issues. The site is also some distance away from employment sites reducing the economic benefits of the proposal. The site relates to land which is partly previously developed and partly undeveloped and as a result has a mixed effect on the objective to make efficient use of land. The proposal experiences some risk of flooding from surface water and ground water flooding. This may affect site capacity. The site has some value for wildlife in its current form requiring appropriate responses to be made through the design process. Adverse effects are therefore found for biodiversity objectives. The proposal is located in close proximity to Barrowford Conservation Area and a number of listed buildings. Changes in elevation and intervening vegetation are likely to minimise the potential for harm as a result of the proposal however a finding of minor adverse effects is nevertheless identified. The proposal is found to have a neutral effect on landscape/townscape objectives owing to the contained nature of the site and its low quality, balanced against the observed potential effect on the conservation area. The proposal has a minor positive effect for climate change objectives.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P191 Former School and Presbytery, Richard Street, Brierfield (Approved for Retail Use)				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 17 dwellings. The proposal will help diversify and improve the quality of the housing stock of Brierfield helping to ensure that homes in the local area meet the needs of the local population and increase opportunities for home ownership. The proposal is located in a weak market area. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is not in use for employment</p> <p>The site is located within 2,000m of the nearest major employment site (Lomeshaye Industrial Estate)</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P191 Former School and Presbytery, Richard Street, Brierfield (Approved for Retail Use)				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	++	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a town centre (Brierfield)</p> <p>No service provision is proposed on site. The development will result in increased pressure on services.</p> <p>The site is within 800m of a primary school and secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a significant positive effect on this objective.</p>
	++			<p><u>Term</u></p> <p>A permanent significant positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	?	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP and open space.</p> <p>Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The proposal site is surrounded by residential properties to the south and east, with commercial uses to the north and west. It is uncertain whether the development of residential development would be compatible with employment uses and further study will be necessary.</p>
	+			<p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Further study of impact of employment uses on site required. Design responses including siting, scale, orientation, and materials made be required. Contribution towards open space facilities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Limited viability to support any contribution towards recreation or health needs. High risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P191 Former School and Presbytery, Richard Street, Brierfield (Approved for Retail Use)				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>The site is unlikely of a scale to contribute significantly towards a worsening of highway capacity problems currently experienced in the highway network at peak periods.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A likely minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None likely required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The site is PDL and as such its redevelopment for housing would have a significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	--	0		<p><u>Likely Significant Effects</u></p> <p>The site is not located within 10m of a watercourse (unnamed)</p> <p>The site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to affect water quality having regard to the site's form use.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>A minor adverse effect reducing with the implementation of mitigation measures.</p>
	-			

SA Appendix 5: Assessment of Potential Housing Sites

P191 Former School and Presbytery, Richard Street, Brierfield (Approved for Retail Use)		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Development should be directed away from the watercourse which flows to the north of the site. Surface water drainage should be dealt with on site and controlled in discharging into the watercourse to prevent increases in flood risk.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The site is of limited scale to deal with drainage issues. The site is in a low viability area (high risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u> The SFRA confirms that the site is mostly located in Flood Zone 2/3 and suffers from a high risk of flooding from surface water and ground water. The SFRA recommends that the site is not considered as an allocation for housing. As a result a significant adverse effect is assessed.</p> <p><u>Term</u> Permanent significant adverse effects.</p> <p><u>Mitigation</u> Unlikely that flood risk can be sufficiently mitigated. A detailed flood assessment including modelling will be required to inform development capacity, developable areas, layout and density.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The site is of limited scale to deal with drainage issues. The site is in a low viability area (high risk). This constraint it likely to render the proposal unsuitable (high risk)</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>

SA Appendix 5: Assessment of Potential Housing Sites

P191 Former School and Presbytery, Richard Street, Brierfield (Approved for Retail Use)				
SA Objective	Score		Commentary	
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+		<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.30. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. A high score reflects the site's highly accessible location and few constraints to development except for the flood risk which affects the site.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p><u>Likely Significant Effects</u></p> <p>The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The proposal is not located within 100m of a designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species.</p> <p>The site is not located within the Green Infrastructure network.</p> <p>Overall, the proposal is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect in the medium to long term with adoption of mitigation measures.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P191 Former School and Presbytery, Richard Street, Brierfield (Approved for Retail Use)		
SA Objective	Score	Commentary
	0	<p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Low viability and scope for ecological benefits.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u> The site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u> Likely permanent neutral effects</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u> The site is located within the Industrial Urban Character Area. The site has the potential to contribute positively to this area given its vacant appearance which currently detracts from the built environment. A minor positive effect is assessed for this objective.</p> <p><u>Term</u> Likely permanent minor positive effects.</p> <p><u>Mitigation</u> High quality design adopting local guidance and standards.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P191 Former School and Presbytery, Richard Street, Brierfield (Approved for Retail Use)				
SA Objective	Score		Commentary	
Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposal to the quality and diversity of housing stock locally. Minor positive effects are also assessed for health and economic objectives due to the accessibility of the site to existing provision and sources of employment, the site’s limited scale and therefore impact on service provision, and the benefits associated with the delivery of new homes to this objective, though some uncertainty exists regarding health effects owing the site’s proximity to existing commercial uses. The site is highly accessible to existing services, shops and sources of employment promoting modal shift and is therefore beneficial to transport objectives. The site relates to previously developed land is beneficial in supporting the regeneration of Brierfield and will provide for an efficient use of land. There are few constraints that affect the development. The site is subject to a high risk of flooding. This may render the site unsuitable for the proposed use. The site does not affect the historic environment. The proposal is found to benefit townscape objectives by improving the quality of the urban environment. Taking the above into account the proposal has a minor positive effect for climate change objectives.				

P205 Land off School Fields, Earby				
SA Objective	Score		Commentary	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		<u>Likely Significant Effects</u> The site has capacity for 18 dwellings. The proposal would help to improve the quality of existing housing stock and diversify housing land supply including affordable housing needs. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective. <u>Term</u> Permanent minor positive effects from the medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> None.	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The site is located within 2,000m of the nearest major employment site (West Craven Business Park). The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to have a minor positive effect for this objective. <u>Term</u> Likely permanent minor positive effects. <u>Mitigation</u>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P205 Land off School Fields, Earby				
SA Objective	Score			Commentary
				<p>None.</p> <p>Assumptions</p> <p>People living on site work locally and/or spend their wages locally.</p> <p>Uncertainties</p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	0	<p>Like Significant Effects</p> <p>The site is located within 800m of a local centre (Earby).</p> <p>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The site is within 2000m of the primary school.</p> <p>The proposal will provide local residents with the opportunity to access new quality housing. It is accessible to some local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a minor positive effect for this objective.</p>
	+			<p>Term</p> <p>Permanent minor positive affect.</p> <p>Mitigation</p> <p>Contributions may be sought towards service provision where there is a shortfall, and the proposed development would exacerbate this problem.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	-	<p>Likely Significant Effects</p> <p>The site is located within 800m of a GP and open space.</p> <p>Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>Heavy commercial uses have the potential for adverse effects on residents owing to noise, pollution, dust etc from their operation and likely to cause harm to health and amenity for existing residents. It is unclear how mitigation measures would satisfactorily address this. The effect caused is likely to outweigh the beneficial aspects of the proposal for health and wellbeing.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor adverse effect on this objective.</p>
	-			<p>Term</p> <p>Permanent minor adverse effects from the medium term.</p> <p>Mitigation</p>

SA Appendix 5: Assessment of Potential Housing Sites

P205 Land off School Fields, Earby				
SA Objective	Score			Commentary
				<p>Financial contributions towards open space provision where required. Development to be located away from adjacent commercial uses as far as possible with siting and boundary treatments to minimise any adverse effects from continuing operations.</p> <p>Assumptions None.</p> <p>Uncertainties The degree to which issues from neighbouring uses can be addressed whilst providing a site which is developable.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p>Likely Significant Effects The site is located within 400m of one or more transport services. There are no known capacity issues on the local highway network. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.</p> <p>Term A minor positive effect from the medium term.</p> <p>Mitigation Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p>Likely Significant Effects The site is comprised of greenfield land, not known to be Best and Most Versatile Land. As a result a minor adverse effect is assessed for this objective.</p> <p>Term Permanent minor adverse effect.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P205 Land off School Fields, Earby		
SA Objective	Score	Commentary
7. To conserve and enhance water quality and resources	- 0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 50m of a watercourse (Earby Beck)</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development close to the watercourse should be avoided.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that parts of the site are subject to flood risk, and this may be made worse with climate change. Detailed modelling required. The site has a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Possible minor adverse effects, reducing to neutral with the implementation of sufficient mitigation measures.</p> <p><u>Mitigation</u></p> <p>Phase 2 SFRA to assess detailed flooding issues at the site. This will inform policy requirements regarding the capacity, direction of development and drainage mitigation measures required in the design and construction of the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. It is unlikely of a scale where its development would contribute significantly to air quality problems. The site is accessible to local services helping to encourage modal shift and travel away from car usage. As such it is unlikely that the proposal would contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P205 Land off School Fields, Earby		
SA Objective	Score	Commentary
		<p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p>Likely Significant Effects The site has a suitability score of 4.52. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score attributed is due to the site's accessibility to the services, facilities and sources of employment which are available within Earby and does not reflect issues of flooding and health raised within the appraisal.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p>Likely Significant Effects The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term Neutral effect for the plan period</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P205 Land off School Fields, Earby			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<p>Likely Significant Effects</p> <p>The site does not affect any designated site.</p> <p>The role of the site for protected species is at this point unknown. The site is primarily arable farmland.</p> <p>The site does not affect the Green Infrastructure Network.</p> <p>Overall, the proposal is considered to likely have a neutral effect on this objective.</p> <p>Term</p> <p>Likely permanent neutral effect in the longer term with adoption of mitigation measures</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	+/-		<p>Likely Significant Effects</p> <p>The site is situated close to the Earby Conservation Area and is near a Grade II* Listed building. The proposal occupies a small pocket of open land which is bordered by industrial uses. The proposal would reduce visibility of the industrial uses which detract from the historic environment but will replace this with new housing in closer proximity. Mixed effects are assessed for this objective.</p> <p>Term</p> <p>Likely significant positive effects with the implementation of mitigation measures in the longer term.</p> <p>Mitigation</p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	0		<p>Likely Significant Effects</p> <p>The site forms part of the Drumlin Fields Landscape Character Area (Zone 13a). The site does not include any features which contribute to this character area being previously development and wholly within the settlement of Earby. The site is small in scale and contained by neighbouring uses. The development of the site for housing is unlikely to adversely affect landscape character. A neutral effect is assessed for this objective.</p> <p>Term</p> <p>Likely permanent neutral effect from completion of the development.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P205 Land off School Fields, Earby		
SA Objective	Score	Commentary
		<p><u>Mitigation</u></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing, and economic objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock and associated economic benefits of new homes. The site is highly accessible to existing services and facilities and as a result score positively for transport objectives. The proposal is located adjacent to potentially harmful land uses to human health and therefore an adverse effect is assessed for health objectives. The potential adverse effect caused by adjacent uses is unlikely to be sufficiently mitigation and outweighs the health benefits delivered by the provision of new houses. The site is in the settlement boundary but greenfield. There adverse effects for securing the effective use of land. The site is located relatively close to Earby Beck and there is some flood risk associated with the site which would need to be satisfactorily addressed through the site's development. The site is not known to have a role for biodiversity although further assessment will be required. The site is located adjacent to the Earby Conservation Area and close to a Grade II* Listed Building. Its development is likely to affect the setting of the historic environment. This setting is already adversely affected by heavy industrial uses located next to the site and in clear visibility. The proposal would disrupt this view changing the aspect however this would not necessarily be a positive effect. Mixed effects are assessed for heritage objectives. The site's form and character does not display the key features of the local landscape area. The site is located within the settlement boundary, is small in scale and contained by existing uses. The proposal will therefore have a neutral effect for landscape objectives. As a result and taking the above into account the proposal scores positively for climate change objectives.</p>		

P209 Former Joinery Works, Manchester Road, Nelson		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 47 dwellings. The proposal would help diversify and improve the quality of the housing stock of Nelson helping to ensure that homes in the local area meet the needs of the local population and increase opportunities for home ownership. The proposal is located in a weak market area. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P209 Former Joinery Works, Manchester Road, Nelson				
SA Objective	Score			Commentary
				<u>Uncertainties</u> The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The site is not in use for employment The site is located within 2,000m of the nearest major employment site (Lomeshaye Industrial Estate) The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive for this objective. <u>Term</u> A permanent minor positive effect from the short term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	0	<u>Likely Significant Effects</u> The site is located within 800m of a town centre (Brierfield). Nelson town centre is also nearby. No service provision is proposed on site. The development will result in increased pressure on services. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective. <u>Term</u> A permanent minor positive effect from the short term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P209 Former Joinery Works, Manchester Road, Nelson				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The proposal site is located adjacent to an Esso Petrol Station, residential properties, and the Leeds and Liverpool Canal. It is not uncommon to find residential uses in close proximity to a petrol station especially in built up areas. The proposal is considered to be compatible with these uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effect.</p> <p><u>Mitigation</u></p> <p>Design responses could include siting, scale, orientation, and materials made be required. Contribution towards open space facilities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Limited viability to support any contribution towards recreation or health needs. High risk.</p>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>The site is unlikely of a scale to contribution significantly towards a worsening of highway capacity problems currently experienced in the highway network at peak periods.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A likely minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None likely required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The site is PDL and as such its redevelopment for housing would have a significant positive effect for this objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P209 Former Joinery Works, Manchester Road, Nelson		
SA Objective	Score	Commentary
		<p><u>Term</u> Permanent significant positive effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
7. To conserve and enhance water quality and resources	<div>-</div> <div>0</div>	<p><u>Likely Significant Effects</u> The site is located within 50m of a watercourse (Leeds Liverpool Canal) The site is not likely to require the provision of new water management infrastructure. The proposal has the potential to affect the water quality of the canal. Steps should be taken through the construction process to avoid this from occurring. Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u> A minor adverse effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u> Development should be directed away from the watercourse. Surface water drainage should be dealt with on site and controlled in discharging into the watercourse.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The site is in a low viability area (high risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that the site is located in Flood Zone 1 and at partially at risk of flooding from surface water. A neutral effect is assessed for this objective.</p> <p><u>Term</u> Neutral effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u> FRA required to inform site layout and design. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P209 Former Joinery Works, Manchester Road, Nelson		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.52. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. A high score reflects the site's highly accessible location and few constraints to development.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P209 Former Joinery Works, Manchester Road, Nelson				
SA Objective	Score			Commentary
				<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	-	0	<p><u>Likely Significant Effects</u></p> <p>The proposal is located within 100m of a locally designated site.</p> <p>Part of the site is covered by an area of ecological interest (LERN record)</p> <p>The site is not located within the Green Infrastructure network.</p> <p>Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and scope for ecological benefits.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	+			<p><u>Likely Significant Effects</u></p> <p>The site is located in close proximity to the Whitefield Conservation Area. The site in its current form is overgrown and detracts from the wider area. The redevelopment of the site for a high-quality development could enhance the area and contribute towards the qualities of the Conservation Area. The proposal is assessed to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Likely minor positive effect from the medium term with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>High quality buildings and design using local materials which reflects and respects the conservation area.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Limited viability to secure a well design scheme. High risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P209 Former Joinery Works, Manchester Road, Nelson		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Urban Character Area and is previously developed and located in close proximity to the Whitefield Conservation Area. The site in its current form is overgrown and detracts from the wider area. The redevelopment of the site for a high-quality development could enhance the area and contribute towards the qualities of the Conservation Area. It will also benefit the users of the Leeds Liverpool Canal with the site visible from the canal to the rear. The proposal is assessed to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Likely minor positive effects from the medium term with adoption of mitigation measure.</p> <p><u>Mitigation</u></p> <p>High quality buildings and design using local materials which reflects and respects the conservation area.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Limited viability to secure a well design scheme. High risk.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. Minor positive effects are also assessed for health and economic objectives due to the accessibility of the site to existing provision and sources of employment, and the benefits associated with the delivery of new homes to this objective. The site is highly accessible to existing services, shops and sources of employment promoting modal shift and is therefore beneficial to transport objectives. The site relates to previously developed land is beneficial in supporting the regeneration of Nelson and will provide for an efficient use of land. There are few constraints that affect the development. The proximity of the site to the Leeds and Liverpool Canal may affect site capacity and/or require engineering works to prevent any collapse of the banking or the canal. The site has some biodiversity value largely due to its proximity to the Leeds and Liverpool Canal. Offsetting development from the canal and enhancing this green corridor may be sufficient to address this issue. The site is located close to the Whitefield Conservation Area. The current condition of the site detracts from the historic environment. The proposal has the potential to benefit this designation. Similarly, the proposal is found to benefit townscape objectives by improving the quality of the urban environment. Taking the above into account the proposal has a minor positive effect for climate change objectives.</p>		

P211 Land off Fry Street, Nelson		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 30 dwellings. The proposal will help diversify and improve the quality of the housing stock of Nelson helping to ensure that homes in the local area meet the needs of the local population and increase opportunities for home ownership. The proposal is located in a weak market area. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P211 Land off Fry Street, Nelson				
SA Objective	Score			Commentary
				Minor positive effects from the medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The site is not in use for employment The site is located within 2,000m of the nearest major employment site (Hallam Road Business District) The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive for this objective. <u>Term</u> A permanent minor positive effect from the short term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	++	<u>Likely Significant Effects</u> The site is located within 800m of a town centre (Nelson) No service provision is proposed on site. The development will result in increased pressure on services. The site is within 800m of a primary school and secondary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a significant positive effect on this objective. <u>Term</u> A permanent significant positive effect from the short term. <u>Mitigation</u> None.
	++			

SA Appendix 5: Assessment of Potential Housing Sites

P211 Land off Fry Street, Nelson				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	0	<u>Likely Significant Effects</u> The site is located within 800m of a GP and open space. Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities. The proposal is located adjacent to residential dwellings, a church and a cemetery. The proposal is considered to be compatible with these uses. The proposal will increase access to quality housing which meets the needs of the local population. On balance the proposal is considered to likely have a minor positive effect on this objective. <u>Term</u> Minor positive from the medium term with the implementation of mitigation measures. <u>Mitigation</u> Contribution towards open space facilities. <u>Assumptions</u> None. <u>Uncertainties</u> Limited viability to support any contribution towards recreation or health needs. High risk.
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<u>Likely Significant Effects</u> The site is located within 400m of one or more transport services. There are no known highway capacity issues in the local area. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective. <u>Term</u> A likely minor positive effect from the medium term. <u>Mitigation</u> None likely required. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P211 Land off Fry Street, Nelson		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u></p> <p>The site is PDL and as such its redevelopment for housing would have a significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0 0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse.</p> <p>The site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1, with some risk of flooding from surface water. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA requirement to inform site layout and design. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P211 Land off Fry Street, Nelson		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.65. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. A high score reflects the site's highly accessible location and few constraints to development.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P211 Land off Fry Street, Nelson			
SA Objective	Score		Commentary
			<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	- 0	<p><u>Likely Significant Effects</u></p> <p>The proposal is not located within 100m of a designated site.</p> <p>The site is covered by an ecological interest (LERN record)</p> <p>The site is not located within the Green Infrastructure network.</p> <p>Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and scope for ecological benefits.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	0		<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Urban Character Area however contains none of the features which positively contributes towards this LCA. Whilst previously undeveloped, the site forms a well contained and logical location for development. The site is</p>

SA Appendix 5: Assessment of Potential Housing Sites

P211 Land off Fry Street, Nelson		
SA Objective	Score	Commentary
		<p>unlikely to adversely or positively affect the local landscape or townscape given its contained nature and limited visibility from public views. Existing TPO along the eastern boundary of the site adjacent to the cemetery should be retained. Boundary treatment works to ensure prevent/minimise the potential for adverse effects on amenity and health and wellbeing of neighbours. It is concluded that the proposal is likely to have a neutral effect for this objective.</p> <p><u>Term</u> Likely permanent neutral effects with adoption of mitigation measures.</p> <p><u>Mitigation</u> Retention and offset of TPO. Boundary treatment works.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. Minor positive effects are also assessed for health and economic objectives due to the accessibility of existing sources of employment and existing health facilities and open space provision to the proposal site, and the benefits associated with the delivery of new homes to this objective. The site is highly accessible to existing services, shops and sources of employment promoting modal shift and is therefore beneficial to transport objectives. The site relates to previously developed land and its redevelopment is beneficial in supporting the regeneration of Nelson and will provide for an efficient use of land. There are few constraints that affect the development site. The site has some biodiversity value largely due to being largely overgrown and hidden from key transport routes and its location adjacent to the cemetery. The proposal does not affect flooding and heritage objectives. A neutral effect is assessed for impact on townscape because of the site's contained location and limited visibility from key routes or vistas. Taking the above into account the proposal has a minor positive effect for climate change objectives.</p>		

P221 Bright Terrace, Trawden		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The site has capacity for 11 dwellings. The proposal will make a limited contribution to housing needs, providing local people an opportunity to access the housing market. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor positive effects from the short-medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P221 Bright Terrace, Trawden				
SA Objective	Score			Commentary
				<u>Uncertainties</u> Viability may affect the mix of homes provided (low risk)
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<u>Likely Significant Effects</u> The development site is not currently used for employment The site is located in excess of 2000m of a major employment site. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits associated with this will be limited. Accounting for the above, on balance, the site is considered to score a neutral effect for this objective.
	0			<u>Term</u> Likely permanent neutral positive effects. <u>Mitigation</u> None. <u>Assumptions</u> People living on site work locally and/or spend their wages locally. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<u>Like Significant Effects</u> The site is located within 800m of one or more services. No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The site is within 2000m of a primary school. The proposal will provide local residents with the opportunity to access new quality housing. It is accessible to some local services. Accounting for the above, on balance, the proposal is assessed to have a neutral effect for this objective.
	0			<u>Term</u> Likely permanent neutral effect from the short term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P221 Bright Terrace, Trawden				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Little scope exists within the development to accommodate new open space however the proposal is of limited scale and unlikely to result in significant pressure on existing services. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is bordered by existing residential and agricultural uses. The proposal is considered compatible with these uses.</p>
	+			<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population has resulting health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Likely minor positive effect (Permanent).</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport service however this is of limited frequency therefore encouraging travel by car. The proposal is of limited scale and so its effects are likely to be negligible.</p> <p>The development of this scale and locality is unlikely to result in adverse effects for the highway network notwithstanding local network capacity issues.</p> <p>The site has limited accessibility promoting travel by car. The site is however of a limited scale and so the contribution made to traffic on the highway network will be limited.</p>
	0			<p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the site is considered to score a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Neutral effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P221 Bright Terrace, Trawden			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 and subject to a low risk of flooding. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P221 Bright Terrace, Trawden		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The proposal is of an insufficient scale to contribute significantly toward air quality issues. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.17. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. This high score is likely to reflect the site's limited scale.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P221 Bright Terrace, Trawden				
SA Objective	Score			Commentary
				<u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<u>Likely Significant Effects</u> The site does not affect any designated site. It is unclear whether the site fulfils an important role for protected species. The site does not form part of the Green Infrastructure Network. Overall, the proposal is considered to have a neutral effect on this objective. <u>Term</u> Permanent neutral effect with adoption of mitigation measures. <u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.
	0			<u>Assumptions</u> None. <u>Uncertainties</u> Viability of biodiversity and open space measures.
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<u>Likely Significant Effects</u> The site is located within the Trawden Forest Conservation Area. The site is situated within a prominent part of the conservation area and likely to be visible from wider viewpoints noting its edge of settlement location and limited relationship to the built-up area. The proposal is likely to result in less than substantial harm to the historic environment. A minor adverse effect is assessed for this objective. <u>Term</u> Adverse effects for the plan period. <u>Mitigation</u> High quality development which is consistent with and sensitivity to the existing built surrounds. Boundary treatments to limit visibility of the development from the wider area and its impact on the open countryside. <u>Assumptions</u> None <u>Uncertainties</u> It is unclear whether the public benefits of the proposal would outweigh the harm caused by the proposal on the historic environment (medium – high risk)

SA Appendix 5: Assessment of Potential Housing Sites

P221 Bright Terrace, Trawden		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site sits within the Industrial Foothills character area. The site in its current form makes a limited contribution to the character of the area, including the wider setting of Trawden. Though small in scale the site does not relate well to the existing built-up area and as a result is likely to be visible from a wider area. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Effects of proposal likely to be most significant in the shorter term during the construction with the effects reducing to a minor adverse effect in the longer term.</p> <p><u>Mitigation</u></p> <p>Sensitive design responses to local landform and architecture. Siting, scale, appearance of development and role of landscaping.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are minor positive effects for housing objectives due to the contribution made by the proposal to housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The site is accessible to some services, however local employment opportunities are limited. As a result the site has a neutral effect for regeneration and economic objectives notwithstanding the positive contribution new housing makes towards fulfilling these objectives. Neutral effects are also assessed for transport objectives noting the site's limited scale, its proximity to a regular bus service and existing capacity problems experienced within the local highway network due to on-street parking. The proposal has positive effects for health objectives due to the accessibility of the site to existing healthcare and open space provision. The site is undeveloped and as such has adverse effects for the making efficient use of land and use of natural resources. The site is relatively unconstrained in terms of flood risk. Further assessment is needed to evidence the effect this might have on site suitability/deliverability. The site is located within a conservation area and is likely to result in at least less than substantial harm to this asset requiring consideration of public benefits with adverse effects assessed for heritage objectives. The site is not known to be of ecological value with further assessment requirement. The site is an edge of settlement location and does not relate well to the wider settlement pattern, despite the limited scale of the site. The site is visible from wider areas and its development will alter the character of the area. A minor adverse effect is assessed for landscape objectives. Overall a minor positive effect is assessed for climate change objectives.</p>		

P224 Russell Brothers Ltd, Nelson		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 8 dwellings. The proposal will help diversify and improve the quality of the housing stock of Nelson helping to ensure that homes in the local area meet the needs of the local population and increase opportunities for home ownership. The proposal is located in a weak market area. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P224 Russell Brothers Ltd, Nelson				
SA Objective	Score			Commentary
				Minor positive effects from the medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	-	+	0	<u>Likely Significant Effects</u> The site is in employment use. The redevelopment of the site for housing will result in some loss of employment locally. The site is located within 2,000m of the nearest major employment site (Southfield Business District) The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.
	0			<u>Term</u> A permanent neutral effect from the short term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+	<u>Likely Significant Effects</u> The site is located within 800m of one or more key service or 2000m of a town centre (Nelson) No service provision is proposed on site. The development will result in increased pressure on services. The site is within 800m of a primary school and 2000m of a secondary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.
	+			<u>Term</u> A permanent minor positive effect from the short term. <u>Mitigation</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P224 Russell Brothers Ltd, Nelson				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<u>Likely Significant Effects</u> The site is located within 800m of a GP or open space Little scope exists within the development to accommodate new open space. No health facilities are proposed. The development is small in scale and unlikely to create significant pressure on service provision. The proposal site is bordered by residential, open space and commercial uses. The proposed use is largely compatible with surrounding uses. The adjacent commercial use may require some mitigation measures to be implemented to the design and layout of the proposal to prevent adverse effects. On balance the proposal is considered to likely have a minor positive effect on this objective with mitigation measures. <u>Term</u> Likely minor positive effect with adoption of mitigation measures. <u>Mitigation</u> Site layout and design to take into account effects of neighbouring commercial site. Likely need for boundary treatment works. <u>Assumptions</u> None. <u>Uncertainties</u> None
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<u>Likely Significant Effects</u> The site is located within 400m of one or more transport services. There are no known highway capacity issues in the local area. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective. <u>Term</u> A likely minor positive effect from the medium term. <u>Mitigation</u> None likely required. <u>Assumptions</u> None. <u>Uncertainties</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P224 Russell Brothers Ltd, Nelson			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	++		<p><u>Likely Significant Effects</u></p> <p>The site is PDL and as such its redevelopment for housing would have a significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse.</p> <p>The site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1, with some risk of flooding from surface water. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA requirement to inform site layout and design. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P224 Russell Brothers Ltd, Nelson		
SA Objective	Score	Commentary
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.22. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. A high score reflects the site's highly accessible location and few constraints to development.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P224 Russell Brothers Ltd, Nelson			
SA Objective	Score		Commentary
			<u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<u>Likely Significant Effects</u> The site is not located within 100m of a designated site. It is unclear what role the site has for protected species. The site not located within the Green Infrastructure Network. Overall, the proposal is likely to have a neutral effect on this objective. <u>Term</u> Neutral effect from the medium to long term once the development is completed and biodiversity measures provided on site have matured. <u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<u>Likely Significant Effects</u> The site is unlikely to be affected by heritage assets and as a result will have a neutral effect for this objective. <u>Term</u> Likely permanent neutral effects <u>Mitigation</u> None. <u>Assumptions</u> None <u>Uncertainties</u> None.
14. To conserve and enhance landscape character and townscapes.	+		<u>Likely Significant Effects</u> The proposal site sits within the urban area and within the Industrial Urban Character Area. The site does not in its current form and use contribute towards this character area and detracts from the wider urban environment, its redevelopment for housing could enhance this environment. A minor positive effect is assessed for this objective. <u>Term</u>

SA Appendix 5: Assessment of Potential Housing Sites

P224 Russell Brothers Ltd, Nelson		
SA Objective	Score	Commentary
		<p>Any adverse effects likely to be extremely limited and experienced only during construction (at demolition) likely to turn positive post completion.</p> <p><u>Mitigation</u></p> <p>Existing natural boundaries to be retained and enhanced as far as possible. Development to be limited in extent to be consistent with existing built form.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. Minor positive effects are also assessed for health and economic objectives due to the accessibility of existing sources of employment and existing health facilities and open space provision to the proposal site, and the benefits associated with the delivery of new homes to this objective. The economic benefits of the proposal are however countered by the loss of employment land which would result as a consequence of the site's redevelopment for housing. A neutral effect is assessed for employment objectives. The site is highly accessible to existing services, shops and sources of employment promoting modal shift and is therefore beneficial to transport objectives. The site relates to previously developed land is beneficial in supporting the regeneration of Nelson and will provide for an efficient use of land. There are few constraints that affect the development. The biodiversity value of the site will need further assessment, in particular existing structures and their value as possible nesting habitats for protected species. The proposal does not affect flooding and heritage objectives. A minor positive effect is assessed for the proposals effect on townscape given the increase in build quality which will occur as a result of the proposal's development. Taking the above into account the proposal has a minor positive effect for climate change objectives.</p>		

P225 Little Tom's Farm (Land off Bowland View), Little Tom's Lane, Brierfield		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 61 dwellings (though part of the site has outline planning permission for 19 dwellings). The proposal will help diversify and improve the quality of the housing stock of Brierfield helping to ensure that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P225 Little Tom's Farm (Land off Bowland View), Little Tom's Lane, Brierfield				
SA Objective	Score			Commentary
				<p><u>Uncertainties</u></p> <p>The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is not in use for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (Burnley).</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key services.</p> <p>No service provision is proposed on site. The development will result in increased pressure on services.</p> <p>The site is within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>Planning contributions may be required towards service provision where required and tests are met.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P225 Little Tom’s Farm (Land off Bowland View), Little Tom’s Lane, Brierfield				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>The site is well used locally as an informal source of open space benefitting residents of Burnley as well as Pendle. Whilst scope exists within the development to accommodate new open space the provision provided would be less and in an entirely different condition to that currently present. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The proposal is located adjacent to existing residential uses, agricultural uses and a golf course. The proposal is considered to be compatible with these uses.</p> <p>On balance the proposal is considered to likely have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Contribution towards open space facilities including on space provision.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability may mean that contributions towards open space are not possible at risk of putting overall deliverability of the proposal into doubt (Medium risk).</p>
	0			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known highway capacity issues in the area.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A likely minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links. Contribution towards transport infrastructure.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Any contributions required towards highways works or promoting sustainable modes of transport may threaten the viability of the proposal depending on their scale and scope (medium risk).</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P225 Little Tom's Farm (Land off Bowland View), Little Tom's Lane, Brierfield		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The site is comprised of greenfield land, not known to be Best and Most Versatile Land. As a result a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse.</p> <p>The site is significant in scale occupying a large area of greenfield land. Effects on drainage will need to be assessed and understood with suitable mitigation measures put in place where necessary.</p> <p>Overall the site is considered to have a potential neutral effect on this objective.</p> <p><u>Term</u></p> <p>A potential permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Drainage to be assessed and understood.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	?	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1, with some risk of flooding from surface water. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA requirement to inform site layout and design. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P225 Little Tom's Farm (Land off Bowland View), Little Tom's Lane, Brierfield		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.78. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P225 Little Tom's Farm (Land off Bowland View), Little Tom's Lane, Brierfield			
SA Objective	Score		Commentary
			<p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	<p><u>Likely Significant Effects</u></p> <p>The proposal not is located within 100m of a designated site.</p> <p>The site is covered by an ecological interest (LERN record). The site is predominantly grassland.</p> <p>The site is not located within the Green Infrastructure network.</p> <p>Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and scope for ecological benefits.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result will have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P225 Little Tom's Farm (Land off Bowland View), Little Tom's Lane, Brierfield		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a), and at a local level contributes significantly to this LCA. The site contains many of the features of this LCA, such as a wider open landscape, dry-stone walls, trees and vegetation, and occupies a sloping hill which is highly visible to the south. The site forms part of a larger area of open land which is used for informal recreation. The site forms a locally valued area and has previously been dismissed at appeal for its landscape effects. Developing the site will affect the landscape character of the site. The effects of this are limited to minor adverse noting that the site does not form part of area designated for its special landscape and will be seen in the context of existing and adjacent neighbouring modern development. As such a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely permanent minor adverse effects reducing as the development matters. A smaller development would have lesser effects.</p> <p><u>Mitigation</u></p> <p>Smaller development confined to close to the built up area in the southern part of the site which is lower and less visible. Boundary treatment works. Open Space and enhanced routes to remaining open space to the north and east.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. Minor positive effects are also assessed for regeneration, and economic objectives due to the accessibility of the site to existing provision and sources of employment, and the benefits associated with the delivery of new homes to these objectives. The site is accessible to a number of services available locally as well as public transport routes helping to reduce car usage. The site is greenfield and therefore has adverse effects for securing the efficient use of land and natural resources. The site currently forms part of a larger area which is heavily used by local residents for recreation. The benefits of new development towards health objectives is offset by this loss resulting in a neutral effect for health objectives. The site not found to be at significant risk from flooding from any sources and its development is unlikely to affect the historic environment. The site has biodiversity value resulting in adverse effects for ecological objectives. The proposal relates to a large open area which is in an elevated and prominent position above Burnley. Whilst the area is not subject to any formal landscape designation the proposal site does however form part of larger open space which forms an important role in breaking up the urban area, is valued by the community, and contributes to the setting of Brierfield and Burnley. The proposal therefore has a minor adverse effect for landscape objectives. The proposal has a neutral effect for climate change objectives.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P228 Land off Old Lane, Earby				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 69 dwellings including affordable dwellings. The proposal will help diversify and improve the quality of the housing stock of Earby helping to ensure that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	--	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is currently actively used for employment purposes. Its redevelopment for housing would result in a loss of employment land. The site is located within 2,000m of the nearest major employment site (West Craven Business Park)</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor negative effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor negative effect from the short term.</p> <p><u>Mitigation</u></p> <p>Alternative premises would need to be found for existing businesses to prevent their closure or relocation outside of the Borough. Nonetheless a degree of harm would remain as local access to employment opportunities would be permanently removed.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Existing employers find suitable alternative employment premises within the locality or borough (medium risk)</p>

SA Appendix 5: Assessment of Potential Housing Sites

P228 Land off Old Lane, Earby				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a local centre (Earby)</p> <p>No service provision is proposed on site. The development will result in increased pressure on services.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>Planning contributions may be required towards service provision where required and tests are met.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP and open space.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The proposal is located adjacent to residential dwellings, industrial buildings and the Earby WWTW. The ongoing use of industrial buildings and operation of the Earby WWTW is likely to have an adverse effect on future occupiers of the site. At least part of the site is unlikely to be suitable for the development of residential development.</p> <p>On balance the proposal is considered to likely have a neutral effect on this objective provided satisfactory mitigation can be identified and implemented.</p> <p><u>Term</u></p> <p>Neutral effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Contribution towards open space facilities. Impacts of industrial operations and WWTW on site and future occupiers to be assessed and addressed. Development should take place in the south of the site to avoid being in close proximity to the WWTW.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>If operational effects of the WWTW cannot be addressed through the design process the site is unlikely to be suitable for residential development (low risk).</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P228 Land off Old Lane, Earby				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known highway capacity issues in the area.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A likely minor positive effect from the medium term.</p>
		+		
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The site is comprised of brownfield land in use for industry. Subject to becoming vacant and available, the redevelopment of the site for housing would support this objective. The proposal has a significant positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P228 Land off Old Lane, Earby		
SA Objective	Score	Commentary
7. To conserve and enhance water quality and resources	-- -	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 10m of a watercourse (Earby Beck).</p> <p>The proposal is likely to require the provision of new water management infrastructure.</p> <p>The proposal has the potential to adversely affect water quality noting the site's former use and proximity to the watercourse.</p> <p>Overall the site is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Minor negative reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Deculvert stream, works to banks of stream and to manage flow of surface water into stream to prevent increased risk of flooding. Ground investigation works required. Land remediation likely to be required with sufficient removal/treatment of contaminated soils/surfaces to prevent the pollution of the watercourse through the site's redevelopment.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Limited viability. Requirement for remediation works is likely to render the site unviable (High Risk)</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u></p> <p>The FRA finds that the site is located entirely in Flood Zone 3 and as such is not considered suitable for residential development. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent significant adverse effects if developed.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P228 Land off Old Lane, Earby		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.96. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P228 Land off Old Lane, Earby				
SA Objective	Score			Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The proposal is not located within 100m of a designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site is predominantly improved grassland.</p> <p>The site is not located within the Green Infrastructure network.</p> <p>Overall, the proposal is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect in the medium to long term with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and scope for ecological benefits.</p>
	0			
13. To conserve and enhance the historic environment, heritage assets and their setting.	+			<p><u>Likely Significant Effects</u></p> <p>The site is located adjacent to the Earby Conservation Area. The current form of the site is likely to adversely affect the setting on the Conservation Area. The site’s redevelopment could enhance this aspect removing large functional industrial type buildings from the setting of the Conservation Area. A minor positive effect is therefore assessed for this objective.</p> <p><u>Term</u></p> <p>A likely positive effect with mitigation.</p> <p><u>Mitigation</u></p> <p>High quality buildings and design using local materials which reflects and respects the conservation area. Affects to be assessed through the planning application.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	+			<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a). It is not considered to contribute to the qualities of the LCA given its current developed form. The site is located adjacent to the Earby Conservation Area. The current form of the site is likely to adversely affect the setting on the Conservation Area. The site’s redevelopment could enhance this aspect removing large functional industrial type buildings from the setting of the Conservation Area. The site is located on the edge of Earby and visible from</p>

SA Appendix 5: Assessment of Potential Housing Sites

P228 Land off Old Lane, Earby		
SA Objective	Score	Commentary
		<p>the north. Similarly, the redevelopment of the site gives rise to reduce this visibility and enhance its effect on the wider open countryside.</p> <p><u>Term</u> A likely positive effect with mitigation.</p> <p><u>Mitigation</u> High quality buildings and design using local materials which reflects and respects the conservation area. Boundary treatment works to reduce effects of site and its wider visibility on the wider open countryside Affects to be assessed through the planning application.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The site is accessible to a number of services available locally as well as public transport routes helping to reduce car usage benefiting transport objectives. The proposal site is in employment use and its redevelopment for housing could result in the loss of employment locally. The limited economic contribution associated with the delivery of new housing is not sufficient to outweigh the adverse effect caused by the loss of employment land. The proposal has mixed affects for health objectives, noting the proposal's accessibility to existing services and facilities and the benefit of quality housing for health and wellbeing against the potential adverse effects caused by neighbouring uses on the health and wellbeing of the site's future occupiers. The site is brownfield, and its redevelopment will support regeneration objectives, and make effective use of land. The proposal will also benefit the historic environment and local townscape by removing an industrial site from the area. The proposal site is not found to any noteworthy role for wildlife and biodiversity, however further assessment will be required. The site is closely related to Earby Beck and suffers from a high risk of flooding. The proposal site is not therefore suitable for the development of housing. Neutral effects are found for climate change objectives.</p>		

P229 Land to south of Green Meadow, Trawden		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The site has capacity for 57 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P229 Land to south of Green Meadow, Trawden				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The site is not located within 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.
	0			<u>Term</u> A permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<u>Likely Significant Effects</u> The site is located within 800m of one or more key service. No service provision is proposed on site. The development would result in increased pressure service quality/availability. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.
	0			<u>Term</u> Permanent neutral effect. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u> None. <u>Uncertainties</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P229 Land to south of Green Meadow, Trawden				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP and open space.</p> <p>Scope exists within the development to accommodate new open space within wider land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses, and open countryside. The proposal is compatible with these land uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent minor positive effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>On site open space provision.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are existing capacity issues on the local highway network due to on street parking and road network constraints. Development of this scale is likely to significantly contribute to existing problems.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk).</p>
	0			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P229 Land to south of Green Meadow, Trawden		
SA Objective	Score	Commentary
		<p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	<div>--</div> <div>0</div>	<p><u>Likely Significant Effects</u></p> <p>The site is located within 10m of a watercourse or water body (Beardshaw Beck).</p> <p>The site is unlikely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development to be directed away from the water course. Appropriate drainage management measures to be adopted including use of the SuDs hierarchy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that the site is located in flood zone 1 and has a low risk of surface water flooding and ground water flooding.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Detailed drainage information required to inform decisions made regarding site capacity, layout, type of development and form of development.</p> <p><u>Assumptions</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P229 Land to south of Green Meadow, Trawden		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk. Addressing flood risk issues may increase development costs and/or reduce site capacity threatening viability (low-medium risk)</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is unlikely to contribute towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.26. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P229 Land to south of Green Meadow, Trawden				
SA Objective	Score		Commentary	
			<u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction. <u>Uncertainties</u> None.	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<u>Likely Significant Effects</u> The site does not affect any designated site. It is unclear whether the site fulfils an important role for protected species. The site is predominantly improved grassland The site is not located within the Green Infrastructure network. Overall, the proposal is considered to have a neutral effect on this objective. <u>Term</u> Neutral effect likely to remain permanent with mitigation. <u>Mitigation</u> Retain and enhance existing habitats. Creation of new habits as appropriate within open space, landscaping and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0			
13. To conserve and enhance the historic environment, heritage assets and their setting.	-		<u>Likely Significant Effects</u> The site is located within the Trawden Forest Conservation Area. The site is situated within a prominent part of the conservation area which is highly visible. The development of the site will alter the character of this part of the settlement and remove an existing gap between different built-up parts of the settlement which contribute positively to its character and appearance. The proposal is likely to result in less than substantial harm to the historic environment. A minor adverse effect is assessed for this objective. <u>Term</u> Adverse effects for the plan period. <u>Mitigation</u> High quality development which is consistent with and sensitivity to the existing built surrounds. Boundary treatments to limit visibility of the development from the wider area and its impact on the open countryside. <u>Assumptions</u> None <u>Uncertainties</u> It is unclear whether the public benefits of the proposal would outweigh the harm caused by the proposal on the historic environment (medium – high risk)	

SA Appendix 5: Assessment of Potential Housing Sites

P229 Land to south of Green Meadow, Trawden		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site sits within the Industrial Foothills character area. The site in its current form makes a positive contribution to the character of the area, including the wider setting of Trawden. The site is somewhat contained by wider development but relates to a steeply sided valley close to a watercourse increasing its visibility to a wider area. Its development would remove a distinctive break in the settlement pattern which contributes to the character and appearance of the village. The site is visible from wider public routes, particularly to the south and within Trawden and will alter the character of the area to its detriment. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Effects of proposal likely to be most significant in the shorter term during the construction with the effects reducing to a minor adverse effect in the longer term.</p> <p><u>Mitigation</u></p> <p>Sensitive design responses to local landform and architecture. Siting, scale, appearance of development and role of landscaping.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are minor positive effects for housing objectives due to the contribution made by the proposal to housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The site is accessible to some services, however local employment opportunities are limited. As a result the site has a neutral effect for regeneration and economic objectives notwithstanding the positive contribution new housing makes towards fulfilling these objectives. Neutral effects are also assessed for transport objectives noting the sites proximity to a regular bus service and existing capacity problems experienced within the local highway network due to on-street parking. The proposal has positive effects for health objectives due to the accessibility of the site to existing healthcare and open space provision as well as opportunities for new open space within the site boundaries. The site is undeveloped and as such has adverse effects for the making efficient use of land and use of natural resources. The site is relatively unconstrained in terms of flood risk. Further assessment is needed to evidence the effect this might have on site suitability/deliverability. The site is located within a conservation area and is likely to result in at least less than substantial harm to this asset requiring consideration of public benefits with adverse effects assessed for heritage objectives. The site is not known to be of ecological value with further assessment requirement. The site is an edge of settlement location relating to undeveloped land along a watercourse and steep rising landscape. The site is visible from wider areas and its development will alter the character of the area. A minor adverse effect is assessed for landscape objectives. Overall a minor positive effect is assessed for climate change objectives.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P230 Land at Clay Farm (Site B), Brierfield				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 80 dwellings. The proposal will help diversify and improve the quality of the housing stock of Brierfield helping to ensure that homes in the local area meet the needs of the local population and increase opportunities for home ownership. The proposal is located in a weak market area. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is not used for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (Nelson)</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Residents use sustainable modes of transport to access local employment opportunities (Medium Risk).</p>

SA Appendix 5: Assessment of Potential Housing Sites

P230 Land at Clay Farm (Site B), Brierfield				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	++	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key services or 2000m of a town centre (Nelson)</p> <p>No service provision is proposed on site. The development will result in increased pressure on services.</p> <p>The site is within 800m of a primary school and secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>Measures may be required to promote sustainable access to local school provision.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability to support specific travel plan/obligations measures (High Risk).</p>
	+			
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Sites used as informal open space. Whilst scope exists for new open space. This is unlikely to be of the quantity and type of the existing provision which covers the site. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The proposal is located adjacent to residential development and open land. Residential development would be compatible with these uses.</p> <p>On balance the proposal is considered to likely have a neutral effect provided sufficient mitigation is delivered.</p> <p><u>Term</u></p> <p>Likely neutral effects from the medium term with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Contributions may be required to services and facilities and open space.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability. high risk.</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P230 Land at Clay Farm (Site B), Brierfield				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known road capacity problems within the area which are likely to be affected by the development of this site for housing.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A likely minor positive effect from the medium term with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u> Low viability and lack of financial scope for contributions (High Risk).</p>
		+		
6. To encourage the efficient use of land and conserve and enhance soils.		-	-	<p><u>Likely Significant Effects</u></p> <p>The site is comprised of undeveloped greenfield land (not known to be Best and Most Versatile Land) and as such have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Permanent adverse effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	-	-	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a water body (unnamed water body)</p> <p>The site is may to require the provision of new water management infrastructure given existing drainage problems in vicinity to the site.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Minor negative effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P230 Land at Clay Farm (Site B), Brierfield		
SA Objective	Score	Commentary
		<p>Water management infrastructure to address poor drainage locally.</p> <p>Assumptions None.</p> <p>Uncertainties Limited viability (medium to high).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p>Likely Significant Effects The SFRA confirms that the site is located in Flood Zone 1 with some surface water flood risk. A neutral effect is assessed for this objective.</p> <p>Term Neutral effects with the adoption of mitigation measures.</p> <p>Mitigation FRA required to inform site capacity, developable area and layout. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The site is located in excess of 500m of the Colne AQMA. The proposal is not in an area affected by air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p>Term Neutral effects over the plan period.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p>Likely Significant Effects The site has a suitability score of 3.91. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P230 Land at Clay Farm (Site B), Brierfield				
SA Objective	Score			Commentary
				<p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The proposal is located within 100m of a locally designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site is predominantly improved grassland.</p> <p>The site is not located within the Green Infrastructure network.</p> <p>Overall, the proposal is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect in the longer term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and scope for ecological benefits.</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P230 Land at Clay Farm (Site B), Brierfield		
SA Objective	Score	Commentary
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p><u>Likely Significant Effects</u></p> <p>The site is closely related to a listed building and its development for housing is likely to result in at least less than substantial harm to this asset owing the loss of agricultural context to the building. It is unlikely given the relationship between the site and this listed building that this can be significantly reduced. An assessment of the public benefits of the proposal will be necessary. The proposal is found to have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Likely minor adverse effect reducing in the longer term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Relationship of the site to the listed building to be understood through the submission of further evidence. Sensitive siting and scaling of development. Boundary treatments and development of high quality buildings which reflect local materials and character could reduce impact but not remove harm.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>It is unclear whether the public benefits of the proposal would sufficiently outweigh the likely harm caused by the proposal on the historic environment (medium – high risk)</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Urban Character Area but does not reflect the features of this area or contribute towards its built quality. The site is greenfield forming part of an area of undesignated open space which is considered to be important to settlement character as well as providing a locally important source of recreation. The site forms a locally valued landscape and is highly visible from the wider area. The development of the site for housing will harm the setting of the settlement resulting in an irreversible loss of locally valued land resulting in an urbanising effect. The site is considered to hold historic sensitivity. A group TPO sits along the northern boundary of the site. Minor adverse effects are assessed for this objective.</p> <p><u>Term</u></p> <p>Likely permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>Sensitive siting and scaling of development. Boundary treatments and new planting. Development of high quality buildings which reflect local materials and character. New quality and publicly accessible open space.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and financial capacity for high quality materials. High risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P230 Land at Clay Farm (Site B), Brierfield				
SA Objective	Score		Commentary	
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally limited benefits for economic and regeneration objectives are also recorded due to the associated benefits for the economy had with the development of new housing. The benefits associated with the proposal for health are limited due to the site’s recreational value for the local community in its current form. The site benefits transport objectives due to the site’s accessibility via public transport and close proximity to a number of essential daily services which serve to reduce reliance on travel by car. The site relates to undeveloped land and as such has an adverse effect on securing the efficient use of land and use of resources. The proposal has biodiversity value which would be adversely affected by its development. The site forms the setting of a listed building and its development for housing is likely to result in at least less than substantial harm supporting the adverse effect assessed for the proposals effect on the historic environment. The site sits on an open and visible field within the urban area which is important for recreation and settlement character. Its development would harm this character reducing the break in development provided in the area. The proposal has neutral effects for flood risk objectives, although its proximity to an area with known drainage issues will likely result in the need for the adoption of drainage infrastructure. The proposal has neutral effects for climate change objectives.</p>				

P232 Land to the rear of Fernbank Mill, Barnoldswick				
SA Objective	Score		Commentary	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 39 dwellings. The proposal will help diversify and improve the quality of the housing stock of Barnoldswick helping to ensure that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	--	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is currently actively used for employment purposes. Its redevelopment for housing would result in a loss of employment land.</p> <p>The site is located within 2,000m of the nearest major employment site (Barnoldswick Town Centre)</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the</p>

SA Appendix 5: Assessment of Potential Housing Sites

P232 Land to the rear of Fernbank Mill, Barnoldswick				
SA Objective	Score			Commentary
	-			<p>economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor negative for this objective.</p> <p>Term A permanent minor negative effect from the short term.</p> <p>Mitigation Alternative premises would need to be found for existing businesses to prevent their closure or relocation outside of the Borough. Nonetheless a degree of harm would remain as local access to employment opportunities would be permanently removed.</p> <p>Assumptions None.</p> <p>Uncertainties Existing employers find suitable alternative employment premises within the locality or borough (medium risk)</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p>Likely Significant Effects The site is located within 800m of one or more key service or 2000m of a town centre (Barnoldswick) No service provision is proposed on site. The development will result in increased pressure on services. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p>
	0			<p>Term A permanent neutral effect</p> <p>Mitigation Planning contributions may be required towards service provision where required and tests are met.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	0	-	-	<p>Likely Significant Effects The site is located within 2000m of a GP or open space. Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities. The proposal is located adjacent to proposed employment uses and open countryside. A residential use of the site may not be compatible with proposed employment uses on the adjacent site with adverse effects for future occupiers likely. On balance the proposal is considered to likely have a minor adverse effect on this objective.</p>
	-			<p>Term</p>

SA Appendix 5: Assessment of Potential Housing Sites

P232 Land to the rear of Fernbank Mill, Barnoldswick				
SA Objective	Score			Commentary
				<p>Minor adverse effect reducing from the medium term with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Contribution towards open space facilities. Development alongside P057 (no longer available) would enable open space provision on site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are existing capacity issues on the local highway network. The proposal is not of the scale to likely to contribute to a worsening of these issues. There are doubts of accessibility from the highway network with the proposal accessed through P057 (no longer available)</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely neutral effect for this objective.</p>
	0			<p><u>Term</u></p> <p>A likely neutral effect from the medium term with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Development of P057 first.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The site is comprised of brownfield land. The redevelopment of the site for housing (once vacant) would support the delivery of this objective. The proposal has a significant positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P232 Land to the rear of Fernbank Mill, Barnoldswick		
SA Objective	Score	Commentary
		<u>Uncertainties</u> None.
7. To conserve and enhance water quality and resources	0 0	<u>Likely Significant Effects</u> The site is not located within 50m of a watercourse or water body. The site is not likely to require the provision of new water management infrastructure. The proposal is unlikely to affect water quality given the absence of any nearby water source. Overall the site is considered to have a neutral effect on this objective. <u>Term</u> Permanent neutral effect. <u>Mitigation</u> Preventative measures should be put in place due ground remediation and site construction works to ensure that the proposal does not pollute the water supply. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<u>Likely Significant Effects</u> The site is located in Flood Zone 1 however the site has a very high risk of flooding from ground water. A minor adverse effect is assessed for this objective. <u>Term</u> Minor adverse effects reducing where mitigation measures are implemented effectively. <u>Mitigation</u> FRA required to confirm areas at risk of flooding within the site and to inform the site design and layout. Adoption of the SuDs hierarchy to manage surface water drainage from the site. Suitable and sufficient storage on flood water with source at site to prevent increase in flood risk elsewhere. <u>Assumptions</u> None. <u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.
9. To improve air quality.	0	<u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective. <u>Term</u>

SA Appendix 5: Assessment of Potential Housing Sites

P232 Land to the rear of Fernbank Mill, Barnoldswick		
SA Objective	Score	Commentary
		<p>Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.04. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P232 Land to the rear of Fernbank Mill, Barnoldswick			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0
	0		<p><u>Likely Significant Effects</u></p> <p>The proposal is not located within 100m of a designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species.</p> <p>The site is not located within the Green Infrastructure network.</p> <p>Overall, the proposal is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect from the medium to long term with successful implementation on mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The proposal is unlikely to adversely affect Calf Hall and Gillians Conservation Area despite its proximity. The site is not within visual range of this conservation area given changes in intervening topography and vegetation. The site is currently in industrial use and any redevelopment of the site would result in at least no change to the wider environment, with potential for beneficial effects depending on the quality of the site of the development including boundary treatments.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	0		<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a). Whilst the elevated position of the site may enable visual connection to land in the Drumlin Field, the PDL nature of the site means it does not contribute towards the LCA. The site is formed of brownfield land isolated for the built-up area of Barnoldswick. The site is not recognised for its landscape or townscape quality. The site protrudes outwards from the built-up area and highly visible from the west. The site however in its current form is</p>

SA Appendix 5: Assessment of Potential Housing Sites

P232 Land to the rear of Fernbank Mill, Barnoldswick		
SA Objective	Score	Commentary
		<p>low in quality and as such its redevelopment could enhance this environment if development sensitively. Overall, a neutral effect is assessed for this objective.</p> <p><u>Term</u> Minor adverse effect reducing to towards neutral in the longer term with mitigation.</p> <p><u>Mitigation</u> Adoption of high quality design principles which is sensitive and responsive to local vernacular. High quality boundary treatments. Development alongside P057</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposal to the quality and diversity of housing stock locally. The site is currently used for employment purposes. The redevelopment of the site for housing could result in the loss of employment opportunities locally. An adverse effect is assessed for economic objectives. The site is adjacent to land used for employment and open countryside. The proposal for housing is unlikely to be compatible in this location noting these neighbouring land uses. The site is brownfield and therefore has positive effects for the efficient use of land and assisting the regeneration of Barnoldswick. The proposal site is subject to a high risk of flooding from groundwater. Further investigation is needed of this issue with mitigation measures put in place to address this. The result may be a reduced capacity of the site for housing, or ultimately render the site unsuitable for housing. The proposal is unlikely to adversely affect biodiversity, heritage or landscape objectives noting the site's current form and active uses. Overall the proposal has a minor positive effect for climate change objectives.</p>		

P235 Land off Barrowford Road (Site C), Heirs House Lane, Colne		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The site has capacity for 93 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P235 Land off Barrowford Road (Site C), Heirs House Lane, Colne				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (North Valley/Colne Town Centre).</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key service, or 2000m of Colne Town Centre.</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The site is within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P235 Land off Barrowford Road (Site C), Heirs House Lane, Colne				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space within land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space facilities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of a transport service.</p> <p>There are known capacity issues on the local highway network (Colne North Valley and in Barrowford). The proposal is unlikely, on its own to be of sufficient scale to affect highway capacity problems currently experienced.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>The small scale of the site means that the level of contributions is unlikely to address issues of accessibility via public transport and walking and cycling. Limited travel plan measures could however be applicable noting the enhanced viability of the locality.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The extent of which travel plan measures encourage a modal shift.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P235 Land off Barrowford Road (Site C), Heirs House Lane, Colne			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p>
	0		<p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is subject to a risk of flooding which may affect the capacity of the site to accommodate new housing. As such the proposal has been assessed as having a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects with the application of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA required to confirm areas at risk of flooding within the site and to inform the site design and layout. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P235 Land off Barrowford Road (Site C), Heirs House Lane, Colne		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.52. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period</p> <p><u>Mitigation</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P235 Land off Barrowford Road (Site C), Heirs House Lane, Colne			
SA Objective	Score		Commentary
			<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	-	<p>0</p> <p><u>Likely Significant Effects</u> The proposal is located within 100m of a local designated site. The site is covered by an ecological interest (LERN record). The site consists primarily of improved grassland. The site is located adjacent to the Green Infrastructure network and unlikely to adversely affect this network. Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p><u>Term</u> Minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.		0	<p><u>Likely Significant Effects</u> The site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.		--	<p><u>Likely Significant Effects</u> The site is located within the Moorland Fringe Landscape Character Area (Zone 4g). The site is not considered to contain the features which contribute towards this LCA. Whilst the site is relatively well related to the built form of Colne and its development is unlikely to adversely affect the historic environment, the site is designated as Green Belt, and has been found, by the Green Belt Assessment, to fulfil an important role for Green Belt purposes. In particular, the site plays a significant role in preventing urban sprawl and</p>

SA Appendix 5: Assessment of Potential Housing Sites

P235 Land off Barrowford Road (Site C), Heirs House Lane, Colne		
SA Objective	Score	Commentary
		<p>safeguarding against the coalescence of Colne with Barrowford. No Very Special Circumstances exist to justify the development of the site in conflict with national planning policy for Green Belt. A significant adverse effect is therefore identified for this objective.</p> <p>Term Permanent significant adverse effects.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
<p>Summary: There are positive effects for housing objectives due improvements provided by the proposals to the quality and diversity of housing stock locally. The proposal also has benefits for health and economic objectives owing to the associated benefits brought to health by access to quality housing and role new homes have in supporting the wider economy. There are little benefits associated with regeneration objectives due to the relatively poor accessibility of the site to nearby services and shops. Positive effects are however assessed for transport objectives noting the site's access to public transport. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land. There site experiences a degree of flooding which is likely to affect development capacity. The proposal is unlikely to affect the historic environment. The proposal is located in close proximity to an ecological designation and has attached biodiversity value. The proposal has an adverse effect for biodiversity objectives. The development of the site would result in urban sprawl and reduce the existing gap between Colne and Barrowford resulting the loss of an important site for the functionality of the green belt locally. A significant adverse effect is assessed for landscape. Accounting for the above the proposal has a neutral effect for climate change objectives.</p>		

P237 Former Barnsey Shed, Barnoldswick		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p>Likely Significant Effects The site has capacity for 128 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p>Term Permanent significant positive effects from the medium term</p> <p>Mitigation Planning obligations for the mix of housing</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P237 Former Barnsey Shed, Barnoldswick				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (Crow Nest).</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key service, or 2000m of a town centre (Barnoldswick).</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor neutral from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P237 Former Barnsey Shed, Barnoldswick				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space which could connect to the green corridor provided by the adjacent Leeds and Liverpool Canal. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is located across the canal from the manufacturing site of silentnight beds. Some adverse effects from noise may be possible.</p> <p>Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Minor negative effect reducing towards neutral and potentially positive with implementation of effective mitigation measures.</p> <p><u>Mitigation</u></p> <p>Provision of open space on site which positively reflects the site's canalside location. Landscape buffering, layout and orientation of dwellings, and adoption of sound mitigating materials in the construction of new dwellings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
	0			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known capacity issues within the local highway network which would be adversely affected by the proposal.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk).</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P237 Former Barnsey Shed, Barnoldswick		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	+/-	<p><u>Likely Significant Effects</u></p> <p>The site contains land which is previously developed and is now being reclaimed by nature. The site is derelict. Its redevelopment will have significant positive effects for this objective. The southern part of the site is greenfield. Mixed effects are therefore assessed for this SA objective.</p> <p><u>Term</u></p> <p>Permanent mixed effects from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	-- 0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 10m of a water body (Leeds Liverpool Canal).The site is not likely to require the provision of new water management infrastructure.</p> <p>The former industrial use of the site could give rise to the potential of ground contamination affecting water quality should pollutants enter the canal during construction. Further assessment necessary with implementation of remediation measures to prevent pollution of the environment.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect which is likely to be minimal with the implementation of effective mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development should not take place in close proximity to the canal. Ground investigation required. Implementation of recommendations through remediation and construction works for the development of the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 however the site has a high risk of flooding from ground water. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P237 Former Barnsey Shed, Barnoldswick		
SA Objective	Score	Commentary
		<p>Minor adverse effects reducing where mitigation measures are implemented effectively.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Suitable and sufficient storage on flood water with source at site to prevent increase in flood risk elsewhere. Development of only the northern section of the site would largely address this issue.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is unlikely to significantly contribute to air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.87. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P237 Former Barnsey Shed, Barnoldswick				
SA Objective	Score			Commentary
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	+	<p><u>Likely Significant Effects</u></p> <p>The proposal is located within 100m of a locally designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site formerly featured industrial buildings and is made up of improved grassland. It is now heavily overgrown, and the southern field shows wetland characteristics.</p> <p>The site is not located within the Green Infrastructure network but is adjacent to the Leeds and Liverpool Canal, and its development could complement this corridor which the provision of high quality and accessible open space.</p> <p>Overall, the proposal is likely to have a neutral effect on this objective with suitable mitigation measures implemented.</p> <p><u>Term</u></p> <p>Minor adverse effect possible during construction phase reducing to neutral in the medium to long term as mitigation measures establish.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p><u>Likely Significant Effects</u></p> <p>The site is located adjacent to the Leeds Liverpool Canal which is noted for its industrial heritage value. The site in its current form does not contribute to this environment. The development of the site is unlikely to be affect the historic environment and as a result will have a neutral effect for this objective.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P237 Former Barnsey Shed, Barnoldswick		
SA Objective	Score	Commentary
		<p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a). The previously developed nature of the sites means it does not contain features considered to be important or reflective of those of this LCA though land nearby has a more significant role. The development of the site is unlikely to harm the LCA. The site is located to south east of Barnoldswick, running along the eastern side of the Leeds and Liverpool Canal. Silentnight is a major manufacturing site which dominates the environment is located to the west. Modern residential development lies to the north. The effects of this however are limited given the absence of any local built or landscape designations in the area and the prominence of existing built form and acknowledging the previously developed nature of the site. The overall effect is considered to be neutral.</p> <p><u>Term</u></p> <p>Any likely adverse effects most significant during construction and the early years of the development reducing over time as development integrates into its surroundings and mitigation measures mature.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due improvements provided by the proposals to the quality and diversity of housing stock locally. The proposal also has benefits for economic objectives owing to the associated benefits brought by new homes in supporting the wider economy. There are positive benefits for transport objectives noting the site's proximity to public transport services and absence of local highway capacity issues affecting the site or wider network. Neutral effects are recorded for health. This balances the benefits of new homes, open space and accessibility of the site to existing sources of recreation provision against the potential adverse effects on health and wellbeing from the operations of the nearby Silentnight factory. The proposal relates to previously developed land and as such supports aims to secure the efficient use of land. There site experiences a degree of flooding which is likely to affect development capacity. The proposal is unlikely to harm the historic environment though is closely related to the Leeds and Liverpool Canal. The proposal is located in close proximity to an ecological designation and has potential biodiversity value. Equally the proposal has the potential to enhance the green infrastructure network which runs adjacent to the site. Overall the proposal is assessed as having a neutral effect for biodiversity objectives. A neutral effect is assessed for the proposal's effect on landscape effects noting the site's previously developed condition and edge of settlement location. A neutral effect is assessed for climate change objectives.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P241 Land north of Keighley Road, Colne				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 40 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (Colne Town Centre).</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P241 Land north of Keighley Road, Colne				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key service, or 2000m of Colne Town Centre.</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The site is within 800m of a primary school and 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space within land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space facilities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P241 Land north of Keighley Road, Colne				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known highway capacity issues locally.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p>
		+		
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0		<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p>
	0			<p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P241 Land north of Keighley Road, Colne		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1, however there is a high risk of flooding from groundwater sources. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect potentially reducing with the application of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA required to inform site design and layout and find a workable and effective solution to the risk of flooding from ground water. Adoption of the SuDs hierarchy to manage surface water drainage from the site. Sufficient capacity provided on site flood water sourced at the site to prevent any increase in flood risk in off-site locations.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.04. The site therefore has a minor adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P241 Land north of Keighley Road, Colne				
SA Objective	Score			Commentary
				<p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u> The site is partially located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	-	0	<p><u>Likely Significant Effects</u> The proposal is located within 100m of a local designated site. The site is primary improved and semi improved grassland. There is some semi-natural broadleaved woodland to the south of the site. The site is located adjacent to the Green Infrastructure network and unlikely to adversely affect this network. Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p><u>Term</u> Minor adverse effect from the medium term reducing in the longer term with mitigation measures.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P241 Land north of Keighley Road, Colne		
SA Objective	Score	Commentary
13. To conserve and enhance the historic environment, heritage assets and their setting.	--	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Lidgett and Bents Conservation Area. The scale, type and location of development is not consistent with that located within conservation area and as such the proposal is likely result in substantial harm to the historic environment. A smaller scheme reflective of the scale, density, appearance, and materials of the wider conservation area may reduce this harm somewhat. Significant adverse effects are assessed against this objective.</p> <p><u>Term</u></p> <p>Likely permanent significantly adverse effects potentially reducing with the adoption of mitigation measures. Assessment of public benefits required.</p> <p><u>Mitigation</u></p> <p>Smaller scale development, reflective in scale, density, appearance and materials of the wider conservation. High quality design and materials.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Public benefits of the proposal are unlikely to outweigh the level of harm caused (high risk).</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Rolling Upland Farmland Landscape Character Area (Zone 14b). The site displays some of the features identified as contributing to this LCA, including its relative openness, its heath-landscape, its sloping gradient, and link to agricultural buildings. The development of the site would adversely affect the LCA in this locality. The site sits entirely within a group TPO and as such would have a significant adverse effect on this TPO if developed. The development of the site would form a ribbon development, extending development significantly in the open countryside which is not characteristic of the wider built-up area. The site is designated Green Belt and would significantly close the existing gap between Colne and Laneshaw Bridge. The site fulfils an integral role as part of the Green Belt in preventing coalescence of Colne and Laneshaw Bridge as confirmed within the recent Green Belt Assessment. There are no Very Special Circumstances to justify the development of the site contrary to national planning policy. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent significant adverse effects which cannot be reduced by mitigation.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P241 Land north of Keighley Road, Colne				
SA Objective	Score			Commentary
Summary: There are positive effects for housing objectives due improvements provided by the proposals to the quality and diversity of housing stock locally. The proposal also has benefits for health and economic objectives owing to the associated benefits brought to health by access to quality housing and role new homes have in supporting the wider economy. Limited benefits are assessed for transport and regeneration objectives owing to the contribution of the proposal towards housing land supply and the economy and its accessibility to public transport. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. There site experiences a degree of flooding which is likely to affect development capacity. The proposal site currently supports a number of natural features which is likely to be important to wildlife. An adverse effect is assessed for the biodiversity objective. The site forms part of the Lidgett and Bents Conservation. The scale, type and location of the proposal is likely to result in substantial harm to the historic environment. Significant adverse effects are therefore assessed for this objective. The site is also located within the Green Belt. The site forms an integral part of the Green Belt preventing urban sprawl. Accounting for the assessed adverse impact on the historic environment, the proposal is considered to have a significant adverse impact on landscape/townscape objectives. Accounting for the above the proposal has a minor adverse effect for climate change objectives.				

P242 Chapel Gate Meadows, Trawden				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			Likely Significant Effects The site has capacity for 76 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective. Term Permanent minor effects from the medium term Mitigation Planning obligations for the mix of housing Assumptions None. Uncertainties None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	Likely Significant Effects The development site is not currently used for employment. The site is not located within 2,000m of the nearest major employment site (Colne Town Centre). The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective. Term
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P242 Chapel Gate Meadows, Trawden				
SA Objective	Score			Commentary
				<p>A permanent minor positive effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key service, or 2000m of Colne Town Centre.</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The site is within 800m of a primary school and 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p>
	+			<p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space within wider land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p>
	+			<p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space facilities.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P242 Chapel Gate Meadows, Trawden				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> None.
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<u>Likely Significant Effects</u> The site is located within 400m of one or more transport services. There are no known highway capacity issues locally. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a minor positive effect for this objective. <u>Term</u> A minor positive effect from the medium term.
	+			<u>Mitigation</u> Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport. <u>Assumptions</u> None. <u>Uncertainties</u> Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk).
6. To encourage the efficient use of land and conserve and enhance soils.	-			<u>Likely Significant Effects</u> The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed. <u>Term</u> Permanent minor adverse effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P242 Chapel Gate Meadows, Trawden			
SA Objective	Score		Commentary
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p>
	0		<p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1, with some risk of flooding from surface water. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA required to inform site design and layout accounting for surface water flood risk. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0		<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P242 Chapel Gate Meadows, Trawden		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.74. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The site is partially located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P242 Chapel Gate Meadows, Trawden			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<p><u>Likely Significant Effects</u></p> <p>The proposal is not located within 100m of a local designated site.</p> <p>The site is primary improved grassland. There are no known records of protected species using the site.</p> <p>The site is not located adjacent to the Green Infrastructure network and unlikely to adversely affect this network.</p> <p>Overall, the proposal is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	--		<p><u>Likely Significant Effects</u></p> <p>The site is located within the Trawden Forest Conservation Area closely related to Winewall. The site sits on steeply sloping ground and its development would vastly alter the character of the local area. Substantial harm is likely resulting in significant adverse effects.</p> <p><u>Term</u></p> <p>Likely permanent significantly adverse effects potentially reducing with the adoption of mitigation measures. Assessment of public benefits required.</p> <p><u>Mitigation</u></p> <p>Smaller scale development, reflective in scale, density, appearance and materials of the wider conservation. High quality design and materials.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Public benefits of the proposal are unlikely to outweigh the level of harm caused (high risk).</p>
14. To conserve and enhance landscape character and townscapes.	--		<p><u>Likely Significant Effects</u></p> <p>The site is located within the industrial foothills and valleys local landscape character area. The site fulfils a local contribution towards this character area which extends beyond its boundaries. The site sits on steeply sloping land adjacent to Winewall. Winewall is a small settlement with a distinct character. The site is highly visible to a large wider area. It is designated Green Belt and contribute strongly to the prevention of urban sprawl and safeguarding the open countryside. Significant adverse effects are assessed for this objective.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P242 Chapel Gate Meadows, Trawden		
SA Objective	Score	Commentary
		<p>Permanent significant adverse effects which cannot be reduced by mitigation.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due improvements provided by the proposals to the quality and diversity of housing stock locally. The proposal also has benefits for health, regeneration and economic objectives owing to the associated benefits brought to health by access to quality housing and role new homes have in supporting the wider economy and the site's general accessibility to existing services, open space provision, and sources of employment. Benefits are also assessed for transport objectives noting the site's accessibility to public transport infrastructure. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is not known to be constrained by a high risk of flooding or for its biodiversity value. Further assessment will be required of both issues through the planning application process. The site is located within the Trawden Forest Conservation Area and closely relates to Winewall, a distinctive, small settlement in the borough. The proposal will significantly alter the character and setting of Winewall and is disproportionate in scale to the existing settlement. The proposal sits on steeply sloping land is highly visible to a large area. It is green belt and is found to meet the purposes of the Green Belt. Significant adverse effects are for landscape and heritage objectives. The site has a neutral effect on climate change objectives.</p>		

P257 Land at Giles Street, Nelson		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 35 dwellings. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. The proposal is located within a part of the borough with a weak housing market and low demand for housing which may affect the types and tenure which are deliverable at the site. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability reduces the scope of types and tenure of housing provided on site (medium risk).</p>

SA Appendix 5: Assessment of Potential Housing Sites

P257 Land at Giles Street, Nelson				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (Nelson Town Centre).</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a town centre (Nelson).</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The site is within 800m of a primary school and 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P257 Land at Giles Street, Nelson				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+++	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP and open space.</p> <p>The site currently provides open space but is not formal provision. Little if any open space is likely to be provided as a result of the development, however the proposal is accessible to existing provision. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses and is close to Pendle Community Hospital. The proposal is compatible with these uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space facilities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known highway capacity issues locally.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk).</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P257 Land at Giles Street, Nelson		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u></p> <p>The site forms greenspace but was previously developed. The site is therefore considered to constitute brownfield land. Its redevelopment for housing would have a significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects.</p> <p><u>Mitigation</u></p> <p>The site is suitable for a high density development noting its central and sustainable location.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	- 0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 50m of a watercourse (walverden water) which is culverted near to north western corner of the site. The development is unlikely to require any upgrade to water management infrastructure. The proposal is unlikely to adversely affect water quality. Overall the site is considered to have minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Likely effects neutral in the longer term with the implementation of effective mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development should be avoided in close proximity to the water course to avoid adverse effects on the structural integrity of this culvert.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is heavily affected by risk of flooding from rivers and surface water. Detailed appraisal of flooding from all sources on site is required to inform the suitability of the site for development, its capacity and developable areas.</p> <p><u>Term</u></p> <p>Potentially significant adverse effect from the short to medium term. TBC. Reduced to near neutral if detailed flood risk can be confirmed and a suitable scheme comes forward which is not adversely affected by and does not increase the risk of flooding.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P257 Land at Giles Street, Nelson		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Phase 2 SFRA of the site is required. This will inform site suitability, capacity and developable areas. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent of flood risk and the capacity of the site to be redeveloped in accordance with national planning policy.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.57. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score reflects the high accessibility of the site helping to promote a modal shift.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse,	0	<p><u>Likely Significant Effects</u> The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P257 Land at Giles Street, Nelson				
SA Objective	Score			Commentary
recycle, recover) and ensure the sustainable use of natural resources.				<p><u>Term</u> Permanent Neutral effect</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 500m of any national/international ecological site nor within 100m of any locally designated site.</p> <p>The site is made of existing open space of low quality contained within the urban area and does not contain any existing buildings or vegetation likely to be used by wildlife.</p> <p>The site is not located within the Green Infrastructure Network of Pendle.</p> <p>A neutral effect is assessed for this objective.</p>
	0			<p><u>Term</u> Neutral effects, potentially positive in the longer term with the adoption of net gain measures for biodiversity.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p><u>Likely Significant Effects</u></p> <p>The site does not relate to any designated or non-designated heritage site. Its redevelopment is unlikely to adversely affect the historic environment of Pendle. A neutral effect is assessed for this objective.</p> <p><u>Term</u> Permanent neutral effect.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P257 Land at Giles Street, Nelson		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>The site is within the inner urban area of Nelson. It is not noted for its historic or townscape value and is not within the setting of the historic environment. The current open nature of the site may give rise to limit benefits to the quality of the urban environment, however the wider area is largely in a dilapidated condition. The redevelopment of the site for a high-quality scheme could enhance the urban quality of the wider locality. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely minor positive effects following completion of the development.</p> <p><u>Mitigation</u></p> <p>High quality development which positively addresses major streets in the area.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due improvements provided by the proposals to the quality and diversity of housing stock locally. The proposal also has benefits for health and economic objectives owing to the associated benefits brought to health by access to quality housing and role new homes have in supporting the wider economy. Benefits are also assessed for transport and regeneration objectives owing to the contribution of the proposal towards housing land supply and the economy and its accessibility to public transport. The proposal relates to previously developed land and as such supports aims to secure the efficient use of land and protect natural resources. The site is not subject to heritage, landscape or biodiversity constraints, forming a cleared site within the urban boundary. The site is subject to a significant risk of flooding. Further assessment is required to understand the extent and significance of flood risk affecting the site. Overall the site has a minor positive effect for climate change objectives.</p>		

P259 Land at Cragg Farm, Foulridge		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 30 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P259 Land at Cragg Farm, Foulridge				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The site is not located within 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.
	0			<u>Term</u> A permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	0	-	0	<u>Likely Significant Effects</u> The site is located within 2000m of a key service. No service provision is proposed on site. The development would result in increased pressure service quality/availability. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor adverse effect on this objective.
				<u>Term</u> Permanent minor adverse effects from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u> None. <u>Uncertainties</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P259 Land at Cragg Farm, Foulridge				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<u>Likely Significant Effects</u> The site is located within 800m of a GP or open space. Limited scope exists within the development to accommodate new open space within land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities. The site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses. Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a neutral effect on this objective. <u>Term</u> Permanent neutral effects from the medium term. <u>Mitigation</u> Contributions towards open space facilities. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<u>Likely Significant Effects</u> The site is located within 400m of one or more transport services. There are no known highway capacity issues locally. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a minor positive effect for this objective. <u>Term</u> A minor positive effect from the medium term.
	+			<u>Mitigation</u> Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport. <u>Assumptions</u> None. <u>Uncertainties</u> Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk).
6. To encourage the efficient use of land and conserve and enhance soils.	-			<u>Likely Significant Effects</u> The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed. <u>Term</u>

SA Appendix 5: Assessment of Potential Housing Sites

P259 Land at Cragg Farm, Foulridge		
SA Objective	Score	Commentary
		<p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1, with some risk of flooding from surface water. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA required to inform site design and layout accounting for surface water flood risk. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P259 Land at Cragg Farm, Foulridge		
SA Objective	Score	Commentary
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.48. The site therefore has a minor adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The site is partially located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P259 Land at Cragg Farm, Foulridge				
SA Objective	Score			Commentary
				None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0	<p><u>Likely Significant Effects</u></p> <p>The proposal is located within 100m of a locally designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site is predominantly Semi Improved Grassland.</p> <p>The site is located adjacent to the Green Infrastructure network. Its development would not adversely affect this network.</p> <p>Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect most pronounced during construction, potentially declining over time with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<p><u>Likely Significant Effects</u></p> <p>The site is located adjacent to a Grade II* Listed Building and forms part of its setting, and likely significance as a designated heritage asset in a rural location. The development of the site for 30 dwellings is likely to harm this setting, resulting in at least less than substantial harm arising as a result of the proposal. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects subject to further assessment.</p> <p><u>Mitigation</u></p> <p>Smaller scale development confined to the southern part of the site. Reflective in scale, density, appearance and materials of the wider conservation. High quality design and materials.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The public benefits of the proposal are unlikely to outweigh the likely harm caused by the proposal to the historic environment.</p>
14. To conserve and enhance landscape character and townscapes.	--			<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a), however does not display the features which are characteristic of this landscape area being located on the lower slopes rising towards moorlands to the east. In this way the site displays features seen of the Rolling Upland Character Area (Zone 14b) and its development would harm at a local level contributing to</p>

SA Appendix 5: Assessment of Potential Housing Sites

P259 Land at Cragg Farm, Foulridge		
SA Objective	Score	Commentary
		<p>this character area. The site sits in an isolated location within the open countryside, representing development of an inappropriate scale, type and location. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u> Permanent significant adverse effects from the medium term. The effects identified are unlikely to be reduced through the implementation of mitigation measures.</p> <p><u>Mitigation</u> None</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: There are positive effects for housing objectives due improvements provided by the proposals to the quality and diversity of housing stock locally. The proposal has little benefit for health, regeneration and economic objectives owing to the site's relative inaccessibility to most services, facilities and sources of employment. This isolation counters the direct benefits provided by the delivery of new homes for these objectives. Positive effects are assessed for transport objectives owing to the site's accessibility to public transport and lack of local highway constraints. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is not known to be constrained by a high risk of flooding. Further assessment will be required of this through the planning application process. The site is near to a designated ecological site and may have broader biodiversity value. Further assessment of the ecological value of the site will be required. The site is near to a Grade II* Listed building and likely forms part of its setting. The proposal is likely to harm this heritage asset to some degree. A minor adverse effect is assessed for heritage objectives. The site is isolated and relates poorly to the settlement boundary of Foulridge. Whilst the site benefits from relatively strong natural boundaries, the proposal is assessed to have a significant adverse effect for landscape objective. Overall, taking the above into account, a minor adverse effect is assessed for climate change objectives.</p>		

P262 Land adjacent to Winewall Lane, Trawden		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The site has capacity for 15 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P262 Land adjacent to Winewall Lane, Trawden				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The site is located within 2,000m of the nearest major employment site (Colne Town Centre). The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective. <u>Term</u> A permanent minor positive effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+	<u>Likely Significant Effects</u> The site is located within 800m of one or more key service or 2000m of a town centre (Colne) No service provision is proposed on site. The development would result in increased pressure service quality/availability. The site is within 800m of a primary school and 2000m of a secondary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective. <u>Term</u> Permanent minor positive effects from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u> None. <u>Uncertainties</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P262 Land adjacent to Winewall Lane, Trawden				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Limited scope exists within the development to accommodate new open space within land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space facilities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known highway capacity issues locally.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk).</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P262 Land adjacent to Winewall Lane, Trawden		
SA Objective	Score	Commentary
		<p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1, with some risk of flooding from surface water. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA required to inform site design and layout accounting for surface water flood risk. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P262 Land adjacent to Winewall Lane, Trawden		
SA Objective	Score	Commentary
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.91. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The site is partially located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P262 Land adjacent to Winewall Lane, Trawden			
SA Objective	Score		
	None.		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0
	<p>Likely Significant Effects</p> <p>The proposal is not located within 100m of a locally designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site is predominantly Semi Improved Grassland.</p> <p>The site is located adjacent to the Green Infrastructure network. Its development would not adversely affect this network.</p> <p>Overall, the proposal is likely to have a neutral effect on this objective.</p> <p>Term</p> <p>Effects most pronounced during construction, potentially declining over time with the adoption of mitigation measures.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>		
13. To conserve and enhance the historic environment, heritage assets and their setting.	-		
	<p>Likely Significant Effects</p> <p>The site is located within the Trawden Forest Conservation Area closely related to Winewall. The site sits on steeply sloping ground and its development would alter the character of the local area. The harm caused by the proposal towards the historic environment may be limited by the containment of the site by residential uses and its limited scale. A minor adverse effect is assessed for this objective.</p> <p>Term</p> <p>Likely permanent adverse effects potentially reducing in their degree with the adoption of mitigation measures. Assessment of public benefits required.</p> <p>Mitigation</p> <p>Smaller scale development, reflective in scale, density, appearance and materials of the wider conservation. High quality design and materials.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>Public benefits of the proposal are unlikely to outweigh the level of harm caused (medium risk).</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P262 Land adjacent to Winewall Lane, Trawden		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The site is located within the industrial foothills and valleys local landscape character area. The site fulfils a local contribution towards this character area which extends beyond its boundaries. The site sits on steeply sloping land adjacent to Winewall though is relatively well contained. Winewall is a small settlement with a distinctive character. The site is visible to a wider area. It is designated Green Belt and contributes strongly to the prevention of urban sprawl and safeguarding the open countryside. Significant adverse effects are assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent significant adverse effects which cannot be reduced by mitigation.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due improvements provided by the proposals to the quality and diversity of housing stock locally. The proposal also has benefits for health, regeneration and economic objectives owing to the associated benefits brought to health by access to quality housing and role new homes have in supporting the wider economy and the site's general accessibility to existing services, open space provision, and sources of employment. Benefits are also assessed for transport objectives noting the site's accessibility to public transport infrastructure. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is not known to be constrained by a high risk of flooding or for its biodiversity value. Further assessment will be required of both issues through the planning application process. The site is located within the Trawden Forest Conservation Area and closely relates to Winewall, a distinctive, small settlement in the borough. The proposal will alter the character and setting of Winewall. The proposal sits on steeply sloping land is visible to the wider area. The site is designated green belt and is found to meet the purposes of the Green Belt. Significant adverse effects are for landscape objectives whilst adverse effects are assessed for heritage objectives – the reduced effect is due to the limited scale of the proposal and its containment by existing development. The site has a neutral effect on climate change objectives.</p>		

P263/P265 Land off Stoney Bank Road, Earby (Phase 1 & Phase 3)		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 200 dwellings including affordable housing. The proposal will significantly diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p>

SA Appendix 5: Assessment of Potential Housing Sites

P263/P265 Land off Stoney Bank Road, Earby (Phase 1 & Phase 3)				
SA Objective	Score			Commentary
				<p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (West Craven Business Park).</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u> A permanent minor positive effect.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a local centre (Earby)</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u> Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P263/P265 Land off Stoney Bank Road, Earby (Phase 1 & Phase 3)				
SA Objective	Score			Commentary
				<p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP and open space.</p> <p>Scope exists within the development to accommodate new open space within land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space facilities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known highway capacity issues locally.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk).</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P263/P265 Land off Stoney Bank Road, Earby (Phase 1 & Phase 3)		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	- 0	<p><u>Likely Significant Effects</u></p> <p>The site is within 50m of a watercourse or water body (Earby beck).</p> <p>The site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA concludes that the site is located in Flood Zone 1, with some surface water flooding. The extent of this flood risk should not prevent the development of the site for housing though may affect its capacity. A neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA required to inform the site design and layout. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P263/P265 Land off Stoney Bank Road, Earby (Phase 1 & Phase 3)		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not located near to any known sources of air pollution and is unlikely to caused air quality problems locally noting the site's accessibility to existing services and facilities. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.74. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u></p> <p>The site is partially located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P263/P265 Land off Stoney Bank Road, Earby (Phase 1 & Phase 3)			
SA Objective	Score		Commentary
			<u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<u>Likely Significant Effects</u> The proposal is not located within 100m of a locally designated site. It is unclear whether the site fulfils an important role for protected species. The site is predominantly Semi Improved Grassland. The site is located adjacent to the Green Infrastructure network. Its development would not adversely affect this network. Overall, the proposal is likely to have a neutral effect on this objective. <u>Term</u> Overall neutral effect. Adverse effect most pronounced during construction, potentially declining over time with the adoption of mitigation measures. <u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	-		<u>Likely Significant Effects</u> The site is located adjacent Earby Conservation Area. Whilst outwith the conservation area the site is likely to form part of its setting. The development represents a major extension of Earby into the open countryside. The scale of development proposed departs from the form of development and built character of this designation. The proposal would also remove any inward and outward views of the conservation area from Stoney Bank Road and views of agricultural landscape had from within the conservation area to the south. At least less than substantial harm is likely to arise as a result of the proposal with potential for greater harm without mitigation measures put in place during the design and planning process. Overall, a minor adverse effect is assessed for this objective. <u>Term</u> Overall, a permanent adverse effect from the medium to longer term. Likely significant adverse effect in the shorter term with potential reduction with mitigation measures. <u>Mitigation</u> A reduced scale development removed from the conservation area Reflective in scale, density, appearance and materials of the wider conservation. High quality design and materials. Views and routes through the site from Stoney Bank Road. The amalgamation and consolidation of the site with P265 which is located adjacent to the west would go some way in reducing this effect. <u>Assumptions</u>

SA Appendix 5: Assessment of Potential Housing Sites

P263/P265 Land off Stoney Bank Road, Earby (Phase 1 & Phase 3)		
SA Objective	Score	Commentary
		<p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site forms part of the Rolling Upland Farmland Character Area (Zone 14b). The site is considered part of the transitional landscape from the low valley to rising moorland to the east and affords views from Earby of this landscape. The site contributes to this landscape character area providing a large open area, which features dry-stone wall boundaries. Connectivity with wider open areas is limited somewhat by the vegetated route of Mill Lane to the east. Some harm will be experienced to the LCA at a local level if the site is developed. The site is located adjacent Earby Conservation Area. Whilst outwith the conservation area the site is likely to form part of its setting. The development represents a major extension of Earby into the open countryside. The scale of development proposed also conflicts with that in this part of the conservation area, departing from the form of development and its character. The proposal would also remove any inward and outward views of the conservation area from Stoney Bank Road. The proposal is highly visible from the east including from high ground although this would be seen in the context of existing relatively modern development. The proposal would remove existing westward views obtained from the Pendle Way which runs along the site's eastern boundary. Accounting for the above a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely significant adverse effect with potential reduction with mitigation measures.</p> <p><u>Mitigation</u></p> <p>A reduced scale development removed from the conservation area Reflective in scale, density, appearance and materials of the wider conservation. High quality design and materials. Views and routes through the site from Stoney Bank Road.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are significant positive effects for housing objectives due significant increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. The proposal also benefits economic, health and regeneration objectives due to the benefits provided by new homes towards these objectives enabling access to quality housing which meets the needs of their occupiers and enhances the quality of the built environment. The site's accessibility and scale providing scope for new open space and enhanced pedestrian connectivity also supports these objectives. The site is beneficial for transport objectives owing to its accessibility to services and public transport and absence of local congestion problems. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is relatively free from flood risk. It is unclear what role the site has for biodiversity requiring further assessment. The site's scale and location close to an existing watercourse provides scope to secure successful biodiversity measures on site. The site is closely related to the Earby Conservation Area. The Earby Conservation Area has rural ties in this location and its built form is quaint and of small scale cottages. The proposal for 200 dwellings is inconsistent with this context, resulting in a significant urbanising effect and likely harm. A minor adverse effect is found for historic environment objective. The proposal is visible from higher ground to the east and the Pendle Way, altering the character and form of the setting and public views of the site. The site has natural and man-made features which are characteristic of the Landscape Character Area within which it is located. A minor adverse effect is assessed for the proposals effect on the landscape. In view of the above, a neutral effect is assessed for climate change objectives.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P264 Land off Stoney Bank Road, Earby (Phase 2)				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 30 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (West Craven Business Park).</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P264 Land off Stoney Bank Road, Earby (Phase 2)				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a local centre (Earby)</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP and open space.</p> <p>Limited scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space facilities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P264 Land off Stoney Bank Road, Earby (Phase 2)				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known highway capacity issues locally. Access would be required from P263/P265 as the site is not currently accessible.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk).</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	--	-		<p><u>Likely Significant Effects</u></p> <p>The site is located within 10m of a watercourse or water body (Earby Beck).</p> <p>The development is likely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect potentially reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p>
	-			

SA Appendix 5: Assessment of Potential Housing Sites

P264 Land off Stoney Bank Road, Earby (Phase 2)		
SA Objective	Score	Commentary
		<p>Development to be located away from the water course with runoff rate managed to prevent an increase in flood risk downstream. New infrastructure required to manage and limit flood risk.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u> The site is partially located in flood zone 2/3, however has a high risk of flooding from surface water. The degree of risk should not prevent the development of the site though have substantially affect its overall capacity. Adverse effects are assessed for this objective.</p> <p><u>Term</u> Adverse effects potentially reducing with the adoption of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. Sufficient storage for flood water provided on site to prevent an increase in flooding elsewhere. Development should avoid areas within the site at most risk of flooding. FRA required to identify these areas and to inform site design and layout.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not located near to any known sources of air pollution and is unlikely to caused air quality problems locally noting the site's accessibility to existing services and facilities. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>

SA Appendix 5: Assessment of Potential Housing Sites

P264 Land off Stoney Bank Road, Earby (Phase 2)				
SA Objective	Score			Commentary
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0			<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.74. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u></p> <p>The site is partially located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The proposal is not located within 100m of a locally designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site is predominantly Semi Improved Grassland.</p> <p>The site is located adjacent to the Green Infrastructure network. Its development would not adversely affect this network.</p> <p>Overall, the proposal is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Overall neutral effect. Adverse effect most pronounced during construction, potentially declining over time with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P264 Land off Stoney Bank Road, Earby (Phase 2)		
SA Objective	Score	Commentary
		<p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	--	<p><u>Likely Significant Effects</u></p> <p>The site is located within Earby Conservation Area. The proposal represents a major development within the Conservation Area significantly altering the character of the area in contrast to the form of development found within the conservation area in this part of the settlement. The proposal would significantly extend the built up area of Earby into the open countryside and is highly visible from surrounding roads and PROW. Less than substantial to substantial harm is likely to arise from the proposal. Noting the site's close relationship to the Conservation Area and important buildings and streetscenes located within the proposal is assessed to have a significant adverse effect for this objective.</p> <p><u>Term</u> Likely significant adverse effect with reduced impact possible with mitigation measures.</p> <p><u>Mitigation</u> A reduced scale development. Reflective in scale, density, appearance and materials of the wider conservation. High quality design and materials. Boundary treatment along eastern boundary.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site forms part of the Rolling Upland Farmland Character Area (Zone 14b). The site is considered part of the transitional landscape from the low valley to rising moorland to the east and affords views from Earby of this landscape. The site contributes to this landscape character area providing a large open area, which features dry-stone wall boundaries. Connectivity with wider open areas is limited somewhat by the vegetated route of Mill Lane to the east (a PROW) – although this route is currently of rural character. Some harm will be experienced to the LCA at a local level if developed. The site is located adjacent Earby Conservation Area. Whilst outwith the conservation area the site is likely to form part of its setting. The development represents a major extension of Earby into the open countryside. The scale of development proposed also conflicts with that in this part of the conservation area, departing from the form of development and its character. The proposal would also remove any inward and outward views of the conservation area from Stoney Bank Road. The proposal is highly visible from the east including from high ground although this would be seen in the context of existing relatively modern development. The proposal would remove existing westward views obtained from the Pendle Way which runs along the site's eastern boundary. Accounting for the above a minor adverse effect is assessed for this objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P264 Land off Stoney Bank Road, Earby (Phase 2)		
SA Objective	Score	Commentary
		<p>Term Likely significant adverse effect with potential reduction with mitigation measures.</p> <p>Mitigation A reduced scale development removed from the conservation area Reflective in scale, density, appearance and materials of the wider conservation. High quality design and materials. Views and routes through the site from Stoney Bank Road.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>
<p>Summary: There are positive effects for housing objectives due significant increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. The proposal also benefits economic, health and regeneration objectives due to the benefits provided by new homes towards these objectives enabling access to quality housing which meets the needs of their occupiers and enhances the quality of the built environment. The site's accessibility pedestrian connectivity also supports these objectives. The site is beneficial for transport objectives owing to its accessibility to services and public transport and absence of local congestion problems. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is subject to flood risk and so the scale and layout of the development will need to be designed around this constraint ensuring the proposal does not increase on and off site flood risk for all sources accounting for the effects of climate change. The proposal is located near to the water channel of Earby Beck, potentially requiring engineering works to shore up existing banking and prevent their collapse. It is unclear what role the site has for biodiversity requiring further assessment. The site's scale and location close to an existing watercourse provides scope to secure successful biodiversity measures on site. The site is located within Earby Conservation Area. The Earby Conservation Area has rural ties in this location and its built form is quaint and of small scale cottages. The proposal is inconsistent with this context, resulting in a significant urbanising effect and likely harm. A significant adverse effect is found for historic environment objective. The proposal is visible from higher ground to the east and the Pendle Way, altering the character and form of the setting and public views of the site. The site has natural and man-made features which are characteristic of the Landscape Character Area within which it is located. A minor adverse effect is assessed for the proposals effect on the landscape. In view of the above, a neutral effect is assessed for climate change objectives.</p>		

P266 Land North East of Kelbrook Road (Lower Park Farm, Meadow Park), Barnoldswick		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p>Likely Significant Effects The site has capacity for 140 dwellings including affordable housing. The proposal will significantly diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p>Term Permanent significant positive effects from the medium term</p> <p>Mitigation</p>

SA Appendix 5: Assessment of Potential Housing Sites

P266 Land North East of Kelbrook Road (Lower Park Farm, Meadow Park), Barnoldswick				
SA Objective	Score			Commentary
				<p>Planning obligations for the mix of housing</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p>Likely Significant Effects</p> <p>The development site is not currently used for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (Barnoldswick Town Centre).</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p>Term</p> <p>A permanent minor positive effect.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	++	<p>Likely Significant Effects</p> <p>The site is located within 800m of a local centre (Barnoldswick)</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The site is within 800m of a primary school and secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a significant positive effect on this objective.</p> <p>Term</p> <p>Permanent significant positive effects from the medium term.</p> <p>Mitigation</p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p>Assumptions</p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P266 Land North East of Kelbrook Road (Lower Park Farm, Meadow Park), Barnoldswick				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<u>Likely Significant Effects</u> The site is located within 800m of a GP or open space. Scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities. The site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses. Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective. <u>Term</u> Permanent minor positive effects from the medium term. <u>Mitigation</u> Contributions towards open space facilities. <u>Assumptions</u> None. <u>Uncertainties</u> None.
			+	
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<u>Likely Significant Effects</u> The site is located within 400m of one or more transport services. There are no known highway capacity issues locally. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a minor positive effect for this objective. <u>Term</u> A minor positive effect from the medium term. <u>Mitigation</u> Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport. <u>Assumptions</u> None. <u>Uncertainties</u> Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk).
			+	

SA Appendix 5: Assessment of Potential Housing Sites

P266 Land North East of Kelbrook Road (Lower Park Farm, Meadow Park), Barnoldswick		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	-- 0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 10m of a watercourse or water body (Leeds and Liverpool Canal). The development is unlikely to require any upgrade to water management infrastructure. The proposal is unlikely to affect water quality. Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect potentially reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development to be located away from the water course with runoff rate managed to prevent an increase in flood risk downstream. New infrastructure required to manage and limit flood risk.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1. There is a high risk of flooding from groundwater. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects potentially reducing with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P266 Land North East of Kelbrook Road (Lower Park Farm, Meadow Park), Barnoldswick		
SA Objective	Score	Commentary
		<p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Provision of sufficient storage capacity to mitigate flood risk without causing increased risk in offsite locations as a result of the development of the site. FRA required to investigate ground water flood risk and inform site design and layout accordingly.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not located near to any known sources of air pollution and is unlikely to caused air quality problems locally noting the site's accessibility to existing services and facilities. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.52. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score recorded for this objective is largely due to the site's strong accessibility to existing service provision.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P266 Land North East of Kelbrook Road (Lower Park Farm, Meadow Park), Barnoldswick				
SA Objective	Score			Commentary
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<p><u>Likely Significant Effects</u></p> <p>The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0	<p><u>Likely Significant Effects</u></p> <p>The proposal is located within 100m of a locally designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site is predominantly improved grassland.</p> <p>The site is located adjacent to the Green Infrastructure network. Its development is unlikely to adversely affect this network.</p> <p>Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect most significant in the short term. Potential Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<p><u>Likely Significant Effects</u></p> <p>The site is located in close proximity to two listed building/structure and likely to form part of their setting/within their influence. The development of the site may adversely affect these listed assets resulting in at least less than substantial harm. A minor adverse effect is assessed as a result.</p> <p><u>Term</u></p> <p>Likely adverse effect with reduced impact possible with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development located away from listed structures with suitable boundary treatment.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P266 Land North East of Kelbrook Road (Lower Park Farm, Meadow Park), Barnoldswick		
SA Objective	Score	Commentary
		<p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Public benefits of the proposals outweigh the harm identified to the historic environment (medium risk).</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a). The site contributes to the qualities of this LCA with complex landforms and vegetated boundaries rising from the canal. The site also affords views out to land which contributes significantly to this LCA. The loss of the site would harm the LCA at a local level. The proposal would significantly extend the built up area of Barnoldswick south and eastwards to the Leeds Liverpool Canal. In this way the proposal would round off the settlement using the canal as a distinct settlement boundary. The development would be highly visible to the east which likely adverse effects on the landscape. Adverse effects are assessed for this objective.</p> <p><u>Term</u></p> <p>Likely adverse effect unlikely to be reduced much by mitigation measures.</p> <p><u>Mitigation</u></p> <p>Suitable buffer and boundary treatment works to the Canal. Provision of green routes through the development to break up the form of development providing a reduced density development on the edge of the settlement and safeguarding views through the site.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are significant positive effects for housing objectives due significant increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. The proposal also benefits economic, health and regeneration objectives due to the benefits provided by new homes towards these objectives enabling access to quality housing which meets the needs of their occupiers and enhances the quality of the built environment. The site's accessibility and pedestrian connectivity also supports these objectives. The site is beneficial for transport objectives owing to its accessibility to services and public transport and absence of local congestion problems. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is subject to flood risk and so the scale and layout of the development will need to be designed around this constraint ensuring the proposal does not increase on and off site flood risk for all sources accounting for the effects of climate change. It is unclear what role the site has for biodiversity requiring further assessment. The site is adjacent to an existing ecological designation and therefore its development has the potential to adversely affect this designation. The site is near to listed buildings potentially forming part of their setting. The proposal will alter this setting potentially resulting in less than substantial harm. An adverse effect is found for the historic environment objective as a result. The proposal is visible from wider areas including public routes and positively contributes to the special forms and features of the landscape character area. Its loss to development would result in an adverse effect on the local landscape resulting in adverse effects for this objective. A minor positive effect is assessed for climate change objective.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P267 Land at Former LCC Depot, Halifax Road, Brierfield				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 10 dwellings with potential for the delivery of new housing to a broad range of sizes, types and tenures to meet a wide range of housing need, helping to diversify and improve the quality of housing stock available within Brierfield. The proposal is located within an area which experiences weak land values. As such the development of affordable housing at the site is unlikely. Notwithstanding this the proposal is considered to have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the short term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Homes are affordable to local people (low risk)</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The proposal does not involve employment land and so scores neutrally for the effects on employment land.</p> <p>The site is located within 2000m of a major employment site (Lomeshaye Industrial Estate) as such is assessed to score positively for its accessibility to services.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited given the limited size of the proposal. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>Scope for mitigation by contribution is limited by low viability.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P267 Land at Former LCC Depot, Halifax Road, Brierfield				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	0	++	<p>Likely Significant Effects</p> <p>The site is located within 800m of a local centre (Brierfield)</p> <p>No service provision is proposed on site. The development is small in scale and as a result would have a limited impact on service provision.</p> <p>The site is located within 800m of school provision.</p> <p>The proposal is highly accessible to a wide range of services and facilities and is considered to have a significant positive effect on this objective.</p> <p>Term</p> <p>Significant positive effects from the medium term.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
	++			
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	0	<p>Likely Significant Effects</p> <p>The site is located within 800m of a GP and open space.</p> <p>The small scale of the site is likely to result of limited pressure for open space and medical facilities.</p> <p>The proposal is located adjacent to residential dwellings. The proposed use is compatible with existing uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p>Term</p> <p>Minor positive effect from the medium term.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P267 Land at Former LCC Depot, Halifax Road, Brierfield				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services which has a relatively good frequency. The site is accessible to some services.</p> <p>The development of a site of this scale and locale is unlikely to result on adverse effects for the highway network.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>The site is located within Brierfield and close its town centre. The site is accessible to a good range of services and facilities by foot, bicycle and public transport. The availability of services locally promotes travel by non-car modes of transport. Taking this into account, and noting the above, the proposal is assessed to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions unlikely to be viable. Location of development would promote use of non-car modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Opportunity to provide sufficient infrastructure improvements to enable safe and sufficient access. Use of sustainable modes of travel in accessing the site. (Medium). Viability of development to provide mitigation measures where needed. (High)Scope and viability to promote and invest in sustainable transport modes.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The site is brownfield comprising of over grown vacant land located within the settlement boundary. Its redevelopment for housing would provide significant positive effects for this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects.</p> <p><u>Mitigation</u></p> <p>Adoption of higher densities to reduce land take if appropriate.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P267 Land at Former LCC Depot, Halifax Road, Brierfield			
SA Objective	Score		Commentary
7. To conserve and enhance water quality and resources	0	0	<u>Likely Significant Effects</u> The site is not located within 50m of a watercourse or water body. The development is unlikely to require any upgrade to water management infrastructure. The proposal is unlikely to affect water quality. Overall the site is considered to have neutral effect on this objective.
	0		<u>Term</u> Permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<u>Likely Significant Effects</u> The SFRA confirms that the site is located in Flood Zone 1 and subject to a degree of flood risk from surface water. The risk identified is not sufficient to prevent the development of the site. As such the proposal has a neutral effect on this objective. <u>Term</u> Neutral effects with the implementation of mitigation measures. <u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA required to inform site design and layout. <u>Assumptions</u> None. <u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.
9. To improve air quality.	0		<u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The site is accessible to nearby services, facilities and sources of employment providing residents with realistic alternatives to travelling by car. The site is location removed from existing sources of pollution mean that the proposal unlikely to affect or be affected by air quality. The proposal therefore has a neutral effect on this objective. <u>Term</u> Likely permanent neutral effects. <u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes.

SA Appendix 5: Assessment of Potential Housing Sites

P267 Land at Former LCC Depot, Halifax Road, Brierfield		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The proportion of residents likely to travel by foot, bicycle and public transport is unknown (medium risk). Low viability means that there is limited scope for travel plan measures to be implemented.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.48. The site therefore has a positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The proposal's high score reflects its sustainable location and limited constraints to development.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> None likely viable.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Low viability means that additional measures of sustainable design and construction, including the generation of renewable energy are unlikely to be feasible.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect over the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P267 Land at Former LCC Depot, Halifax Road, Brierfield			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0
	0		<p><u>Likely Significant Effects</u></p> <p>The site is not located within 500m of any national/international ecological site nor within 100m of any locally designated site. It is uncertain whether the site contained protected species. The site does not contain any priority habitats the site is an urban site. Development of the site would not affect the Green Infrastructure Network but is adjacent to existing greenspace and could enhance access to this.</p> <p>There is potential within the site to provide biodiversity net gain measures within the site. The implementation of these measures is likely to reduce developable area and would affect site viability. Overall, taking into account the above, the proposal is likely to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Neutral effects with potential for minor positive effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping. The site has the potential to connect to and enhance the local green infrastructure network running to the east. The design and layout should make the most of this with enhanced access for residents and corridors for wildlife within the development. Development will need to avoid being in close proximity to the local ecological asset located adjacent to the site to the west with sufficient off-set and biodiversity enhancement measures put in place to reduce any potential adverse effects.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Success and management of open space and biodiversity measures. Low-medium risk. Effect of BNG on viability of development – High Risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The site is not affected by heritage assets and as a result will have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P267 Land at Former LCC Depot, Halifax Road, Brierfield		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within the industrial urban landscape. The proposal site is currently overgrown and detracts from the wider urban environment. The site does not therefore make a positive contribution this character area. The redevelopment of the site gives rise to the opportunity to remove this and enhance the wider area. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely permanent positive effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>High quality development with sufficient boundary treatment.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: This urban site scores positively for measures of townscape quality, securing the reuse of land, climate change, supporting regeneration and public transport objectives. The proposal also scores positively for housing and employment objectives owing to the benefits brought by new housing in providing increased choice and access to housing and support provided to existing business and services. Limitations in viability means that the proposals effects for these objectives are more limited than otherwise could be. The proposal is relatively unaffected by flood risk and drainage. The proposal is not located near to an existing watercourse and as such does not raise pollution concerns for water quality despite being previously developed. BNG requirements may render the site unviable depending on the current value of the site. The proposal scores neutrally for other objectives.</p>		

P268 Shelfield Farm, Nelson		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 300 dwellings including. The proposal will significantly diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P268 Shelfield Farm, Nelson				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key service.</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The site is within 800m of a primary school and of a 2000m secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P268 Shelfield Farm, Nelson				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	?	0	<p>Likely Significant Effects</p> <p>The site is located within 800m of a GP and open space.</p> <p>Scope exists within the development to accommodate new open space. Development of this scale in this location may result in increased pressure on the South Pennines SSSI/SPA. An assessment considering the effects of this, and any required mitigation will be needed. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The proposal is in open countryside and adjacent to a golf course. The proposed use is compatible with current uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective with mitigation.</p> <p>Term</p> <p>Likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Contribution towards open space provision may be required. Assessment of recreational pressure caused by the proposal on the South Pennines SSSI/SPA.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p>Likely Significant Effects</p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known highway capacity issues in vicinity to the site.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p>Term</p> <p>A likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Investment in cycle storage and pedestrian and cycle links may be required.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p>Likely Significant Effects</p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p>Term</p>

SA Appendix 5: Assessment of Potential Housing Sites

P268 Shelfield Farm, Nelson		
SA Objective	Score	Commentary
		<p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA shows that the site is affected by a high risk of flooding from surface water. This risk is likely to affect the capacity of the site for development but should enable some development to take place. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>A minor adverse effect potentially reducing with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Sufficient flood water storage capacity provided on site to prevent an increase in flood risk elsewhere. Developable areas and site design to be informed by a site specific FRA.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P268 Shelfield Farm, Nelson		
SA Objective	Score	Commentary
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not located near to any known sources of air pollution and is unlikely to caused air quality problems locally noting the site's accessibility to existing services and facilities. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 2.61. The site therefore has a minor negative effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score assessed is due to the limited accessibility of the site to services and sources of employment encouraging travel by car, and the site's major environmental constraints.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor negative effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P268 Shelfield Farm, Nelson				
SA Objective	Score			Commentary
				<p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	--	--	0	<p><u>Likely Significant Effects</u> The site is a locally designated site. Its development would significantly adversely affect this designation. The site comprises of semi-improved pasture supporting a significant population of breeding lapwing The site does not form part of the Green Infrastructure Network Overall, the proposal is considered to have a significant adverse effect on this objective.</p> <p><u>Term</u> An irreversible significant adverse effect.</p> <p><u>Mitigation</u> The site would result in the permanent loss of a BHS and cannot be mitigated.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p><u>Likely Significant Effects</u> The site is unlikely to be affected by heritage assets and as a result will likely have a neutral effect for this objective.</p> <p><u>Term</u> Likely permanent neutral effects</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	--			<p><u>Likely Significant Effects</u> The site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The site forms an extensive and isolated development within the open countryside which is poorly related any urban development. The development is high up and likely to be highly visible to a broad area including public rights of way. The development would significantly adversely affect the LCA</p>

SA Appendix 5: Assessment of Potential Housing Sites

P268 Shelfield Farm, Nelson		
SA Objective	Score	Commentary
		<p>in this location and for areas within visibility of this site. It would represent significant irreversible harm to the local landscape. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u> Permanent significant adverse effects which cannot be mitigated.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: There are significant positive effects for housing objectives due significant increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. The limited accessibility of the site means that associated benefits of housing delivery towards economic, health and regeneration objectives are almost nil with a neutral effect for these objectives observed. The site is beneficial for transport objectives owing to its accessibility to services and public transport and absence of local congestion problems. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is subject to a high degree of risk form flooding from surface water. Ensuring this is adequately addressed is likely to affect site capacity. An adverse effect is assessed for flooding objectives. The site is subject to a local ecological designation and is known to be heavily used by protected species. A significant adverse effect is assessed for biodiversity objectives. The proposal is in an isolated location in the countryside poorly related to the wider urban area. It has natural and man-made features which are characteristic of and significantly contribute towards the quality of the landscape character area. A significant adverse effect is assessed for landscape objectives. Taking account of the above, a minor adverse effect is assessed for climate change objectives.</p>		

P269 Joe Meadow and Little Wood, Trawden		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The site has capacity for 22 dwellings including affordable housing. The proposal will diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P269 Joe Meadow and Little Wood, Trawden				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a one key service or more.</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P269 Joe Meadow and Little Wood, Trawden				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP and open space.</p> <p>Scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space facilities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>The site is subject to highway constraints. The site is isolated from the highway network. The local highway is a narrow lane with limited potential to widen.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk).</p>
	0			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P269 Joe Meadow and Little Wood, Trawden		
SA Objective	Score	Commentary
		<p><u>Term</u> Permanent minor adverse effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
7. To conserve and enhance water quality and resources	<div>-</div> <div>0</div>	<p><u>Likely Significant Effects</u> The site is located within 50m of a watercourse or water body (Trawden Brook). The development is unlikely to require any upgrade to water management infrastructure. The proposal is unlikely to affect water quality. Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u> Minor adverse effect potentially reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u> Development to be located away from the water course with runoff rate managed to prevent an increase in flood risk downstream. New infrastructure required to manage and limit flood risk.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that the site is located in Flood Zone 1 and subject to a very limited risk of flooding from surface water. The risk identified is not sufficient to prevent the development of the site. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA required to inform site design and layout.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P269 Joe Meadow and Little Wood, Trawden		
SA Objective	Score	Commentary
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not located near to any known sources of air pollution and is unlikely to caused air quality problems locally noting the site's limited scale. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.09. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P269 Joe Meadow and Little Wood, Trawden				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<u>Likely Significant Effects</u> The proposal is not located within 100m of a locally designated site. It is unclear whether the site fulfils an important role for protected species. The site is predominantly improved grassland. The site is located adjacent to the Green Infrastructure network. Its development is unlikely to adversely affect this network. Overall, the proposal is likely to have a neutral effect on this objective. <u>Term</u> Potentially adverse effects during construction period, with neutral effects longer term. <u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0			
13. To conserve and enhance the historic environment, heritage assets and their setting.	--			<u>Likely Significant Effects</u> The site is located within the Trawden Forest Conservation Area. The site sits on steeply sloping ground and its development would alter the character of the local area being highly visible from the wider village and parish. The proposal is of a substantial scale and does not relate well to the existing settlement. Taking this into account a significant adverse effect is assessed for this objective. <u>Term</u> Likely permanent significant adverse effects potentially reducing in their degree with the adoption of mitigation measures. Assessment of public benefits required. <u>Mitigation</u> Smaller scale development, reflective in scale, density, appearance and materials of the wider conservation. High quality design and materials. <u>Assumptions</u> None <u>Uncertainties</u> Public benefits of the proposal are unlikely to outweigh the level of harm caused (medium risk).
14. To conserve and enhance landscape character and townscapes.	--			<u>Likely Significant Effects</u> The site sits within the Industrial Foothill character area. The site in its current form makes a contribution to the character area on a localised scale, however its influence extends beyond the site boundaries, with the site contributing positively to the setting of

SA Appendix 5: Assessment of Potential Housing Sites

P269 Joe Meadow and Little Wood, Trawden		
SA Objective	Score	Commentary
		<p>Trawden. The site relates poorly to the wider development pattern and is on steeply sloping land. The site is highly visible from a wide range of viewpoints including public routes. Its development would result in irreversible significant damage to the character and appearance of the area resulting in significant adverse effects for this objective.</p> <p><u>Term</u> Effects of proposal likely to be most significant in the shorter term during the construction with the effects potentially reducing to a limited degree in the longer term.</p> <p><u>Mitigation</u> Sensitive design responses to local landform and architecture. Siting, scale, appearance of development and role of landscaping. A much smaller scale of development.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: There are minor positive effects for housing objectives due to the contribution made by the proposal to housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The site is accessible to some services, however local employment opportunities are limited. As a result the site has a neutral effect for regeneration and economic objectives notwithstanding the positive contribution new housing makes towards fulfilling these objectives. Neutral effects are also assessed for transport objectives noting the sites proximity to a regular bus service and highway accessibility problems which may render the proposal undeliverable. The proposal has positive effects for health objectives due to the accessibility of the site to existing healthcare and open space provision as well as opportunities for new open space within the site boundaries. The site is undeveloped and as such has adverse effects for the making efficient use of land and use of natural resources. The site is relatively unconstrained in terms of flood risk. Further assessment is needed to evidence the effect this might have on site suitability/deliverability. The site is not known to be of ecological value with further assessment required. The site is located within a conservation area and is likely to result, noting its scale, visibility and poor relationship with the wider settlement, in significant adverse effects for heritage objectives. For the same reasons the site is assessed as having a significant adverse effect for landscape objectives. Overall a minor positive effect is assessed for climate change objectives.</p>		

P272 Land at the end of Park Avenue, Nelson		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The site has capacity for 15 dwellings. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Low viability means that the proposal is unlikely to provide any affordable housing. However notwithstanding this, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P272 Land at the end of Park Avenue, Nelson				
SA Objective	Score			Commentary
				Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> Low viability may restrict the range of housing types and sizes likely to come forward at the site.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The site is located within 2,000m of the nearest major employment site (Lomeshaye). The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective. <u>Term</u> A minor positive neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<u>Likely Significant Effects</u> The site is located within 800m of one or more key service. No service provision is proposed on site. The development would result in increased pressure service quality/availability. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective. <u>Term</u> Permanent neutral effects from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u> None.
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P272 Land at the end of Park Avenue, Nelson				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<u>Likely Significant Effects</u> The site is located within 800m of a GP or open space. Little scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to result in marginal pressure on existing facilities noting the limited scale of the site and proposal. The site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses. Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective. <u>Term</u> Permanent minor positive effects from the medium term. <u>Mitigation</u> Contributions towards open space facilities. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<u>Likely Significant Effects</u> The site is located within 400m of one or more transport services. There are no known highway capacity issues locally. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a minor positive effect for this objective. <u>Term</u> A minor positive effect from the medium term. <u>Mitigation</u> Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport. <u>Assumptions</u> None. <u>Uncertainties</u> Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk).
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P272 Land at the end of Park Avenue, Nelson		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	-- 0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 10m of a watercourse or water body (Pendle Water)</p> <p>The development is unlikely to require an upgrade to water management infrastructure.</p> <p>The proposal is unlikely to adversely affect the quality of water.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>A permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>Preventative measures put in place through the construction process to prevent contamination of the water course as a result of construction processes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that site is located largely in flood zones 2/3 and so does not represent a suitable location for housing. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent significant adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P272 Land at the end of Park Avenue, Nelson		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not located near to any known sources of air pollution and is unlikely to caused air quality problems locally noting the site's accessibility to existing services and facilities. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.90. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P272 Land at the end of Park Avenue, Nelson			
SA Objective	Score		Commentary
			<p>To be determined in consultation with Lancashire County Council.</p> <p>Assumptions</p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties</p> <p>The scale and location of the site means that the site is not suitable for commercial extraction (High probability)</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<p>Likely Significant Effects</p> <p>The proposal is not located within 100m of a locally designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site is predominantly improved grassland.</p> <p>The site is located adjacent to the Green Infrastructure network. Its development is unlikely to adversely affect this network.</p> <p>Overall, the proposal is considered to have a neutral effect on this objective.</p> <p>Term</p> <p>Neutral effect for the plan period.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p>Likely Significant Effects</p> <p>The site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect for this objective.</p> <p>Term</p> <p>Likely permanent neutral effect.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-		<p>Likely Significant Effects</p> <p>The site is located outside but adjacent to the settlement boundary. The site is currently undeveloped and open in character. The proposal would irreversibly alter this aspect. A minor adverse effect is assessed for this objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P272 Land at the end of Park Avenue, Nelson		
SA Objective	Score	Commentary
		<p>Term Minor adverse effect reducing with the implementation of mitigation measures.</p> <p>Mitigation Boundary treatments. Layout and form of development. Open Space to break up development and reduce its visibility. Development should be in conjunction with P068.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>
<p>Summary: There are minor positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. The proposal also benefits health objectives due to the benefit of the provision of new homes in supporting health and wellbeing, the site's accessibility to existing open space provision, and compatibility with existing land used. Minor positive effects are assessed for economic objectives due to the site's accessibility to strategic employment opportunities. The is however of limited accessibility to local services, including schools provision, and as such is likely to result in the need to travel by car. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is subject to a significant risk of flooding and therefore does not represent a suitable location for housing. It is unclear what role the site has for biodiversity requiring further assessment. The site does not affect the historic environment. The site is currently open and undeveloped. Its development will irreversibly alter the built form in the area resulting in an adverse effect for the local landscape. A neutral effect is assessed for climate change objectives however the site is not suitable for housing noting the high degree of flood risk which affects the site.</p>		

P273 Land north of Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p>Likely Significant Effects The site has capacity for 35 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p>Term Permanent minor positive effects from the medium term</p> <p>Mitigation Planning obligations for the mix of housing</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P273 Land north of Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key service.</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P273 Land north of Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space facilities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known highway capacity issues locally.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk).</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P273 Land north of Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
		<p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0 0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require an upgrade to water management infrastructure.</p> <p>The proposal is unlikely to adversely affect the quality of water.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that site is located in Flood Zone 1, and not affected by flood risk. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P273 Land north of Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not located near to any known sources of air pollution and is unlikely to caused air quality problems locally noting the site's accessibility to existing services and facilities. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.78. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P273 Land north of Barnoldswick Road, Kelbrook			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0
	-		<p><u>Likely Significant Effects</u></p> <p>The proposal is located within 100m of a locally designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site is predominantly improved grassland.</p> <p>The site is located adjacent to the Green Infrastructure network. Its development is unlikely to adversely affect this network.</p> <p>Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect most significant in the short term. Potential Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-		<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a). The site is not considered to contain features which contribute towards this LCA. The site is isolated within the open countryside and detached from Kelbrook. The development therefore forms an inappropriately size or an inappropriate type of development within the open countryside with significant adverse effects. The development would be highly visible from public routes including PROW. A minor adverse effect is assessed.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P273 Land north of Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
		<p>Boundary treatments. Layout and form of development. Open Space to break up development and reduce its visibility. Development should be in conjunction with P068.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>
<p>Summary: There are minor positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. The proposal also benefits health objectives due to the benefit of the provision of new homes in supporting health and wellbeing, the site's accessibility to existing open space provision, and compatibility with existing land used. Neutral effects are assessed for economic and regeneration objectives due to the site's relative isolation from strategic employment sites. The site is beneficial for transport objectives owing to its accessibility to services and public transport and absence of local congestion problems. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is not known to be subject to flood risk. It is unclear what role the site has for biodiversity requiring further assessment. The site is adjacent to an existing ecological designation and therefore its development has the potential to adversely affect this designation. The site does not affect the historic environment. The proposal is visible from wider areas including public routes and positively contributes to the special forms and features of the landscape character area. It is isolated from Kelbrook requiring further land to come forward first. Its loss to development would result in an adverse effect on the local landscape resulting in adverse effects for this objective. A neutral effect is assessed for climate change objectives.</p>		

P274 Land to South East of Long Ing Lane, Barnoldswick		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p>Likely Significant Effects</p> <p>The site has capacity for 75 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p>Term Permanent minor positive effects from the medium term</p> <p>Mitigation Planning obligations for the mix of housing</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P274 Land to South East of Long Ing Lane, Barnoldswick				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (Crow Nest Industrial Estate).</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a town centre (Barnoldswick)</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The site is within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P274 Land to South East of Long Ing Lane, Barnoldswick				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space facilities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
		+		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known highway capacity issues locally. The site is isolated from the highway network.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk). It is unclear whether safe and sufficient access can be obtained from the highway network (medium risk).</p>
		0		
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P274 Land to South East of Long Ing Lane, Barnoldswick			
SA Objective	Score		Commentary
			<p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require an upgrade to water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p>
	0		<p><u>Term</u></p> <p>A permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 and is subject to some risk of flooding from surface water flooding. This risk is not sufficient to render the site undevelopable but may affect overall capacity. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA to assess risk of surface water flooding at the site to inform site design and layout accordingly.</p> <p><u>Assumptions</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P274 Land to South East of Long Ing Lane, Barnoldswick		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not located near to any known sources of air pollution and is unlikely to caused air quality problems locally noting the site's accessibility to existing services and facilities. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.13. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P274 Land to South East of Long Ing Lane, Barnoldswick		
SA Objective	Score	Commentary
		<p>Assumptions Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	- ? -	<p>Likely Significant Effects The site is located within 100m of locally designated site. It is unclear whether the site fulfils an important role for protected species. The site is predominantly improved grassland. The site is not located within the Green Infrastructure network. Its development would adversely affect this network. Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p>Term Minor adverse potentially reducing with the implementation of mitigation measures.</p> <p>Mitigation Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p>Likely Significant Effects The site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect for this objective.</p> <p>Term Likely permanent neutral effect.</p> <p>Mitigation None.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p>Likely Significant Effects The site is located within the Drumlin Field Landscape Character Area (Zone 13a). The site makes a minor contribution to this LCA forming the lower slopes of a drumlin. The site itself is comprised of large open agricultural fields. However its development would give some harm to the wider LCA given its potential visibility from wider public routes and the change caused to the local landscape. The site forms a large protrusion of development within the open countryside which is poorly related to the wider settlement of</p>

SA Appendix 5: Assessment of Potential Housing Sites

P274 Land to South East of Long Ing Lane, Barnoldswick		
SA Objective	Score	Commentary
		<p>Barnoldswick. The development would be somewhat visible from public routes including public routes along the Leeds Liverpool Canal. A minor adverse effect is assessed, with potential for this to reduce if the site is developed in conjunction with P237.</p> <p><u>Term</u> Minor adverse reducing with mitigation in the medium to long term and if developed with P237.</p> <p><u>Mitigation</u> Boundary treatments. Layout and form of development. Open Space to break up development and reduce its visibility.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: There are minor positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. The proposal also benefits health objectives due to the benefit of the provision of new homes in supporting health and wellbeing, the site's accessibility to existing open space provision, and compatibility with existing land used. Positive effects are also assessed for economic and regeneration objectives owing to the site's accessibility to Barnoldswick Town Centre and other strategic employment sites and the contribution may be the proposals towards the local economy. The site is beneficial for transport objectives owing to its accessibility to services and public transport and absence of local congestion problems. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is not known to be subject to flood risk. It is unclear what role the site has for biodiversity requiring further assessment. The site is adjacent to an existing ecological designation and therefore its development has the potential to adversely affect this designation. The site also forms part of the green infrastructure network. The development of the site could reduce the value of this network in this location. An adverse effect is assessed for biodiversity objectives. The site does not affect the historic environment. The proposal is visible from wider areas including public routes and makes a limited contribution to the special forms and features of the landscape character area. The proposal would protrude into the open space and would not relate well to existing built form increasing the adverse effects caused by its development on the open countryside and existing landscape. The proposal has a minor adverse effect on landscape objectives. A minor positive effect is assessed for climate change objectives.</p>		

P275 Land to North West of Salterforth Road, Earby		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The site has capacity for 30 dwellings. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. The site promoters seek to deliver age-restricted housing on site, providing homes specifically designed and marketed for the elderly. The development of the site would help meet the needs of the entire community and provide a direct response to the borough's ageing population. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P275 Land to North West of Salterforth Road, Earby				
SA Objective	Score			Commentary
				Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The site is located within 2,000m of the nearest major employment site (West Craven Business Park). The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective. <u>Term</u> A permanent minor positive effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<u>Likely Significant Effects</u> The site is located within 800m of one or more key services or 2000m of a local centre (Earby) No service provision is proposed on site. The development would result in increased pressure service quality/availability. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective. <u>Term</u> Permanent neutral effects from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u> None.
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P275 Land to North West of Salterforth Road, Earby				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<u>Likely Significant Effects</u> The site is located within 800m of a GP or open space. Scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities. The site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses. Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective. <u>Term</u> Permanent minor positive effects from the medium term. <u>Mitigation</u> Contributions towards open space facilities. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<u>Likely Significant Effects</u> The site is located within 400m of one or more transport services. There are no known highway capacity issues locally. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a minor positive effect for this objective. <u>Term</u> A minor positive effect from the medium term. <u>Mitigation</u> Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport. <u>Assumptions</u> None. <u>Uncertainties</u> Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk). It is unclear whether safe and sufficient access can be obtained from the highway network (medium risk).
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P275 Land to North West of Salterforth Road, Earby			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources			<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require an upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 and is subject to some risk of flooding from surface water flooding. This risk is not sufficient to render the site undevelopable but may affect overall capacity. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA to assess risk of surface water flooding at the site to inform site design and layout accordingly.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P275 Land to North West of Salterforth Road, Earby		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not located near to any known sources of air pollution and is unlikely to caused air quality problems locally noting the site's accessibility to existing services and facilities. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.87. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P275 Land to North West of Salterforth Road, Earby			
SA Objective	Score		Commentary
			<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<p>0</p> <p><u>Likely Significant Effects</u></p> <p>The site is not located within 100m of designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species.</p> <p>The site not located within the Green Infrastructure Network. The site is predominantly improved grassland.</p> <p>Overall, the proposal is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-		<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a). The site makes a minor contribution to this LCA forming the lower slopes of a drumlin. The site itself is comprised of large open agricultural fields. The development of the site would</p>

SA Appendix 5: Assessment of Potential Housing Sites

P275 Land to North West of Salterforth Road, Earby		
SA Objective	Score	Commentary
		<p>cause some harm to the LCA in the local area disrupting views of wider landscape which contributes to a greater extent to this LCA. The site forms a relatively large extension into the open countryside which is bounded on only one side by existing development and doesn't relate well to the existing settlement boundary. The site would be visible from a broader area and public routes.</p> <p><u>Term</u> Adverse potentially reducing in the medium to long term mitigation.</p> <p><u>Mitigation</u> Boundary treatments. Layout and form of development. Open Space to break up development and reduce its visibility.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: There are minor positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. The proposal would directly respond to the age-demographic of Pendle, providing specifically designed homes for the older age population. The proposal also benefits health objectives due to the benefit of the provision of new homes in supporting health and wellbeing, the site's accessibility to existing open space provision, and compatibility with existing land used. Positive effects are also assessed for economic objectives owing to the site's accessibility to strategic employment opportunities and the contribution made by the proposals towards the local economy. The site is beneficial for transport objectives owing to its accessibility to services and public transport and absence of local congestion problems. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is not known to be subject to flood risk. It is unclear what role the site has for biodiversity requiring further assessment. The site makes a contribution to the special forms and features of the landscape character area. Its development will result in protrusion into the open countryside in a location of relative sensitivity. The proposal would not be well related to the existing settlement pattern. The proposal has a minor adverse effect on landscape objectives. A neutral effect is assessed for climate change objectives.</p>		

P277 Former Waterworks and Quarry, Salterforth		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The site has capacity for 75 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P277 Former Waterworks and Quarry, Salterforth				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The site is not located within 2,000m of the nearest major employment site The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective. <u>Term</u> A permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	-	-	-	<u>Likely Significant Effects</u> The site is located in excess of 2000m of any key service. No service provision is proposed on site. The development would result in increased pressure service quality/availability. The site is located in excess of 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor adverse effect on this objective. <u>Term</u> Permanent minor adverse effects from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	-			

SA Appendix 5: Assessment of Potential Housing Sites

P277 Former Waterworks and Quarry, Salterforth				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space facilities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 400m of one or more transport services.</p> <p>There are no known highway capacity issues locally.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>A minor adverse effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (high risk).</p>
	-			

SA Appendix 5: Assessment of Potential Housing Sites

P277 Former Waterworks and Quarry, Salterforth		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p>Likely Significant Effects</p> <p>The site is previously developed although is being reclaimed by nature. The redevelopment of the site would support this objective. A significant positive effect is assessed.</p> <p>Term</p> <p>Permanent significant positive effects.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
7. To conserve and enhance water quality and resources	0 0	<p>Likely Significant Effects</p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require an upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p>Term</p> <p>A permanent neutral effect.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
	0	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p>Likely Significant Effects</p> <p>The SFRA confirms that the site is located in Flood Zone 1 and is subject to some risk of flooding from surface water flooding. This risk is not sufficient to render the site undevelopable but may affect overall capacity. A minor adverse effect is assessed for this objective.</p> <p>Term</p> <p>Minor adverse effect, reducing with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA to assess risk of surface water flooding at the site to inform site design and layout accordingly.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P277 Former Waterworks and Quarry, Salterforth		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not located near to any known sources of air pollution and is unlikely to caused air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u> The site has a suitability score of 2.87. The site therefore has a minor adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score assessed is a result of the site's isolated location.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P277 Former Waterworks and Quarry, Salterforth				
SA Objective	Score			Commentary
				<p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 100m of designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species.</p> <p>The site not located within the Green Infrastructure Network. The site is predominantly improved grassland.</p> <p>Overall, the proposal is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect from the medium to long term with the implementation of mitigation measures.</p>
	0			<p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect for this plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P277 Former Waterworks and Quarry, Salterforth		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Moorland Fringe Landscape Character Area (Zone 4g). The site itself does not reflect the features of this LCA being previously subject to intensive activity. The development of housing on the site however would harm the character of the wider landscape. The site is isolated within the open countryside. Its development will adversely affect the local landscape, views, and character. A minor adverse effect is assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>Scaling, layout, type and amount of development. Use of natural materials for construction. Comprehensive landscaping scheme required.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are minor positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. The site's isolated location nullifies wider benefits of health and wellbeing and the contribution made to the economy. In addition adverse effects are assessed for regeneration and transport objectives. The proposal relates to land which has previously been developed and as such the proposal supports aims to secure the efficient use of land. The site is not known to be subject to flood risk. It is unclear what role the site has for biodiversity though the site is being reclaimed by nature. Further assessment is required. The site does not affect the historic environment. The site is in an isolated location and is not suitable for the development of a major residential scheme. Whilst the proposal does not reflect the quality of the character area, its development will be visible from wider areas. Accounting for this an adverse effect is assessed for this objective. The proposal has a minor adverse effect for climate change objectives due to its isolated location.</p>		

P278 Land off Rylstone Drive and Pen-y-ghent Way, Barnoldswick		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 170 dwellings including affordable housing. The proposal will significantly help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p>

SA Appendix 5: Assessment of Potential Housing Sites

P278 Land off Rylstone Drive and Pen-y-ghent Way, Barnoldswick				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The site is located within 2,000m of the nearest major employment site (Barnoldswick Town Centre). The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective. <u>Term</u> A permanent minor positive effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	+	<u>Likely Significant Effects</u> The site is located within 800m of a town centre (Barnoldswick) No service provision is proposed on site. The development would result in increased pressure service quality/availability. The site is within 800m of a primary school and 2000m of a secondary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective. <u>Term</u> Permanent minor positive effects from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u> None. <u>Uncertainties</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P278 Land off Rylstone Drive and Pen-y-ghent Way, Barnoldswick				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP and open space.</p> <p>Scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space facilities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known highway capacity issues locally.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a minor positive for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk).</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P278 Land off Rylstone Drive and Pen-y-ghent Way, Barnoldswick		
SA Objective	Score	Commentary
		<p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0 0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require an upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 and is subject to some risk of flooding from surface water flooding. This risk is not sufficient to render the site undevelopable but may affect overall capacity. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA to assess risk of surface water flooding at the site to inform site design and layout accordingly.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P278 Land off Rylstone Drive and Pen-y-ghent Way, Barnoldswick		
SA Objective	Score	Commentary
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not located near to any known sources of air pollution and is unlikely to caused air quality problems locally noting the site's accessibility to existing services and facilities. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.13. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score reflects the site's accessibility to services, facilities and job opportunities available within Barnoldswick.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P278 Land off Rylstone Drive and Pen-y-ghent Way, Barnoldswick				
SA Objective	Score			Commentary
				Site does not provide a commercially attractive or viable site for extraction. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<u>Likely Significant Effects</u> The site is not located within 100m of locally designated site. It is unclear whether the site fulfils an important role for protected species. The site is predominantly improved grassland. The site is not located within the Green Infrastructure network. Overall, the proposal is likely to have a neutral effect on this objective. <u>Term</u> Permanent neutral effect. <u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0			
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<u>Likely Significant Effects</u> The site is located within a Conservation Area which extends to the south west of Barnoldswick. The proposal is for a significant scale development taking place on undulating land increasing its visibility from the wider area including other areas within and views of the conservation area. The development would result in a loss of open land which is purposefully included within the Conservation Area. As a minimum less than substantial harm is assessed for this proposal. A minor adverse effect is assessed for this objective. <u>Term</u> Likely adverse effects potentially reducing in the medium to long term with mitigation measures. <u>Mitigation</u> Development to be sensitive to and reflect the built qualities and character of the conservation area. Suitable off set, use of open space, and boundary treatments may be required to reduce impact. Development to be of highest quality design and materials. PROW to be retained as green routes through the site with key views and vistas kept free from development. <u>Assumptions</u> None <u>Uncertainties</u> Whether the proposal will result in substantial harm or less than substantial harm to the historic environment, and whether the public benefits associated with the proposal are sufficient to outweigh the harm assessed (Medium to high risk).

SA Appendix 5: Assessment of Potential Housing Sites

P278 Land off Rylstone Drive and Pen-y-ghent Way, Barnoldswick		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a). The does not reflect the features of this LCA comprising instead of a large open field extending into the open countryside. Views of upland to the west and restricted. The development of the site is unlikely to harm the LCA. The site relates relatively well to the built settlement and would round off the settlement in this location. The site is however open to views from the west and north which is on higher ground. A number of PROW cross through and pass near the site. The development of the site would alter the experience and character of these routes. The development has heritage sensitivities being located within a Conservation Area.</p> <p><u>Term</u></p> <p>Likely permanent adverse effects with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development to be sensitive to and reflect the built qualities and character of the conservation area. Suitable off set, use of open space, and boundary treatments may be required to reduce impact. Development to be of highest quality design and materials. PROW to be retained as green routes through the site with key views and vistas kept free from development.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are significant positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. Positive effects are also assessed for the economy noting the support extra patronage and labour supply could have for local employers and businesses. The proposal also benefits health objectives due to the benefit of the provision of new homes in supporting health and wellbeing, the site's accessibility to existing open space provision, and compatibility with existing land used. The site is beneficial for transport objectives owing to its accessibility to services and public transport and absence of local congestion problems. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is not known to be subject to flood risk. It is unclear what role the site has for biodiversity requiring further assessment. The proposal is located within a conservation area and could alter the character of this part of the conservation area affecting wider views and public enjoyment of the conservation area resulting in at least less than substantial harm. A minor adverse effect is assessed for this objective. The proposal relates to a large tract of land at an edge of settlement location and is visible from wider areas including public routes. The site makes a limited contribution to the special forms and features of the landscape character area but does form part of a wider conservation area. The proposal has a minor adverse effect on landscape objectives. A minor positive effect is assessed for climate change objectives.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P281 Land to rear of Main Street/Waterloo Road, Kelbrook				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 60 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p>
	0			<p><u>Term</u></p> <p>A permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P281 Land to rear of Main Street/Waterloo Road, Kelbrook				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key service. No service provision is proposed on site. The development would result in increased pressure service quality/availability. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space. Scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities. The site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses. Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space facilities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P281 Land to rear of Main Street/Waterloo Road, Kelbrook				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known highway capacity issues locally.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a minor positive for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p>
	+			<p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0		<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require an upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p>
	0			<p><u>Term</u></p> <p>A permanent neutral effect.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P281 Land to rear of Main Street/Waterloo Road, Kelbrook		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 and is subject to some risk of flooding from surface water flooding. This risk is not sufficient to render the site undevelopable but may affect overall capacity. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA to assess risk of surface water flooding at the site to inform site design and layout accordingly.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not located near to any known sources of air pollution and is unlikely to caused air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.04. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P281 Land to rear of Main Street/Waterloo Road, Kelbrook				
SA Objective	Score			Commentary
				<p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<p><u>Likely Significant Effects</u></p> <p>The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 100m of locally designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site is predominantly improved grassland.</p> <p>The site is not located within the Green Infrastructure network.</p> <p>Overall, the proposal is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P281 Land to rear of Main Street/Waterloo Road, Kelbrook		
SA Objective	Score	Commentary
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p><u>Likely Significant Effects</u></p> <p>The site is not located near any designated heritage assets however is located adjacent to the historic core of the village and an important urban character area as identified within the Kelbrook Neighbourhood Plan. Development of this scale and pattern is not likely to be compatible with the character of the settlement resulting in at least less than substantial harm for the historical environment. Minor adverse effects are assessed for this objective.</p> <p><u>Term</u></p> <p>Likely permanent adverse effects.</p> <p><u>Mitigation</u></p> <p>Adaptation of design, form, density and appearance of the development to reflect the unique built and natural features of the existing village.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Degree of harm caused, and whether the harm will be outweighed by the public benefits of the proposal (Medium risk).</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a). The site isn't considered to contain features which contribute to this LCA but does contain features and forms part of a wider landscape characteristic of the Rolling Upland Farmland LCA (Zone 14b) with harm likely if developed. Whilst the site relates well to the existing settlement, its scale and location would not reflect the historic and built character of the settlement resulting in adverse effects. This is especially the case noting the highlighted importance of this part of the village for providing a high quality urban environment. PROW follows the eastern boundary of the site. Developing the site would therefore change the experience and character of this PROW. An adverse effect is assessed with mitigation measures.</p> <p><u>Term</u></p> <p>Adverse effects possibly reducing in the medium to long term with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Potential reduce scale of development. Boundary treatments with sufficient offset to listed building and PROW. High quality development built of local materials.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Degree of harm caused, and whether the harm will be outweighed by the public benefits of the proposal (Medium risk).</p>

SA Appendix 5: Assessment of Potential Housing Sites

P281 Land to rear of Main Street/Waterloo Road, Kelbrook				
SA Objective	Score			Commentary
Summary: There are positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. The proposal also benefits health objectives due to the benefit of the provision of new homes in supporting health and wellbeing, the site’s accessibility to existing open space provision, and compatibility with existing land used. The site is beneficial for transport objectives owing to its accessibility to services and public transport and absence of local congestion problems. Neutral effects are assessed for economic and regeneration objectives largely to the limited service provision accessible within and from Kelbrook. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is not known to be subject to flood risk. It is unclear what role the site has for biodiversity requiring further assessment. The proposal is situated within the historic core of Kelbrook in an area of noted valued by the Kelbrook Neighbourhood Plan. Development of the type and scale proposed is likely to harm this historic area of Kelbrook altering its character. As a consequence it is assessed that the proposal would have harmful effects for both historic and landscape/townscape objectives. A minor positive effect is assessed for climate change objectives.				

P285 Land at Brownley Park Farm, Blacko				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<u>Likely Significant Effects</u> The site has capacity for 90 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective. <u>Term</u> Permanent minor positive effects from the medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The site is not located within 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective. <u>Term</u>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P285 Land at Brownley Park Farm, Blacko				
SA Objective	Score			Commentary
				<p>A permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key service.</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p>
			0	<p><u>Term</u></p> <p>Permanent neutral effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p>
			+	<p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space facilities.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P285 Land at Brownley Park Farm, Blacko				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> None.
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	-	0	<u>Likely Significant Effects</u> The site is located within 400m from one or more transport services however the service is of limited frequency. Minor congestion locally due to on street parking. Development of this scale and location is could adversely affect this with adverse effects for highway safety. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor adverse effect for this objective. <u>Term</u> A likely minor adverse effect from the medium term. <u>Mitigation</u> Investment in cycle storage and pedestrian and cycle links may be required. Contributions towards local highway improvements may be required. <u>Assumptions</u> None. <u>Uncertainties</u> Site is not developable without vehicular access (high risk).
6. To encourage the efficient use of land and conserve and enhance soils.	-			<u>Likely Significant Effects</u> The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed. <u>Term</u> Permanent minor adverse effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P285 Land at Brownley Park Farm, Blacko			
SA Objective	Score		Commentary
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require an upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p>
	0		<p><u>Term</u></p> <p>A permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 and is subject to some risk of flooding from surface water flooding. This risk is not sufficient to render the site undevelopable but may affect overall capacity. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA to assess risk of surface water flooding at the site to inform site design and layout accordingly.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0		<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not located near to any known sources of air pollution and is unlikely to caused air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P285 Land at Brownley Park Farm, Blacko		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.26. The site therefore has a minor adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score attributed to the proposal is a result of the site's relatively limited accessibility to services, shops and sources of employment, encouraging unsustainable travel.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P285 Land at Brownley Park Farm, Blacko				
SA Objective	Score			Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 100m of locally designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site is predominantly improved grassland.</p> <p>The site is not located within the Green Infrastructure network.</p> <p>Overall, the proposal is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<p><u>Likely Significant Effects</u></p> <p>Blacko is a linear settlement with stone-built terraces and cottages. The village sits along Gisburn Road which is set within a hilly landscape. A distinct feature within this landscape is Blacko Tower, a folly. Whilst not listed, this building is locally significant and visible from a far. The development of the site would significantly alter the character and form of the village, departing significantly from its traditional layout, and substantially changing the setting of Blacko Tower. At least less than substantial affects are likely arise, however if the entirety of the site was to be developed then this harm would increase. The overall effects assessed for this objective are minor adverse.</p> <p><u>Term</u></p> <p>Likely permanent minor adverse effects</p> <p><u>Mitigation</u></p> <p>A more limited site capacity closely related to existing built form is likely to reduce the harm assessed.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The level of harm caused by the proposal on the historic environment and whether the public benefits associated with the site’s development would outweigh the harm caused (medium to high risk).</p>
14. To conserve and enhance landscape character and townscapes.	--			<p><u>Likely Significant Effects</u></p> <p>The site is located within the Moorland Fringe Landscape Character Area (Zone 4g). The site is considered to function strongly towards this LCA occupying the lower slopes of land rising towards Blacko Tower and beyond that Weets Hill. Its development would represent</p>

SA Appendix 5: Assessment of Potential Housing Sites

P285 Land at Brownley Park Farm, Blacko		
SA Objective	Score	Commentary
		<p>a significant loss to the LCA within the local area and from areas with visibility of the site. The site would have a significant urbanising effect the development would have on the area in contrast to existing development, and the considerable break from the settlement pattern which would result in a form of the settlement which is unlike the remainder of the village. The elevated position of the site (and village) will make the development highly visible from large parts of the Borough including important sites within the Forest of Bowland National Landscape, public highway and PROW. A significant adverse effect is assessed, reducing to adverse if the proposal was reduced substantially in scale and form.</p> <p><u>Term</u> Likely significant adverse effects with limited reduction as a result of mitigation measures.</p> <p><u>Mitigation</u> Small scale, proportionate expansion of the village consistent with the pattern of development. High quality design and use of local materials reflecting the appearance of the wider village. Boundary treatment works to reduce intervisibility. Open space to break up the development and retain the ribbon like pattern of the settlement.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: There are positive effects for housing objectives due to the large increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. Wider benefits beyond housing objectives are limited. This is due to the limited accessibility of the site to existing services and facilities promoting car travel and reduce the local benefits of new homes on health, regeneration, and economic objectives. Adverse effects are assessed for transport objectives noting the absence of a frequent bus service operating in close proximity to the site and congestion/highway safety issues caused by on-street parking which is likely to be exacerbated by the proposal. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is not known to be subject to flood risk. It is unclear what role the site has for biodiversity requiring further assessment. The proposal is unlikely to affect the historic environment. Blacko is a linear settlement which is of limited scale and sustainability. The proposal is not conducive to this context and is likely to have a significant adverse effect on the local landscape and townscape noting its elevated position and location close to the Forest of Bowland National Landscape. The incompatible nature of the proposal with built form also harms the historic environment of Blacko and particular that of Blacko Tower which sits atop of a local summit north of the site, with the proposal forming part of its setting. An adverse effect is assessed for the historic environment objectives as a result. The limited accessibility of the site promoting unsustainable modes of transport significantly contributes towards the finding of a minor adverse effect assessed for climate change objectives.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P286 Land off Cuckstool Lane, Brierfield				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 10 dwellings. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The proposal is located close to an area which has low viability. Market demand may be weak (Low-medium risk).</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (Lomeshaye).</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P286 Land off Cuckstool Lane, Brierfield				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	0	0	<p>Likely Significant Effects</p> <p>The site is located within 800m of a local centre (Brierfield)</p> <p>No service provision is proposed on site. The proposal is however relatively small in scale and is unlikely to adversely affect service provision.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p>Term</p> <p>Permanent minor positive effects from the medium term.</p> <p>Mitigation</p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
	+			
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	-	<p>Likely Significant Effects</p> <p>The site is located within 800m of a GP or open space.</p> <p>Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities. The development however is relatively small in scale and unlikely to result in pressure on services or facilities.</p> <p>The proposal is in open countryside and close to residential uses. The proposal site is however located in close proximity to the M65 which is likely to have an adverse effect on future residents of the site due to noise and air pollution.</p> <p>On balance the proposal is considered to likely have a neutral effect on this objective with suitable mitigation measures.</p> <p>Term</p> <p>Likely neutral effect from the medium term with implementation of mitigation measures.</p> <p>Mitigation</p> <p>Open space provision required on site. Contribution towards open space provision may also be required. Boundary treatments, orientation and layout of development to minimise adverse effects arising from the proximity of the motorway.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P286 Land off Cuckstool Lane, Brierfield				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located excess of 400m from all transport services.</p> <p>There is no known congestion issues local to the site or which would be affected by the site's development.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>A likely minor adverse effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0		<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require an upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p>
		0		<p><u>Term</u></p> <p>A permanent neutral effect.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P286 Land off Cuckstool Lane, Brierfield		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u> The SFRA finds that parts of the site are subject to a high risk of flooding. Whilst this may not render the entirety of the site undevelopable, the capacity of the site may be substantially reduced to avoid affected areas. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u> Minor adverse effects potentially reducing with the adoption of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA required to inform the developable areas of the site taking into account sources of flood risk at the site and measures to ensure these are appropriately managed.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is small in scale and unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>

SA Appendix 5: Assessment of Potential Housing Sites

P286 Land off Cuckstool Lane, Brierfield				
SA Objective	Score			Commentary
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0			<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.61. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score attributed to the proposal is a result of the site’s relatively limited accessibility to services, shops and sources of employment, encouraging unsustainable travel.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	-	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 100m of designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site is predominantly improved grassland.</p> <p>The site is located within the Green Infrastructure Network. The development of the site would have an adverse impact on this network.</p> <p>Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect potentially reducing from the medium to long term with the implementation of mitigation measures.</p>
	-			

SA Appendix 5: Assessment of Potential Housing Sites

P286 Land off Cuckstool Lane, Brierfield		
SA Objective	Score	Commentary
		<p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Foothills and Valleys (Zone 6a). The site functions strongly towards this LCA, formed of sloping land, with strong vegetated boundaries, and close to isolated rural buildings. The site relates reasonably poorly to the existing settlement pattern, protruding significantly into the open countryside with significant harm to the character of the site. The site occupies an elevated location which is prominent from Brierfield and located on the S bends – a well-known location locally. The site is visible from the public highway and PROWs. Its development will alter significantly the character of the area which feels rural having crossed the motorway/river/canal. The site is designated Green Belt and is found to contribute crucially to its purposes within the recent Green Belt assessment. As such the release of the land for housing would not be consistent with national planning policy. No very special circumstances case is known to exist to justify the development of the site. The proposal is considered to have a significant adverse effect on this objective which cannot under current circumstances be mitigated.</p> <p><u>Term</u></p> <p>Permanent significant adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P286 Land off Cuckstool Lane, Brierfield		
SA Objective	Score	Commentary
		<p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due to the large increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. Some positive effects are identified for economic and regeneration objectives. This is largely due to the proposals proximity to the M65 corridor and employment opportunities and businesses located within, and added support the proposal will have for these areas through increase expenditure and larger labour supply. The proposal is assessed as having a neutral effect on health. This is due to the proximity of the site to the M65 motorway and the health concerns this raises from air pollution and noise. The proposal has adverse effects for transport due to the site's limited accessibility to public transport opportunities thereby promoting travel by car. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is subject to a degree of risk of flooding which will need to be addressed through the site's design potentially affecting its capacity and viability. The site does not contribute towards the historic environment. The site forms part of the Green Infrastructure Network. Its development may adversely affect this network resulting in a negative effect for biodiversity objectives. The site shows strong functionality within the landscape contributing positively to its quality in its current form. The site fulfils an important role in prevent urban sprawl and safeguarding the open countryside from development as part of the Green Belt. For these reasons the proposal is assessed to have a significant adverse effect for landscape objectives. The site is assessed to have a neutral effect for climate change objectives.</p>		

P287 Whiteholme Mill, Trawden		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 25 dwellings. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The proposal is located close to an area which has low viability. Market demand may be weak (Low-medium risk).</p>

SA Appendix 5: Assessment of Potential Housing Sites

P287 Whiteholme Mill, Trawden				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	-	0	0	<p><u>Likely Significant Effects</u></p> <p>The development site is currently used for employment. The redevelopment of the site for housing would result in the loss of employment land (not protected by policy).</p> <p>The site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	-			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one of more key service.</p> <p>No service provision is proposed on site. The proposal will therefore result in additional pressure for existing services with new facilities unlikely to be provided.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P287 Whiteholme Mill, Trawden				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	0	<p>Likely Significant Effects</p> <p>The site is located within 800m of a GP and open space.</p> <p>Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The proposal is in open countryside and close to residential uses. The proposal is compatible with these uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective with suitable mitigation measures.</p> <p>Term</p> <p>Likely minor positive effect from the medium term with implementation of mitigation measures.</p> <p>Mitigation</p> <p>Open space provision required on site. Contribution towards open space provision may also be required.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p>Likely Significant Effects</p> <p>The site is located within 400m of one or more transport services.</p> <p>There is no known congestion issues local to the site or which would be affected by the site's development.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p>Term</p> <p>A likely minor positive effect reducing with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Investment in cycle storage and pedestrian and cycle links may be required.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p>Likely Significant Effects</p> <p>The site is brownfield. The redevelopment of the site for housing would make effective use of land. The proposal would support this objective with a significantly positive effect.</p> <p>Term</p> <p>Permanent adverse effects over the plan period.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P287 Whiteholme Mill, Trawden		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Development should be directed towards brownfield locations within the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
7. To conserve and enhance water quality and resources	-- -	<p><u>Likely Significant Effects</u> The site is located within 10m of a watercourse or water body (Trawden Brook). The development may require an upgrade to water management infrastructure. The redevelopment of the site may result in contaminant entering the watercourse noting the site's current industrial use. Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u> A permanent minor adverse effect.</p> <p><u>Mitigation</u> Development should be directed away from the water course with any surface waterflow treated before entering Trawden Brook. A site investigation will be necessary. The development should take place in accordance with its recommendations.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u> The SFRA finds that the majority of the site is subject to a high risk of flooding from rivers and is subject to a high risk of flooding from surface water. The flood risk associated with the site may render part or all of the site undevelopable for housing. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u> Significant adverse effects unlikely to be reduced.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA required to inform the developable areas of the site taking into account sources of flood risk at the site and measures to ensure these are appropriately managed.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage. It is likely that the site is not suitable for housing (high risk).</p>

SA Appendix 5: Assessment of Potential Housing Sites

P287 Whiteholme Mill, Trawden		
SA Objective	Score	Commentary
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.70. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score attributed to the proposal is a result of the site's relatively limited accessibility to services, shops and sources of employment, encouraging unsustainable travel.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The site is located outwith the Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P287 Whiteholme Mill, Trawden			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 100m of designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site is predominantly improved grassland.</p> <p>The site is not located within the Green Infrastructure Network.</p> <p>Overall, the proposal is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect potentially reducing from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	+		<p><u>Likely Significant Effects</u></p> <p>The site is located within the Trawden Forest Conservation Area. In its current condition the proposal site does not contribute towards the built qualities of this area and is a limited way detracts from this area. The proposal has the potential to benefit the conservation area removing an industrial site of relatively modern functional appearance from the streetscene. The proposal is likely to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Initial neutral effects with potential for positive effects in the medium to long term.</p> <p><u>Mitigation</u></p> <p>High quality development using materials and architecture which reflects those important buildings in the wider conservation area.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>A positive effect is achieved for the conservation area (low risk)</p>
14. To conserve and enhance landscape character and townscapes.	0		<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Foothills and Valleys (Zone 6a). The site shows very limited functionality towards this local landscape character area noting its built modern and functional form. The redevelopment of the site for housing is unlikely to harm the landscape character area notwithstanding the visibility of the site from public vantage points. The site is currently developed, is contained and relates well to the built up area. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P287 Whiteholme Mill, Trawden		
SA Objective	Score	Commentary
		<p>Permeant neutral effects likely.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due to the large increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. The site is in employment use and therefore its redevelopment to housing would result in the loss of employment land. Adverse effects are therefore assessed for the site's effect on employment objectives. Neutral effects are identified for regeneration objectives. This is due to the relatively limited accessibility of the site to existing services, being located almost between settlements. Some positive effects are identified for health objectives noting the site's accessibility to health infrastructure and open space. Positive effects are also assessed for transport objectives given the accessibility of the site to public transport provision and the absence of highway constraints affecting the site. The site is previously developed and as such makes a positive response towards effective use of land objectives. The site is near to an existing watercourse, giving rise to concerns of the potential for water contamination. The site is subject to a high risk of flooding. This constraint may render the site unsuitable for housing. The site is not known for its biodiversity value, however further surveys will be necessary. A neutral effect is assessed for biodiversity objectives. The site is located within the Trawden Forest Conservation Area and in its current condition does not contribute positively towards this designation. The redevelopment of the site gives rise to the opportunity for enhancements to be made to the quality of the built environment, resulting in positive effects for heritage objectives. The redevelopment of the site is unlikely to harm or enhance the local landscape. A neutral effect is assessed for landscape objectives. The proposal is assessed to have a neutral effect for climate change objectives.</p>		

P288 Land at Applegarth, Barnoldswick		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 10 dwellings. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p> <p>The proposal is located close to an area which has low viability. Market demand may be weak (Low-medium risk).</p>

SA Appendix 5: Assessment of Potential Housing Sites

P288 Land at Applegarth, Barnoldswick				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (Crow Nest).</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	0	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key service or 2000m of a town centre (Barnoldswick)</p> <p>No service provision is proposed on site. The proposal is however relatively small in scale and is unlikely to adversely affect service provision.</p> <p>The site is within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P288 Land at Applegarth, Barnoldswick				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities. The development however is relatively small in scale and unlikely to result in pressure on services or facilities.</p> <p>The proposal is in open countryside and close to residential uses. The proposal site is also located near to the Rolls Royce Bankfield Site and there is potential for an adverse effect to arise to residential amenity as a result of operations at the site.</p> <p>On balance the proposal is considered to likely have a neutral effect on this objective with suitable mitigation measures.</p> <p><u>Term</u></p> <p>Likely neutral effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Open space provision required on site. Contribution towards open space provision may also be required. Boundary treatments, orientation and layout of development to minimise adverse effects arising from Rolls Royce</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
	0			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within of 400m of one or more transport services.</p> <p>There is no known congestion issues local to the site or which would be affected by the site’s development.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A likely minor adverse effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P288 Land at Applegarth, Barnoldswick		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	- 0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 50m of a watercourse or water body (Leeds and Liverpool Canal). The development is unlikely to require an upgrade to water management infrastructure. The proposal is unlikely to affect water quality. Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>A permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>Development should not take place in close proximity to the canal.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 with a low risk of flooding from surface water. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA to assess sources of flood risk at the site to inform site layout and design.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P288 Land at Applegarth, Barnoldswick		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is small in scale and unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.91. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score attributed to the proposal is a result of the site's relatively limited accessibility to services, shops and sources of employment, encouraging unsustainable travel.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></p> <p>The site is mostly located outwith the Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P288 Land at Applegarth, Barnoldswick				
SA Objective	Score			Commentary
				<p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	-	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within 100m of designated site.</p> <p>The Phase 1 habitat assessed indicates that the site is predominantly improved grassland. There is an area of broad-leaved semi natural woodland alongside the canal which is listed as a priority habitat in Pendle.</p> <p>The site is located adjacent to the Green Infrastructure Network. The development of the site could have an adverse impact on this network.</p> <p>Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect potentially reducing from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. The development should be directed away from the Leeds and Liverpool Canal to safeguard the features which are important to ecology, and which positively contribute to the green infrastructure network.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P288 Land at Applegarth, Barnoldswick		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field (13a) Landscape Character Area. The proposal does not contribute towards this landscape character area in any way and does not reflect the special and unique features of this character area. The proposal is undeveloped and located within the settlement boundary. It is largely overgrown and is contained on all sides by surrounding uses or features. The site may be visible from the Leeds and Liverpool Canal towpath but makes no contribution to the enjoyment of this route. Overall the effect on this objective is assessed as neutral.</p> <p><u>Term</u></p> <p>Permeant neutral effects.</p> <p><u>Mitigation</u></p> <p>Development directed away from being in close proximity to the Leeds and Liverpool Canal.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. Some positive effects are identified for economic and regeneration objectives due to the proximity of the site to existing sources of employment and services. The proposal is assessed as having a neutral effect on health. This is due to the proximity of the site to the Rolls Royce Bankfield Site and the health concerns this raises from air pollution and noise. The proposal has minor positive effects for transport due to the site's accessibility to public transport opportunities. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is not known to experience a significant risk of flooding and does not contribute towards the historic environment. The site forms part of the Green Infrastructure Network is adjacent to a designated site and features protected habits. Its development is likely therefore to adversely affect biodiversity. Whilst undeveloped the site sits on a contained site within the settlement boundary. It does not contribute to the setting of Barnoldswick or reflect the landscape qualities of the wider landscape character area. The site is assessed to have a neutral effect for landscape/townscape objectives. An overall neutral effect is assessed for the proposal's effects on climate change objectives.</p>		

P291 Land east of Hayfields, Salterforth		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 35 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p>

SA Appendix 5: Assessment of Potential Housing Sites

P291 Land east of Hayfields, Salterforth				
SA Objective	Score			Commentary
				<u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The site is located within 2,000m of the nearest major employment site (Barnoldswick Town Centre). The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective. <u>Term</u> A permanent minor positive effect from the medium term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+	<u>Likely Significant Effects</u> The site is located within 800m of one or more key service or 2,000m of a town centre (Barnoldswick) No service provision is proposed on site. The proposal would result in increased pressure on existing services and facilities. The site is within 800m of a primary school and 2,000m of a secondary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective. <u>Term</u> Permanent minor positive effects from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P291 Land east of Hayfields, Salterforth				
SA Objective	Score			Commentary
				<p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The proposal bordered by open countryside and residential uses. The proposal is compatible with these uses.</p> <p>On balance the proposal is considered to likely have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely neutral effect from the medium term with mitigation</p> <p><u>Mitigation</u></p> <p>Contribution towards open space provision may be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
			0	
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There is no known congestion issues local to the site or which would be affected by the site's development.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A likely minor positive effect further improving with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
			+	

SA Appendix 5: Assessment of Potential Housing Sites

P291 Land east of Hayfields, Salterforth		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	-- 0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 10m of a watercourse or water body (Salterforth Beck)</p> <p>The development is not likely to require an upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse from the medium term reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development should take place away from the watercourse with sufficient drainage to prevent any increase in flood risk.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that parts of the site are subject to a high risk of flooding. The site is subject to a high risk of flooding from surface water. This is likely to affect the capacity of the site for development. A minor adverse effect is therefore assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects potentially reducing with the adoption of mitigation measures where suitable.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development in high risk areas from flooding to be avoided as informed by a site specific FRA. Sufficient storage capacity provided within the site to ensure that flood risk doesn't increase elsewhere.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P291 Land east of Hayfields, Salterforth		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is relatively small in scale and unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.70. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The site is mostly located outwith the Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P291 Land east of Hayfields, Salterforth			
SA Objective	Score		Commentary
			<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0
	-		<p>Likely Significant Effects</p> <p>The site is located within 100m of a locally designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site consists primarily of improved grassland.</p> <p>The site is not located within Green Infrastructure Network.</p> <p>Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect potentially reducing in the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p>Likely Significant Effects</p> <p>The site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P291 Land east of Hayfields, Salterforth		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a). The site is largely contained by existing development and isolated from wider landscape which contributes towards the LCA. Little harm to the LCA is likely to occur as a result of the site's development. The site is proportionate in scale to the settlement of Salterforth and would provide for a logical rounding off of the settlement in this location. The site is not designated, nor would it affect any designated heritage asset. The site is visible to a number of public vantage points including a PROW which runs along the eastern boundary of the site. The PROW is currently in open countryside and development of the site would alter the character and experience along this route. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Potential minor adverse effect reducing to a limited extent in the medium to long term with mitigation.</p> <p><u>Mitigation</u></p> <p>Development offset from the PROW to be retained. Open space adjacent to PROW to retain some sense of openness and a semi-rural route.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. Positive effects are also identified for economic objectives owing to the site's accessibility to existing employment opportunities and contribution provided by the development of the site to the local economy. The relative accessibility of the site to existing service provision (largely within Barnoldswick) will aid the vitality of this centre serving to promote regeneration objectives. Benefits are also recorded for transport objectives owing to the site's accessibility to public transport and the absence of highway capacity issues locally. Neutral effects are assessed for health objectives due to the limited scope for open space provision on site and added pressure created by the development on healthcare facilities. Countering this is the health and wellbeing benefits provided by the provision of new, quality housing. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is subject to some flooding which will have to be addressed through the detailed design process potentially affecting overall capacity. The site is located in close proximity to a designated site. The development of the proposal may adversely affect biodiversity objectives and further assessment of biodiversity constraints is necessary. The proposal is unlikely to affect the historic environment. The site is relatively well contained by existing development and makes only a limited contribution to the qualities of the landscape character area within which the proposal is located. The proposal will result in an urbanising effect and permanent loss of undeveloped land to housing. The site is visible from public routes and will alter to some degree the experience had when travelling along these routes. A minor adverse effect is assessed for the proposals effect on landscape objectives. Overall a neutral effect is assessed for climate change objectives.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P294 Land north of Riverside Way, Barrowford				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 120 dwellings including affordable housing. The proposal will make a significant contribution to housing land supply helping to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	--	0	0	<p><u>Likely Significant Effects</u></p> <p>The proposal forms part of Riverside Business Park and is allocated for B1 office use in the Core Strategy. The development would therefore result in a loss of employment land in the borough.</p> <p>The site is located within 2,000m of the nearest major employment site (Riverside Business Park). Part of which would be lost to housing if developed.</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor adverse effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P294 Land north of Riverside Way, Barrowford				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key service or 2,000m of a town centre (Nelson)</p> <p>No service provision is proposed on site. The proposal would result in increased pressure on existing services and facilities.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p>
	0			<p><u>Term</u></p> <p>Permanent neutral effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP and open space.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The proposal bordered by open countryside and residential uses. Pylons extend through the site. Development close to Pylons could cause harm to health.</p>
	+			<p>On balance the proposal is considered to likely have a minor positive effect on this objective with sufficient mitigation.</p> <p><u>Term</u></p> <p>Likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>On site open space provision. Contribution towards open space provision may also be required. Suitable off set of dwellings and private garden space from pylons.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>

SA Appendix 5: Assessment of Potential Housing Sites

P294 Land north of Riverside Way, Barrowford			
SA Objective	Score		Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	-	0
	-		<p><u>Likely Significant Effects</u></p> <p>The site is located more than 400m from all transport services although it should be noted that the development of Trough Laithe would provide for an enhanced bus service in the area for five years which would also serve this site.</p> <p>Moderate congestion issues locally that the development of the site would adversely contribute to.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>A minor adverse effect potentially reducing with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Further study of congestion in the area and the contribution made by the development to this required. Infrastructure and highway capacity improvements may be required in response to finding of adverse effect.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	--	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within 50m of a watercourse or water body (Pendle Water)</p> <p>The development may require an upgrade to water management infrastructure noting local flooding events and observed continuing erosion of the river bank.</p> <p>The proposal is unlikely to affect water quality.</p>
	-		Overall the site is considered to have minor adverse effect on this objective.

SA Appendix 5: Assessment of Potential Housing Sites

P294 Land north of Riverside Way, Barrowford		
SA Objective	Score	Commentary
		<p><u>Term</u> Minor adverse from the medium term reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u> Development should take place away from the watercourse with sufficient drainage to prevent any increase in flood risk. Flood risk infrastructure may be required locally to reduce any potential flood risk as a result of the development.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u> The site SFRA finds that large parts of the site are subject to a high risk of flooding. The extent of this flood risk is anticipated to render large parts of the site undevelopable for housing. The degree of this risk leads the SFRA to recommend that the site is not allocated for housing. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u> Significant adverse effects potentially reducing with the adoption of mitigation measures where suitable.</p> <p><u>Mitigation</u> Site specific Phase 2 SFRA or FRA required to modelling flood risk areas so the extent of this can be understood, to inform any decisions about the suitability of the site for housing and its capacity for development. Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development in high risk areas from flooding to be avoided. Sufficient storage capacity provided within the site to ensure that flood risk doesn't increase elsewhere.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p>

SA Appendix 5: Assessment of Potential Housing Sites

P294 Land north of Riverside Way, Barrowford		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.09. The site therefore would have a minor adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score identified for this proposal is largely a result of its flood risk constraints, associated loss of employment land and relatively limited connectivity by public transport.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P294 Land north of Riverside Way, Barrowford			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 100m of a locally designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site consists primarily of improved grassland.</p> <p>The site is not located within Green Infrastructure Network. There is potential to link into this network as part of the site’s development.</p> <p>Overall, the proposal is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect potentially with some enhancement in the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	0		<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Foothills and Valleys Landscape Character Area. The site fulfils a limited function within this LCA noting current natural features. However, it is material that the wider parcel of land to the north and west (which in its current form fulfils a more significant role for the LCA than this site) will soon be developed for housing (as part of Trough Laithe). The site will then be isolated from the wider countryside. No harm to the LCA is envisaged. The site adjoins the built-up area of Barrowford. Whilst the proposal would close the gap between Barrowford and Nelson, it must be noted that the site is already allocated for offices with Trough Laithe strategic housing site to the north and west already closing this gap once developed. The proposal would not therefore</p>

SA Appendix 5: Assessment of Potential Housing Sites

P294 Land north of Riverside Way, Barrowford		
SA Objective	Score	Commentary
		<p>adversely affect the local landscape or lead to the coalescence of settlements. Potential sensitivity from PROW along Pendle Water and the settlement boundary to be dealt with through mitigation measures. Overall, a neutral effect is assessed based on the context provided by the Core Strategy.</p> <p><u>Term</u> Likely neutral effect in the medium to long term with mitigation.</p> <p><u>Mitigation</u> Development offset from the river and PROW. High quality design, boundary treatments, public open space and green corridors to be agreed with the Council.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: There are significant positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. Positive effects are also identified for health objectives owing to the site's connectivity to open space and healthcare provision and scope for new space provided within the site. Countering this to some degree is health risks associated with pylons which run through the site and will require the implementation of suitable offset measures. Whilst the site is closely related to the built up area it is some distance to some services and facilities reducing the site's score for certain objectives. The site is allocated for employment use within the Pendle Core Strategy. Its development for housing would conflict with adopted policy and serves to result in adverse effects for economic and regeneration objectives. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is subject to high risk of flooding from nearby Pendle Water which is modelled to render much of the site undevelopable. The SFRA recommends that the site is unsuitable for housing. A significant adverse effect is assessed for this objective. The proposal has a largely uncertain effect for biodiversity. The site is within the urban area however closely relates to a river corridor. It is likely that the site has some significance for wildlife. Further study of this potential constraint is necessary. The proposal is unlikely to affect the historic environment. The site is located in an area of Pendle which is subject to change with major developments taking place locally. This will transform the local landscape and introduce a significant amount of urban development. Taking this into account it is assessed that the proposal would have a neutral effect on landscape objectives. Overall a minor adverse effect is assessed for climate change objectives this is largely due to the significant degree of flood risk assessed for the site.</p>		

P296 Land at Barden Lane Stables, Barden Lane, Brierfield		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u> The site has capacity for 300 dwellings. The proposal will make a significant contribution to housing land supply helping to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P296 Land at Barden Lane Stables, Barden Lane, Brierfield				
SA Objective	Score			Commentary
				Permanent significant positive effects from the medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<u>Likely Significant Effects</u> The site is not in use for employment. The site is not located within 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective. <u>Term</u> A permanent neutral effect from the medium term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	0	-	0	<u>Likely Significant Effects</u> The site is located within 2000m of a key service. No service provision is proposed on site. The proposal would result in increased pressure on existing services and facilities. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor adverse effect on this objective. <u>Term</u> Permanent minor adverse effect from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development.
	-			

SA Appendix 5: Assessment of Potential Housing Sites

P296 Land at Barden Lane Stables, Barden Lane, Brierfield				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<u>Likely Significant Effects</u> The site is located within 800m of a GP or open space. Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities. The proposal bordered by open countryside and residential uses. The proposal is compatible with these uses. On balance the proposal is considered to likely have a minor positive effect on this objective with sufficient mitigation. <u>Term</u> Likely minor positive effect from the medium term with the implementation of mitigation measures. <u>Mitigation</u> On site open space provision. Financial contribution towards open space provision may also be required. <u>Assumptions</u> None. <u>Uncertainties</u> None
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<u>Likely Significant Effects</u> The site is located within 400m of one or more transport service. There is no known congestion issues local to the site. Further study will be necessary at the planning application stage noting the scale of development. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor adverse effect for this objective. <u>Term</u> A minor adverse effect potentially reducing with the adoption of mitigation measures. <u>Mitigation</u> Investment in cycle storage and pedestrian and cycle links may be required. Further study of congestion in the area and the contribution made by the development to this required. <u>Assumptions</u> None. <u>Uncertainties</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P296 Land at Barden Lane Stables, Barden Lane, Brierfield		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	-- ?	<p><u>Likely Significant Effects</u></p> <p>The site is located within 10m of a watercourse or water body (Pendle Water/Leeds Liverpool Canal).</p> <p>The development may require an upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect potentially reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development should take place away from the watercourse with sufficient drainage to prevent any increase in flood risk.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that parts of the site are subject to a high risk of flooding. The site is subject to a high risk of flooding from surface water. This is likely to affect the capacity of the site for development. A minor adverse effect is therefore assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects potentially reducing with the adoption of mitigation measures where suitable.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development in high risk areas from flooding to be avoided as informed by a site specific FRA. Sufficient storage capacity provided within the site to ensure that flood risk doesn't increase elsewhere.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P296 Land at Barden Lane Stables, Barden Lane, Brierfield		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u> The site has a suitability score of 2.52. The site therefore would have a minor adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score identified for this proposal is associated with the likely environmental effects of developing the site for housing.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P296 Land at Barden Lane Stables, Barden Lane, Brierfield				
SA Objective	Score			Commentary
				<p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	--	--	-	<p><u>Likely Significant Effects</u></p> <p>The site contains a locally designated site, and its development is likely to have a significant adverse effect on this designation.</p> <p>The site is the Round Wood Swamp BHS. The site is predominantly improved grassland with some continuous dense scrub and mire with bryophyte-dominated springs.</p> <p>The site is located within the Green Infrastructure Network. The proposal is likely to have an adverse effect on the Green Infrastructure network owing to the extent of the loss caused by the development of the site.</p> <p>Overall, the proposal is likely to have a significant adverse effect on this objective.</p> <p><u>Term</u></p> <p>Significant adverse effect unlikely to be reduced by mitigation given that the site is a BHS.</p> <p><u>Mitigation</u></p> <p>None available.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result the proposal is assessed to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P296 Land at Barden Lane Stables, Barden Lane, Brierfield		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The site contains features which contribute to this LCA and the setting of the settlement, this includes changes in topography, discrete woodland, a network of public footpaths and hedgerows. Local harm is likely to arise to the LCA if developed. The site relates poorly to the settlement pattern extending development significantly in the open countryside which would be highly visible from PROW which run along the Leeds Liverpool Canal and Pendle Water. Development would extend up to and include Round Wood significantly altering and adversely affecting the local landscape. The site is designated as Green Belt and recently found to fulfil an important role for the purposes of the Green Belt. The development of the site would not be consistent with national Green Belt policy. There are no Very Special Circumstances to justify the development of this site. The proposal is therefore considered to have a significant adverse effect on this objective which cannot be mitigated.</p> <p><u>Term</u></p> <p>Permanent significant adverse effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are significant positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. Positive effects are also identified for health objectives owing to the site's connectivity to open space and scope for new space provided within the site, coupled with the health benefits associated with the provision of new housing. Positive effects are also recorded for transport objectives noting the site's proximity to public transport routes and absence of highway capacity issues locally. The site is relatively distant from existing strategic employment areas resulting in neutral and adverse effects for economic and regeneration objectives respectively. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is subject to some risk of flooding from nearby Pendle Water likely to affect site capacity and is located close to the Leeds and Liverpool Canal with the potential to affect this waterway. Adverse effects are assessed for flooding and water infrastructure objectives. Part of the site is a designated biodiversity site, and the site is in close proximity to further biodiversity designations. Existing evidence shows that the site has importance for protected species. The site also forms part of Pendle's green infrastructure network. Taking this into account significant adverse effects are identified for biodiversity objectives for this proposal. The proposal is unlikely to affect the historic environment. The site contains a number of natural features which contributes positively to the local landscape character area. The site is highly visible to public routes including the Leeds and Liverpool Canal. The site forms part of the designated Green Belt and is found to fulfil the purposes of the Green Belt, in particular preventing urban sprawl and safeguarding the open countryside. The proposal therefore has a significant adverse effect for landscape objectives. Accounting for the above, and largely as a result of the significant environmental constraints affecting the proposal, the site is assessed to have a minor adverse effect for climate change objectives.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P297 The Stables, Old Stone Trough Lane, Kelbrook				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 40 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not in use for employment.</p> <p>The site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P297 The Stables, Old Stone Trough Lane, Kelbrook				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key service. No service provision is proposed on site. The proposal would result in increased pressure on existing services and facilities. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space. Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities. The proposal bordered by open countryside and residential uses. The proposal is compatible with these uses. On balance the proposal is considered to likely have a neutral effect on this objective with sufficient mitigation.</p> <p><u>Term</u></p> <p>Likely neutral effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>On site open space provision. Financial contribution towards open space provision may also be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P297 The Stables, Old Stone Trough Lane, Kelbrook				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport service.</p> <p>There are minor congestions issues locally due to highway constraints and parked vehicles. The proposal is likely to have an adverse effect on this objective noting little scope to address this.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely neutral effect for this objective.</p> <p><u>Term</u></p> <p>A neutral effect potentially reducing with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Further study of congestion in the area and the contribution made by the development to this required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0		<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body</p> <p>The development will not require an upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P297 The Stables, Old Stone Trough Lane, Kelbrook		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u> The SFRA finds that parts of the site are subject to a high risk of flooding. The site is subject to a high risk of flooding from surface water. This is likely to affect the capacity of the site for development. A minor adverse effect is therefore assessed for this objective.</p> <p><u>Term</u> Minor adverse effects potentially reducing with the adoption of mitigation measures where suitable.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development in high risk areas from flooding to be avoided as informed by a site specific FRA. Sufficient storage capacity provided within the site to ensure that flood risk doesn't increase elsewhere.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>

SA Appendix 5: Assessment of Potential Housing Sites

P297 The Stables, Old Stone Trough Lane, Kelbrook				
SA Objective	Score			Commentary
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+			<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.00. The site therefore would have a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<p><u>Likely Significant Effects</u></p> <p>The site is not located within the Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 100m of a designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site consists primarily of improved grassland.</p> <p>The site is not located within the Green Infrastructure Network.</p> <p>Overall, the proposal is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect from the medium to long term with the implementation of mitigation measures.</p>
	0			<p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P297 The Stables, Old Stone Trough Lane, Kelbrook		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u> The site is unlikely to be affected by heritage assets and as a result is assessed to have a likely neutral effect for this objective.</p> <p><u>Term</u> Likely permanent neutral effects</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u> The site is located within the Drumlin Field Landscape Character Area (Zone 13a). Whilst the site is not considered to display characteristics which contribute to this LCA, it does however reflect some of the features noted for the Rolling Upland Farmland Landscape Character Area (Zone 14b), and functions within the transitional landscape between the valley floor and rising landscape. Harm to this LCA is likely if developed. The site is isolated from Kelbrook and would result in a major development of the countryside. The proposal is not of a suitable scale or type for its location and would significantly adversely affect the open countryside. Development of the site alongside P004 may make for a more logical development however would still adversely to significantly adversely affect the open countryside and would represent a development which is not proportionate to and consistent with the form of Kelbrook.</p> <p><u>Term</u> Likely significant adverse effect, reducing slightly if developed alongside P004.</p> <p><u>Mitigation</u> Development alongside P004 may reduce adverse effects to a limited degree.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P297 The Stables, Old Stone Trough Lane, Kelbrook				
SA Objective	Score			Commentary
Summary: There are positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. Limited service provision is available nearby, and the site is not located within walking distance of nearby strategic employment sites. The site is in a countryside location and supporting infrastructure is limited to accommodate the development. Limited scope exists within the site to provide new open space and services. Accounting for this, neutral effects are assessed for health, transport, regeneration and economic objectives. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is subject to some risk of flooding by surface water which could affect site capacity. Adverse effects are assessed for flood risk objectives. The proposal is not known to be affected by biodiversity constraints; however further detailed assessment is required. A neutral effect is assessed for this objective. The proposal is located in the open countryside in a transitional area between the valley floor and upland areas which rise to the east of the site. The proposal site is isolated from Kelbrook. Its development would constitute significant urban sprawl into the open countryside which is poorly related to the settlement pattern. A significant adverse effect is assessed for landscape. A minor positive effect is assessed for climate change objectives.				

P298 Land to the rear of Craven Heifer, Kelbrook				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 51 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not in use for employment.</p> <p>The site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the</p>

SA Appendix 5: Assessment of Potential Housing Sites

P298 Land to the rear of Craven Heifer, Kelbrook				
SA Objective	Score			Commentary
	0			<p>economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p>Term A permanent neutral effect from the medium term.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties Use of sustainable modes of transport to access employment. Medium risk.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p>Likely Significant Effects The site is located within 800m of one or more key service. No service provision is proposed on site. The proposal would result in increased pressure on existing services and facilities. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p>
	0			<p>Term Permanent neutral effect from the medium term.</p> <p>Mitigation Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p>Likely Significant Effects The site is located within 800m of a GP or open space. Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities. The proposal bordered by open countryside and residential uses. The proposal is compatible with these uses. On balance the proposal is considered to likely have a minor positive effect on this objective with sufficient mitigation.</p>
	+			<p>Term Likely minor positive effect from the medium term with the implementation of mitigation measures.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P298 Land to the rear of Craven Heifer, Kelbrook				
SA Objective	Score			Commentary
				<p><u>Mitigation</u> On site open space provision. Financial contribution towards open space provision may also be required.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u> The site is located within 400m of one or more transport service. There are no known congestion issues locally. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely a minor positive effect for this objective.</p> <p><u>Term</u> A minor positive effect potentially reducing with the adoption of mitigation measures.</p>
	+			<p><u>Mitigation</u> Investment in cycle storage and pedestrian and cycle links may be required. Further study of congestion in the area and the contribution made by the development to this required.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u> The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u> Permanent minor adverse effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P298 Land to the rear of Craven Heifer, Kelbrook		
SA Objective	Score	Commentary
7. To conserve and enhance water quality and resources	-- -	<p><u>Likely Significant Effects</u></p> <p>The site is located within 10m of a watercourse or water body (Kelbrook Beck). The development is likely to require an upgrade to water management infrastructure. The proposal is unlikely to affect water quality. Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect potentially reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development directed away from the water course. Discharge into water course managed with onsite drainage to prevent increase in flood risk. Likely need for flood risk management infrastructure along Kelbrook Beck.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 with minimal risk of flood. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P298 Land to the rear of Craven Heifer, Kelbrook		
SA Objective	Score	Commentary
		<p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p>Assumptions None</p> <p>Uncertainties Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p>Likely Significant Effects The site has a suitability score of 3.65. The site therefore would have a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p>Likely Significant Effects The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p>Term Permanent loss where developed.</p> <p>Mitigation To be determined in consultation with Lancashire County Council.</p> <p>Assumptions Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P298 Land to the rear of Craven Heifer, Kelbrook			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0
	-		<p><u>Likely Significant Effects</u></p> <p>The site is located within 100m of locally designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site is predominantly amenity grassland.</p> <p>The site is adjacent to the Green Infrastructure network. Its development is unlikely to adversely affect this network.</p> <p>Overall, the proposal is considered to have a likely adverse effect on this objective.</p> <p><u>Term</u></p> <p>Adverse effect reducing from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result it is assessed that the proposal is likely to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	--		<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a). The site does not contain features which contribute strongly towards the qualities of this LCA. Little harm is likely to result to the LCA as a result of the site's development. The site forms a large protrusion of development within the open countryside which is poorly related to the wider settlement of Kelbrook. The development would be highly visible from public routes including PROW. A significant adverse effect is assessed, reducing to adverse if developed in conjunction with P068/P273.</p> <p><u>Term</u></p> <p>Significant adverse reducing with mitigation and if developed with P068.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P298 Land to the rear of Craven Heifer, Kelbrook		
SA Objective	Score	Commentary
		<p><u>Mitigation</u></p> <p>Boundary treatments. Layout and form of development. Open Space to break up development and reduce its visibility. Development should be in conjunction with P068/P273.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. Limited service provision is available nearby, and the site is not located within walking distance of nearby strategic employment sites. Accounting for these neutral effects are assessed for regeneration and economic objectives. The site is however served by public transport with little highway constraints likely to affect the development. A minor positive effect is assessed for transport objectives. The site is accessible to existing open space and there is the potential to expand this provision through additional open space provided on site. New homes have benefits for health and wellbeing. Overall a positive effect is assessed for health objectives. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. There is potential given the site's close proximity to an existing watercourse that the proposal may affect the integrity of this channel. Safeguarding measures may be required. The site is not known to be affected by flooding; however further assessment will be required. The site is close to a designated site and has the potential to affect this designation. Further detail about the site's ecological role and value is at this stage unknown and requires further assessment. Adverse effects are assessed for biodiversity objectives. The proposal is not known to affect the historic environment. The proposal is located in the open and does not contain the features which contribute to the local landscape character area. The site however poorly relates to the settlement pattern of Kelbrook magnifying its effects on the wider open countryside. A significant adverse effect is therefore assessed for landscape objectives. Overall a neutral effect is assessed for climate change objectives.</p>		

P301 Land off Station Road, Foulridge		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 10 dwellings. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P301 Land off Station Road, Foulridge				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not in use for employment.</p> <p>The site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key service.</p> <p>No service provision is proposed on site. The proposal is however small in scale and unlikely to result in significant pressure on services and facilities.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P301 Land off Station Road, Foulridge				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities. The development is however small in scale and unlikely to result in much pressure on services and facilities.</p> <p>The proposal bordered by open countryside and residential uses. The proposal is compatible with these uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective with sufficient mitigation.</p> <p><u>Term</u></p> <p>Likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>On site open space provision. Financial contribution towards open space provision may also be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport service.</p> <p>There are no known congestion issues locally.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect potentially reducing with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Further study of congestion in the area and the contribution made by the development to this required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P301 Land off Station Road, Foulridge		
SA Objective	Score	Commentary
		<p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0 0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body</p> <p>The development will not require an upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 with some risk of flooding. The potential risk is not sufficient to render the site unsuitable for housing but may affect its capacity. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA to inform site layout and design taking into account flood risk and drainage constraints.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P301 Land off Station Road, Foulridge		
SA Objective	Score	Commentary
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.79. The site therefore would have a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P301 Land off Station Road, Foulridge			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0
	-		<p><u>Likely Significant Effects</u></p> <p>The site is located within 100m of locally designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site is predominantly amenity grassland.</p> <p>The site is adjacent to the Green Infrastructure network. Its development is unlikely to adversely affect this network.</p> <p>Overall, the proposal is considered to have a likely adverse effect on this objective.</p> <p><u>Term</u></p> <p>Adverse effect reducing from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-		<p><u>Likely Significant Effects</u></p> <p>The site is located within the Moorland Fringe Landscape Character Area (Zone 4g). The site is isolated from Foulridge, the site does not reflect the noted qualities of this LCA. The site is separated from the built-up area of the village by the Colne to Skipton disused railway. The site does not therefore follow the pattern of development of the village and represents a significant development of inappropriate scale and type within the open countryside. The development would be highly visible from PROW which are located adjacent to and feature within the vicinity of the site. This harm is less apparent from views further afield. Boundary treatments and careful siting and scaling of development may keep affects to adverse rather than significant adverse.</p> <p><u>Term</u></p> <p>Likely significant adverse effect unless mitigated.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P301 Land off Station Road, Foulridge		
SA Objective	Score	Commentary
		<p><u>Mitigation</u></p> <p>Boundary treatments and careful siting and scaling of development</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. Positive effects are also assessed for health, regeneration and transport objectives. This recognises the relative accessibility of the site to the few services available locally and reflects the small scale nature of the proposal which puts limited pressure on these services. Neutral effects are assessed for economic objectives noting the distance of the site to strategic employment provision. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is not known to be affected by flooding; however further assessment will be required. The site is close to a designated site and has the potential to affect this designation. Further detail about the site's ecological role and value is at this stage unknown and requires further assessment. Adverse effects are assessed for biodiversity objectives. The proposal is not known to affect the historic environment. The proposal is located in the open and does not contain the features which contribute to the local landscape character area. The site however poorly relates to the settlement pattern of Foulridge resulting in minor adverse effects for this objective noting the limited scale of the proposal and therefore degree of effect caused. Overall a neutral effect is assessed for climate change objectives.</p>		

P303 Land South of Nelson Golf Course, Brierfield		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 550 dwellings. The proposal will make a significant contribution to housing land supply helping to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. The proposal is located in an area of the borough which is affected by low viability. This could constrain the type and variation of new homes which come forward the site. Notwithstanding this however, taking the considerable contribution made to housing land supply it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The degree to which viability affects they type, and tenure of new homes provided at the site (Medium Risk)</p>

SA Appendix 5: Assessment of Potential Housing Sites

P303 Land South of Nelson Golf Course, Brierfield				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is not in use for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (Heasanford Industrial Estate Burnley).</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	--	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key service or 2000m of a local centre (Brierfield)</p> <p>No service provision is proposed on site. The proposal would result in considerable pressure on existing services and facilities.</p> <p>The site is within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Permanent adverse effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Requirement for specific contributions, infrastructure or services may affect viability (Medium Risk)</p>
	-			

SA Appendix 5: Assessment of Potential Housing Sites

P303 Land South of Nelson Golf Course, Brierfield				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space</p> <p>The site makes an important contribution to providing access to the open countryside and recreation which is heavily used by residents of both Pendle and Burnley. Scope exists for new open space as part of development however the offer is likely to be less than currently available taking into account proposals for 550 dwellings, and substantially different in character to that currently available (open space will have an urban context rather than rural). In addition the proposal is of the scale and location where its development may result in increased pressure on the South Pennines SSSI/SPA owing to increased recreation visits by residents and displaced existing residents (dog walkers) etc. The impact of the developing of the South Pennines SSSI/SPA will need to be understood with appropriate mitigation provided in response.</p> <p>The proposal bordered by open countryside, residential uses and a golf course. The proposal is considered compatible with existing uses.</p> <p>On balance the proposal is considered to likely have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Potential neutral effect from the medium to long term with mitigation measures implementation.</p> <p><u>Mitigation</u></p> <p>Contribution towards open space provision may be required. The impact of the developing of the South Pennines SSSI/SPA will need to be understood with appropriate mitigation provided in response.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
	0			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	- /?	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>No capacity issues exist locally. Scale of the proposal means that a thorough assessment of local traffic conditions and the impacts of developing the site on the local highway network will need to be assessed. The site is potentially landlocked requiring third party land (utilising a protracted route through land currently used as a golf course) for access.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely neutral effect for this objective.</p> <p><u>Term</u></p> <p>A potential neutral effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Further assessment of highway impact with potential for contributions to highway provision.</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P303 Land South of Nelson Golf Course, Brierfield			
SA Objective	Score		Commentary
			<u>Assumptions</u> None. <u>Uncertainties</u> None.
6. To encourage the efficient use of land and conserve and enhance soils.	-		<u>Likely Significant Effects</u> The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed. <u>Term</u> Permanent minor adverse effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
7. To conserve and enhance water quality and resources	0	0	<u>Likely Significant Effects</u> The site is not located within 50m of a watercourse or water body The development will not require an upgrade to water management infrastructure. The proposal is unlikely to affect water quality. Overall the site is considered to have a neutral effect on this objective. <u>Term</u> Permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-		<u>Likely Significant Effects</u> The SFRA confirms that the site is located in Flood Zone 1. The site however has a high risk of flooding from surface water. As such the proposal is assessed as having a minor adverse effect on this objective. <u>Term</u> Minor adverse effect potentially reducing with the adoption of successful mitigation measures.

SA Appendix 5: Assessment of Potential Housing Sites

P303 Land South of Nelson Golf Course, Brierfield		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development to avoid areas of flood risk. Sufficient storage capacity provided on site to prevent an increase in flood risk elsewhere. FRA required to inform scale, form and layout of development.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.39. The site therefore would have a minor adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score assessed for the proposal reflects its scale and impact on the wider community and its potentially significant environmental effects.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P303 Land South of Nelson Golf Course, Brierfield				
SA Objective	Score			Commentary
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 100m of a designated site. The site largely used for agriculture but also well used by local residents utilising crossing PROWs. Scope exists for new open space as part of development. The proposal is of the scale and location where its development may result in increased pressure on the South Pennines SSSI/SPA owing to increased recreation visits by residents and displaced existing residents (dog walkers) etc. The impact of the developing of the South Pennines SSSI/SPA will need to be understood with appropriate mitigation provided in response.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site is predominantly improved grassland.</p>
	-			<p>The site is not located within the Green Infrastructure Network.</p> <p>Overall, the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>There is a minor adverse effect most significant in the medium term, potentially reducing over time.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. Further assessment needed of site connection to South Pennines SSSI.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result it is likely that the proposal would have a neutral effect on this objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P303 Land South of Nelson Golf Course, Brierfield		
SA Objective	Score	Commentary
		<p><u>Term</u> Likely permanent neutral effects</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The site contributes significantly to this character area at a local and neighbourhood level, providing a sloping agricultural landscape transitional in its nature to the Pennines Moorlands which is open and consists of dry-stone walled boundaries. Some vegetation exists along boundaries and within fields. The development of the site would potentially cause considerable harm to the LCA at the local level. The site protrudes significantly into open countryside and relates poorly to the built up area of Harle Syke in neighbouring Burnley BC to the south. The site is crossed by a number of public right of ways with substantial changes to the views, character and experience had from these footways. The site is in an elevated position and highly visible from the south. The site is locally valued owing to its recreational value. A significant adverse effect is assessed, capable of reducing to adverse with mitigation measure.</p> <p><u>Term</u> Significant adverse reducing to a limited extent with mitigation measures.</p> <p><u>Mitigation</u> Development should be confined to the southern parts of the site to relate more closely with existing and approved development adjacent to Harle Syke. Boundary treatments. Layout and form of development. Open Space to break up development and reduce its visibility.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P303 Land South of Nelson Golf Course, Brierfield		
SA Objective	Score	Commentary
<p>Summary: There are significant positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. Positive effects are also assessed for economic objectives noting the accessibility of the site to local employment opportunities and scale of the proposal's contribution to the economy. The proposal has neutral effects for health, this reflects the benefits associated of new housing development towards health and wellbeing balanced against the adverse effects of increased pressure on service provision and the removal of a large area of valued informal local space. Adverse effects as assessed for regeneration objectives noting the pressure provided by the proposal on existing service capacity without new provision proposed. Neutral effects are assessed for transport objectives noting the site's accessibility to public transport routes as well as wider services balanced against the scale of the proposal and likely effect on the wider highway network. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site has some risk of flooding which may affect site capacity. A minor adverse effect is assessed for flooding objectives and further assessment will be required. The proposal is not known to affect the historic environment. The site relates to a large expanse of land which has ecological and recreational value. The site is nearby to the South Pennines SPA. The scale of the proposal and its proximity may result in pressure on this international designation. Further assessment of this is requirement which suitable and sufficient offset measures required were the site to come forward for a planning application. In the absence of more detailed information regarding this relationship and the effects caused on this designation a minor adverse effect is assessed for biodiversity objectives. The proposal makes a significant contribution to local landscape quality and forms the setting of Brierfield and Burnley. It provides an important and valued break in the urban area. The proposal site is highly visible from the south including an extensive network of well use public routes. Its development would represent a major incursion into the open countryside. Noting this, it is assessed that the proposal will have a significant adverse effect on landscape objectives. Accounting for the above, a negative effect is assessed for climate change objectives.</p>		

P304 Land West of Colne Road, Earby		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 210 dwellings including affordable housing. The proposal will make a significant contribution to housing land supply helping to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P304 Land West of Colne Road, Earby				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is not in use for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (West Craven Business Park).</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a local centre (Earby)</p> <p>No service provision is proposed on site. The proposal would result in pressure on existing services and facilities.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P304 Land West of Colne Road, Earby				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP and open space.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The proposal bordered by open countryside and residential dwellings. The proposal is compatible with this use.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p>
	+			<p><u>Term</u></p> <p>Likely minor positive effect with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>On site delivery of open space. Contribution towards open space provision may also be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	?	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m from one or more transport services.</p> <p>No known congestion issues locally. Scale of the proposal means that a thorough assessment of local traffic conditions and the impacts of developing the site on the local highway network will need to be assessed</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive for this objective.</p>
	+			<p><u>Term</u></p> <p>A minor positive effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Further assessment of highway impact with potential for contributions to highway provision.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P304 Land West of Colne Road, Earby			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body</p> <p>The development will not require an upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p>
	0		<p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1. The site however has a high risk of flooding from surface water. As such the proposal is assessed as having a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect potentially reducing with the adoption of successful mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development to avoid areas of flood risk. Sufficient storage capacity provided on site to prevent an increase in flood risk elsewhere. FRA required to inform scale, form and layout of development.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P304 Land West of Colne Road, Earby		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.43. The site therefore would have a minor adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P304 Land West of Colne Road, Earby			
SA Objective	Score		Commentary
			<p>To be determined in consultation with Lancashire County Council.</p> <p>Assumptions</p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties</p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	<p>0</p> <p>Likely Significant Effects</p> <p>The site is located within 100m of locally designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site is predominantly improved grassland.</p> <p>The site is adjacent to the Green Infrastructure network. Its development is unlikely to harm this network.</p> <p>Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p>Term</p> <p>Minor adverse effect reducing towards a Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p>Likely Significant Effects</p> <p>The site is unlikely to be affected by heritage assets and as a result is likely to result in a neutral effect on this objective.</p> <p>Term</p> <p>Likely permanent neutral effects</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P304 Land West of Colne Road, Earby		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area. At a site level some features reflect the qualities of the LCA such as rising topography and vegetated boundaries, however the role of the site within the LCA is reduced significantly by its containment by existing development. The proposal would result in the coalescence of two separate settlements Earby and Sough, creating a single linear settlement extending from Kelbrook in the south. The proposal would provide for significant adverse change to the local character and identity of the area. Significant harm is identified.</p> <p><u>Term</u></p> <p>Permanent significant harm.</p> <p><u>Mitigation</u></p> <p>Any development south of Earby would reduce significantly the small but important gap between Earby and Sough and so mitigation is not possible.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are significant positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. The proposal also benefits health objectives due to the benefit of the provision of new homes in supporting health and wellbeing, the site's accessibility to existing open space provision, and compatibility with existing land used. Positive effects are also assessed for economic objectives owing to the site's accessibility to strategic employment opportunities and the contribution made by the proposals towards the local economy. The site is beneficial for transport objectives owing to its accessibility to services and public transport and absence of local congestion problems though the scale of the proposal raises the potential for highway congestion to occur requiring further assessment. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The proposal site is affected by flood risk to a degree, and this is likely to affect site capacity. Further assessment is required to understand the extent and degree of this constraint and its effect on the proposal. An adverse effect is assessed for flooding objectives. The site is close to a designated site. Its development has the potential to adversely affect this designation. It is unclear what role the site has for biodiversity requiring further assessment. Overall a minor adverse effect is assessed for the proposal's effect on biodiversity objectives. The proposal is unlikely to affect the historic environment. The site makes some contribution towards the specific natural qualities of the local landscape character area. The value of the proposal to the overall area is reduced by the site's relationship to existing development. Development of the site would result in coalescence of two separate settlements creating a linear settlement extending to Kelbrook. The proposal would result in irreversible significant and adverse change to the character and identity of these settlements. Overall the proposal is assessed to have a minor adverse effect on climate change objectives.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P305 Land at Harpers Lane, Fence				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 150 dwellings including affordable housing. The proposal will make a significant contribution to housing land supply helping to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not in use for employment.</p> <p>The site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P305 Land at Harpers Lane, Fence				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key services. No service provision is proposed on site. The proposal would result in pressure on existing services and facilities. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space. Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities. The proposal bordered by open countryside and residential uses. Pylons are located within the east of the site but unlikely to affect the health and wellbeing of residents provided that sufficient off-set distances are maintained. On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Likely minor positive effect with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>On site open space provision. Contribution towards open space provision may also be required. New dwellings and private garden space sufficiently offset from pylons</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P305 Land at Harpers Lane, Fence				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>Some capacity issues locally due to on street parking within Fence. Harpers Lane is also narrow and will require widening.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely neutral effect for this objective.</p> <p><u>Term</u></p> <p>A likely neutral effect from the medium term with implementation of mitigation measures.</p>
	0			<p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Further assessment of highway impact with potential for contributions to highway provision.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0		<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body</p> <p>The development will not require an upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p>
	0			<p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P305 Land at Harpers Lane, Fence		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that parts of the site are subject to a high risk of flooding. The site is subject to a high risk of flooding from surface water. This is likely to affect the capacity of the site for development. A minor adverse effect is therefore assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects potentially reducing with the adoption of mitigation measures where suitable.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development in high risk areas from flooding to be avoided as informed by a site specific FRA. Sufficient storage capacity provided within the site to ensure that flood risk doesn't increase elsewhere.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.09. The site therefore would have a minor adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P305 Land at Harpers Lane, Fence				
SA Objective	Score			Commentary
				<p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u> The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u> The site is not located within 100m of a designated site. It is unclear whether the site fulfils an important role for protected species. The site is predominantly improved grassland. The site is adjacent to the Green Infrastructure network. The development of the site is unlikely to adversely affect this network. Overall, the proposal is likely to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect potentially with benefits from the medium to long term with the implementation of mitigation measures.</p>
	0			<p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P305 Land at Harpers Lane, Fence		
SA Objective	Score	Commentary
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result will likely have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The site forms part of the transitional landscape located between the Calder Valley and Pendle Hill and provides a clear boundary to the village of Fence (a dense but reasonably small settlement within the LCA). The site is considered to contribute significantly to this LCA within the locality and from wider views. Its development could cause considerable harm to the LCA. The site represents a significant extension of the built form of Fence which fails to reflect the existing pattern of development (being linear on an SW to NE axis). The proposal would result in a major development at an elevated and highly visible position above the village. It would also bring the village closer to the Forest of Bowland National Landscape which lies just to the north and may affect its setting. A group TPO is located within the north western part of the site and would be significantly adversely affected by the development of the site. The site is designated Green Belt, and recently found to have a major contribution to the Green Belt purposes within the Green Belt review. The release of the site for development would therefore conflict with national planning policy. There are no very special circumstances under which to allow the development of the site. Overall a significant adverse effect which could not be mitigation under current circumstances.</p> <p><u>Term</u></p> <p>Permanent significant adverse effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P305 Land at Harpers Lane, Fence		
SA Objective	Score	Commentary
<p>Summary: The proposal has significant positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Neutral effects are found for employment due to the relative inaccessibility of employment locally at strategic sites. The site has limited benefits for regeneration and transport objectives due to limited connectivity of the site to existing services and facilities (reflecting its location adjoining a rural service centre) and constraints in the highway network experienced within the settlement. Positive effects are found for health objectives noting the site's accessibility to open space provision, scope for enhanced open space provision and health benefits associated with the delivery of new housing. The proposal relates land which is greenfield and as such has adverse effects for use of resources and making efficient use of land. The proposal has a minor adverse effect for flooding objectives noting the assessed level of flood risk for the site potentially requiring a reduce capacity. The site's role for ecology is unknown requiring further assessment in this regard. The proposal is unlikely to affect the historic environment. Significant adverse effects are assessed to arise from the proposal for landscape objectives. The site is assessed to significantly contribute to the Landscape Character Area within which it is located. The proposal sits on a rising landscape which is visible from the wider area. The proposal does not respect and reflect the settlement pattern of Fence and its development will affect its setting and character. The proposal is designated green belt and found to have a major contribution to Green Belt purposes. Overall the site is assessed to have a minor adverse effect for climate change objectives.</p>		

P306 Land off Robinson Lane, Reedley		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 70 dwellings. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. The proposal is located within an area of the borough which experiences a weaker housing market and low land values affecting the type and tenure of housing which might come forward at the site. Notwithstanding this however and accounting for the above it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability may affect the type and tenure of homes which come forward at the site (Medium Risk).</p>

SA Appendix 5: Assessment of Potential Housing Sites

P306 Land off Robinson Lane, Reedley				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is not in use for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (Lomeshaye)</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a local centre (Brierfield)</p> <p>No service provision is proposed on site. The proposal would result in pressure on existing services and facilities.</p> <p>The site is within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P306 Land off Robinson Lane, Reedley				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The proposal bordered by open countryside and residential uses, the Leeds Liverpool Canal and the Preston to Colne railway. Some boundary treatment works will be necessary between residential dwellings and the railway, otherwise the proposal is considered compatible with existing uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Likely minor positive effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>On site open space provision. Contribution towards open space provision may also be required. Effective boundary treatment between proposed dwellings and the railway to limit effects of noise and vibration.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m from one or more transport services.</p> <p>No known congestion issues locally. Access issue to resolve over the railway and up to Colne Road (street not wide enough). In addition the access from Colne Road is not safe potentially requiring its signalling.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely neutral effect for this objective.</p> <p><u>Term</u></p> <p>A neutral effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P306 Land off Robinson Lane, Reedley			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse or water body</p> <p>The development will not require an upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-		<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that parts of the site are subject to a high risk of flooding. The site is subject to a high risk of flooding from surface water. This is likely to affect the capacity of the site for development. A minor adverse effect is therefore assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects potentially reducing with the adoption of mitigation measures where suitable.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development in high risk areas from flooding to be avoided as informed by a site specific FRA. Sufficient storage capacity provided within the site to ensure that flood risk doesn't increase elsewhere.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P306 Land off Robinson Lane, Reedley		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.57. The site therefore would have a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P306 Land off Robinson Lane, Reedley			
SA Objective	Score		Commentary
			<p>To be determined in consultation with Lancashire County Council.</p> <p>Assumptions</p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties</p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	<p>0</p> <p>Likely Significant Effects</p> <p>The site is located within 100m of locally designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species. The site is predominantly semi improved grassland. The site is adjacent to the Green Infrastructure network. Its development is unlikely to adversely affect this network. Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p>Term</p> <p>Minor adverse effect improving towards a neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p>Likely Significant Effects</p> <p>The site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect for this objective.</p> <p>Term</p> <p>Likely permanent neutral effects</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P306 Land off Robinson Lane, Reedley		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site forms part of the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The site contributes at a localised level to this LCA given the site features of a sloping agricultural field contained by existing vegetated boundaries. The site is however very well contained and so its role within the wider LCA is negligible. The proposal is proportionate and relates well to the existing settlement and built-up area and features contained by existing residential development to the north, the Colne branch line to the east and the Leeds Liverpool Canal to the west. The site is open in its current form with long distant views available from the site. Some harm is identified given that there are PROW running through the site and along Robinson Lane which would have their outlook dramatically altered by the development of the site. Harm is limited by the fact that the site would be seen in the context of the wider settlement from other areas.</p> <p><u>Term</u></p> <p>Likely adverse effects reduced somewhat over the longer term by mitigation measures.</p> <p><u>Mitigation</u></p> <p>PROW retained in situ with sufficient open space alongside to maintain some sense of openness, green corridors through the site should be considered to maintain any key views.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Positive effects are also found for employment and regeneration objectives noting the site's proximity to existing sources of employment and services and the role the site will have in contributing to the local economy. The site is accessible to existing open space provision and there is potential to enhance this. New homes will improve access to quality housing which meets the needs of their occupiers benefiting health objectives. The site is accessible to high quality public transport provision, however is not currently safety or sufficiently accessible by vehicles. This is a major barrier to the development of the site for housing. The proposal relates land which is greenfield and as such has adverse effects for use of resources and making efficient use of land. The proposal has a minor adverse effect for flooding objectives noting the assessed level of flood risk for the site potentially requiring a reduce capacity. The site is in close proximity to an existing ecological designation and its development could adversely affect this. The site's wider role for ecology is unknown requiring further assessment in this regard. A minor adverse effect is assessed for ecological objectives. The proposal is unlikely to affect the historic environment. The proposal makes a very limited contribution to local landscape character noting its containment by strong natural and man-made features and relationship to the existing settlement. The outlook had from existing public routes running adjacent to the site would be transformed. A minor adverse effect is assessed for the effect of the proposal on landscape objectives. Overall the site is assessed to have a neutral effect on climate change objectives.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P307 Land off Keighley Road, Colne				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 100 dwellings. The proposal will provide a significant increase to housing land supply helping to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is not in use for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (Colne Town Centre)</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P307 Land off Keighley Road, Colne				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a town centre (Colne)</p> <p>No service provision is proposed on site. The proposal would result in pressure on existing services and facilities.</p> <p>The site is within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p>
	+			<p><u>Term</u></p> <p>Permanent minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The proposal bordered by open countryside, residential uses, and a cemetery. Surrounding uses are considered compatible with the proposal.</p>
	+			<p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Open Space provided on site. Contribution towards open space provision may also be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>

SA Appendix 5: Assessment of Potential Housing Sites

P307 Land off Keighley Road, Colne				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m from one or more transport services.</p> <p>No known congestion issues locally.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely neutral effect for this objective.</p> <p><u>Term</u></p> <p>A neutral effect from the medium term with implementation of mitigation measures.</p>
		+		
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	--	0		<p><u>Likely Significant Effects</u></p> <p>The site is not located within 10m of a watercourse or water body (Colne Water).</p> <p>The development is unlikely to require an upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p>
		-		

SA Appendix 5: Assessment of Potential Housing Sites

P307 Land off Keighley Road, Colne		
SA Objective	Score	Commentary
		<p>Development to be directed away from the river, with surface water drainage managed on-site to limit flow into river which might serve to increase flood risk.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u> The SFRA finds that parts of the site are subject to a high risk of flooding. The site is subject to a high risk of flooding from surface water. This is likely to affect the capacity of the site for development. A minor adverse effect is therefore assessed for this objective.</p> <p><u>Term</u> Minor adverse effects potentially reducing with the adoption of mitigation measures where suitable.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development in high risk areas from flooding to be avoided as informed by a site specific FRA. Sufficient storage capacity provided within the site to ensure that flood risk doesn't increase elsewhere.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>

SA Appendix 5: Assessment of Potential Housing Sites

P307 Land off Keighley Road, Colne				
SA Objective	Score		Commentary	
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+		<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.39. The site therefore would have a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score recognises the accessibility of the site to existing services, shops, sources of employment and public transport provision thereby helping to promote the use of non-car modes for travel.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-		<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 100m of a designated site.</p> <p>The site consists primarily of improved grassland. Semi-natural broadleaved woodland exists along the northern boundary of the site. Existing buildings and structures on site are known to be used for bats.</p> <p>The site is not located within the Green Infrastructure network.</p> <p>Overall, the proposal is considered to have a likely adverse effect on this objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P307 Land off Keighley Road, Colne		
SA Objective	Score	Commentary
	-	<p><u>Term</u> Adverse effect reducing in from medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. Sensitive lighting and layout of development. Provision of bat/bird boxes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u> The site is unlikely to be affected by heritage assets and as a result the proposal is likely to have a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u> The site is located within the Industrial Urban Character Area. The site does not reflect the character of this area and is more akin to the Industrial Foothills and Valleys LCA (Zone 6a) within which it fulfils a local contribution within the semi-industrial South Valley of Colne. The development of this site could have a local adverse effect on this LCA. The proposal sites relates broadly well to the existing built up area of Colne and largely respects the character and pattern of development the settlement. The site is located on a steep slope which is visible to the south for the southern side of South Valley. The development would however largely be seen in the context of the wider settlement. An exception may be the scale of development and size of the extension proposal which is not as well contained, and sees development protrude more southwards than otherwise seen locally. The development of the entirety of the site would also bring development close to the public right of way which follows Colne Water at the bottom of the valley, affecting views and aspect from this public route. The development could also reduce the tranquillity and character of the cemetery which is located adjacent to the site to the west. A minor adverse effect is assessed which could be mitigated to almost neutral with suggested mitigation measures.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P307 Land off Keighley Road, Colne		
SA Objective	Score	Commentary
		<p>Term Initial adverse effects reducing in the longer term.</p> <p>Mitigation Development should not extend further southwards than existing development to the east, and the extent of the cemetery to the west. Boundary treatment along the southern and western boundaries would reduce the effects and visibility of the site from further afield.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>
<p>Summary: The proposal has significant positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Positive effects are also found for employment and regeneration objectives noting the site's proximity to existing sources of employment and services and the role the site will have in contributing to the local economy. The site is accessible to existing open space provision and there is potential to enhance this. New homes will improve access to quality housing which meets the needs of their occupiers benefiting health objectives. The site is accessible to public transport provision and is unlikely to worsen congestion problems. A minor positive effect is assessed for transport objectives. The proposal relates land which is greenfield and as such has adverse effects for use of resources and making efficient use of land. The proposal has a minor adverse effect for flooding objectives noting the assessed level of flood risk for the site potentially requiring a reduce capacity. The site features habitats which are likely to be used by protected species. The development of the site may disrupt protected species. Further assessment required. A minor adverse effect is assessed for ecological objectives. The proposal is unlikely to affect the historic environment. Whilst well related to the existing settlement pattern, the site sits on undeveloped sloping land and is highly visible from undeveloped land rising steeply from Colne Water to the south. The site forms part of the setting of Colne, however would be seen within the context of wider existing development if built. A minor adverse effect is assessed for this objective. Overall, taking this above in account, the proposal has a minor positive effect for climate change.</p>		

P308 Land at Carry Lane, Colne		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p>Likely Significant Effects The site has capacity for 30 dwellings. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p>Term Permanent minor positive effects from the medium term</p> <p>Mitigation Planning obligations for the mix of housing</p> <p>Assumptions</p>

SA Appendix 5: Assessment of Potential Housing Sites

P308 Land at Carry Lane, Colne				
SA Objective	Score			Commentary
				None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is not in use for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (Colne Town Centre)</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a town centre (Colne)</p> <p>No service provision is proposed on site. The proposal would result in pressure on existing services and facilities.</p> <p>The site is within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P308 Land at Carry Lane, Colne				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space</p> <p>Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The proposal bordered by open countryside, residential uses, and a cemetery. Surrounding uses are considered compatible with the proposal.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Open Space provided on site. Contribution towards open space provision may also be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m from one or more transport services.</p> <p>No known congestion issues locally.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P308 Land at Carry Lane, Colne			
SA Objective	Score		Commentary
			<u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
7. To conserve and enhance water quality and resources	0	0	<u>Likely Significant Effects</u> The site is not located within 50m of a watercourse or water body The development will not require an upgrade to water management infrastructure. The proposal is unlikely to adversely affect water quality. Overall the site is considered to have a neutral effect on this objective.
	0		<u>Term</u> Permanent neutral effect. <u>Mitigation</u> None <u>Assumptions</u> None. <u>Uncertainties</u> None.
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<u>Likely Significant Effects</u> The SFRA confirms that the site is located in Flood Zone 1, with parts of the site at risk of flooding from surface water. The extent of this risk should not render the site unsuitable but may affect site capacity. As such the proposal has a neutral effect on this objective. <u>Term</u> Permanent neutral effect. <u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA required to inform site layout and design. <u>Assumptions</u> None. <u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.

SA Appendix 5: Assessment of Potential Housing Sites

P308 Land at Carry Lane, Colne		
SA Objective	Score	Commentary
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within of 500m of the Colne AQMA. The site is however unlikely to contribute significantly towards air quality problems noting its limited scale and accessibility by foot and public transport. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.43. The site therefore would have a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score recognises the accessibility of the site to existing services, shops, sources of employment and public transport provision thereby helping to promote the use of non-car modes for travel.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P308 Land at Carry Lane, Colne				
SA Objective	Score			Commentary
				<u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<u>Likely Significant Effects</u> The site is not located within 100m of a designated site. It is unclear whether the site fulfils an important role for protected species. The site consists primarily of improved grassland. The site is not located within the Green Infrastructure network. Overall, the proposal is likely to have a neutral effect on this objective. <u>Term</u> Neutral effect from the medium to long term with the implementation of mitigation measures.
	0			<u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> None.
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<u>Likely Significant Effects</u> The site is unlikely to be affected by heritage assets and as a result the proposal is assessed as likely having a neutral effect on this objective. <u>Term</u> Likely permanent neutral effects <u>Mitigation</u> None. <u>Assumptions</u> None <u>Uncertainties</u> None.
14. To conserve and enhance landscape character and townscapes.	-			<u>Likely Significant Effects</u> The site is located within the Industrial Urban Character Area. The site does not reflect the character of this area and is more akin to the Industrial Foothills and Valleys LCA (Zone 6a) within which it fulfils a local contribution within the semi-industrial South Valley of Colne. The development of this site could have a local adverse effect on this LCA. The proposal sites relates broadly well to the existing

SA Appendix 5: Assessment of Potential Housing Sites

P308 Land at Carry Lane, Colne		
SA Objective	Score	Commentary
		<p>built up area of Colne and largely respects the character and pattern of development the settlement. The site is located on a steep slope which is visible to the south for the southern side of South Valley. The development would however largely be seen in the context of the wider settlement. A minor adverse effect is assessed which could be mitigated to almost neutral with suggested mitigation measures.</p> <p><u>Term</u> Initial adverse effects reducing in the longer term.</p> <p><u>Mitigation</u> Boundary treatment along the southern and eastern boundaries would reduce the effects and visibility of the site from further afield.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Positive effects are also found for employment and regeneration objectives noting the site's proximity to existing sources of employment and services and the role the site will have in contributing to the local economy. The site is accessible to existing open space provision and there is potential to enhance this. New homes will improve access to quality housing which meets the needs of their occupiers benefiting health objectives. The site is accessible to public transport provision and is unlikely to worsen congestion problems. A minor positive effect is assessed for transport objectives. The proposal relates to land which is greenfield and as such has adverse effects for use of resources and making efficient use of land. The proposal is not known to be significantly affected by flood risk however this needs further detailed study. Similarly the site is not known to be subject to ecology constraints, however this also requires further assessment. The proposal is unlikely to affect the historic environment. Whilst well related to the existing settlement pattern, the site sits on undeveloped sloping land and is visible from undeveloped land rising steeply from Colne Water to the south. The site forms part of the setting of Colne to a limited degree, however would be seen within the context of wider existing development if built. A minor adverse effect is assessed for this objective. Overall, taking this above in account, the proposal has a minor positive effect for climate change.</p>		

P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The site has capacity for 87 dwellings. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p>

SA Appendix 5: Assessment of Potential Housing Sites

P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The site is in use for employment but understood to be surplus to requirements. The site forms part of protected employment land which would be lost to housing if developed. The site is available for employment as part of a mixed use development, ensuring that the site continues to contribute to the local economy. No net loss of employment is expected as a result of the development. The site is located within 2,000m of the nearest major employment site (Crow Nest/Barnoldswick Town Centre) The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective. <u>Term</u> A permanent minor positive effect from the medium term. <u>Mitigation</u> Ensure that existing employers are rehoused in new units provided within the reorganised site. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk. The potential that employers take the opportunity to move elsewhere away from Barnoldswick. Low risk.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	++	<u>Likely Significant Effects</u> The site is located within 800m of a town centre (Barnoldswick) No service provision is proposed on site. The proposal would result in pressure on existing services and facilities. The site is within 800m of a primary school and secondary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a significant positive effect on this objective. <u>Term</u> Permanent significant positive effect from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development.

SA Appendix 5: Assessment of Potential Housing Sites

P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	-	<p>Likely Significant Effects</p> <p>The site is located within 800m of a GP and open space</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The proposal bordered by existing residential and commercial uses as well as the Leeds Liverpool Canal. Neighbouring commercial uses may, due to ongoing activities, have an adverse effect on future occupiers of the site during to noise, air, light, dust, or vibrations. Sufficient mitigation measures will be required to overcome this potential conflict in uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective with mitigation measures.</p> <p>Term</p> <p>Likely minor positive effect following completion of the site as open space is made available to residents.</p> <p>Mitigation</p> <p>Open space to be provided on site. Contribution towards open space provision may also be required. New dwellings will need to be sited, and orientated, applying measures in building design to minimise adverse effects from operations from surrounding commercial uses, and commercial uses proposed within the site. Boundary treatments and public open space may be required to offset residential development from incompatible neighbouring uses.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p>Likely Significant Effects</p> <p>The site is located within 400m from one or more transport services.</p> <p>No known congestion issues locally.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p>Term</p> <p>A minor positive effect from the medium term with implementation of mitigation measures.</p> <p>Mitigation</p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u> The site is comprised of brownfield land in use for employment. The proposal is therefore considered to have a significant positive effect for this objective.</p> <p><u>Term</u> Minor initial adverse effect during demolition works. Soon changing to positive and significant positive through the build stages and after completion.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
7. To conserve and enhance water quality and resources	<div>--</div> <div>-</div>	<p><u>Likely Significant Effects</u> The site is located within 10m of a watercourse or water body (Leeds Liverpool Canal) with a culverted stream underneath. The development may require an upgrade to water management infrastructure noting nearby water infrastructure and the potential effect of redeveloping the site on these.</p> <p>There is potential for the proposal to adversely affect water quality noting existing land uses. Remediation measures required to address suspected contamination issues carefully and without polluting local water resources.</p> <p>Overall the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u> Adverse effects likely to be highest during construction. Adverse effects will be kept to a minimum provided mitigation measures are adopted for the design and construction of the development. Overtime the effects of the development on the environment would reduce to nil and may become positive provided mitigation is successful and a high quality design is adopted.</p> <p><u>Mitigation</u> Site Investigation required. Remediation works to be undertaken in accordance with findings of site investigation. Development to be directed away from the Canal, with drainage managed on-site to limit flow into the Canal.</p> <p><u>Assumptions</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that parts of the site are subject to a high risk of flooding. The site is subject to a high risk of flooding from surface water. This is likely to affect the capacity of the site for development. A minor adverse effect is therefore assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects potentially reducing with the adoption of mitigation measures where suitable.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development in high risk areas from flooding to be avoided as informed by a site specific FRA. Sufficient storage capacity provided within the site to ensure that flood risk doesn't increase elsewhere.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within of 500m of the Colne AQMA. The site is however unlikely to contribute significantly towards air quality problems noting its limited scale and accessibility by foot and public transport. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.13. The site therefore would have a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score recognises the accessibility of the site to existing services, shops, sources of employment and public transport provision thereby helping to promote the use of non-car modes for travel, and the proposal to reuse and reorganise a site which is largely previously developed.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick				
SA Objective	Score			Commentary
				<p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<p><u>Likely Significant Effects</u></p> <p>The site is not located within the Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 100m of a locally designated site.</p> <p>Initial assessment work shows that the site is likely to be of limited value for protected species.</p> <p>The site is located adjacent to the Green Infrastructure Network. Its redevelopment gives rise to opportunity to connect to, enhance and expand this network.</p> <p>Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing from the medium to long term once the development is completed and biodiversity measures provided on site have matured.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p><u>Likely Significant Effects</u></p> <p>The development will require the demolition of long Ing Mill in order to be completed. The site promoter indicates that all buildings except for the four-storey building are likely to be demolished through the development. This would remove the weavers shed and engine shed which contribute to the industrial heritage of Barnoldswick and will alter the industrial heritage of the canal. At least less than substantial harm is likely to arise as a result of the proposal. A minor adverse effect is assessed which is limited noting that the site is not listed, within a conservation area, is of limited quality and within a built context which is largely of modern residential or commercial.</p> <p><u>Term</u></p> <p>Likely minor adverse effects reducing over time.</p> <p><u>Mitigation</u></p> <p>Photographic record of existing buildings to ensure that history of site is captured in the longer term. Efforts should be made to educate about the history of the site. Development should seek to the industrial heritage of Barnoldswick and particularly the canal corridor where possible.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Consideration of public benefits of the proposal against the assessed level of harm.</p>
14. To conserve and enhance landscape character and townscapes.	+/-	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a). The site comprises of developed/previously development employment land and as such does not contribute towards this LCA. The proposal site is located within the built up area of Barnoldswick. The site is currently used for employment, and is of limited built quality, and large parts of the site vacant or underused. Whilst the site doesn't necessarily detract from the wider area, its redevelopment does present the opportunity to enhance the character and quality of the area, enabling a broader range of uses which extend beyond working hours. Such a proposal could also enable for an improved frontage along the Leeds Liverpool Corridor, enhancing this as a recreational route through the town. Noting the potential historical importance of the site, and the adverse effects caused by the proposal to the historic environment, mixed effects are assessed for this objective.</p> <p><u>Term</u></p> <p>Initial adverse effects likely to turn positive in the longer term once the development is completed. Overall mixed effects are assessed from the proposal.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick		
SA Objective	Score	Commentary
		<p>Existing greenery on site should be incorporated and expanded through the design of the redevelopment. The setting of the canal should be enhanced with greater accessibility.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Positive effects are also found for employment and regeneration objectives noting the site's proximity to existing sources of employment and services and the role the site will have in contributing to the local economy. A neutral effect is found for the reuse of employment land noting proposals to relocate existing premises to an undeveloped area of 'white land' to the north of the site with the southern part being redeveloped for housing. The site is accessible to existing open space provision and there is potential to enhance this. New homes will improve access to quality housing which meets the needs of their occupiers benefiting health objectives. The site is accessible to public transport provision and is unlikely to worsen congestion problems. A minor positive effect is assessed for transport objectives. The proposal relates to land which is previously developed and as such has significant positive effects for use of resources and making efficient use of land. The proposal is closely related to the Leeds and Liverpool Canal and there is a culverted watercourse running through the site. The proposal has the potential to affect the structural integrity of these watercourses and water quality found within. Adverse effects are found for this objective. The site is subject to a degree of flood risk. Minor adverse effects are found for this objective. The proposal site is adjacent to a designated ecological site. Its development could adversely affect the integrity and quality of habitats in this designation. The proposal site has unknown value for protected species, existing structures may be used by bats. Further assessment and surveys are required. The site is adjacent to the green infrastructure network. The proposal has the potential to connect with this network. Overall the proposal has a minor adverse effect for biodiversity objectives. The site early 20th century industrial landscape set alongside the Leeds and Liverpool Canal. The proposal would retain only the four storey element of this, converting this to residential use. The loss of these buildings and the setting provided would result in at least less than substantial harm to the historic environment. An adverse effect is assessed for the effect of the proposal on the historic environment. The site does not reflect the characteristics of the local landscape character area. The proposal will have mixed effects for townscape character with improvements to degenerated parts of the site in industrial use and those sites which are vacant. An adverse effect is likely where buildings of noted industrial heritage are lost. The effects are not directly off-set as they are different and so mixed effects are assessed for this objective. Overall, taking this above in account, the proposal has a minor positive effect for climate change.</p>		

P312 Land at Barrowford Road, Higham		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p>Likely Significant Effects</p> <p>The site has capacity for 40 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p>Term</p> <p>Permanent minor positive effects from the medium term</p> <p>Mitigation</p> <p>Planning obligations for the mix of housing</p>

SA Appendix 5: Assessment of Potential Housing Sites

P312 Land at Barrowford Road, Higham				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<u>Likely Significant Effects</u> The site does not involve employment land. The site is not located within 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.
	0			<u>Term</u> A permanent neutral effect from the medium term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<u>Likely Significant Effects</u> The site is located within 800m of one or more services and within 2km of all services of a local centre. No service provision is proposed on site. The proposal would result in pressure on existing services and facilities. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.
	0			<u>Term</u> Permanent neutral effect from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u> None. <u>Uncertainties</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P312 Land at Barrowford Road, Higham				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is largely located within the open countryside. Some residences exist on the southern side of A6068 opposite the site. Noise arising from the A6068 could adversely affect residents.</p> <p>Accounting for the above, on balance, the site is considered to have a minor negative effect for this objective.</p> <p><u>Term</u></p> <p>Minor negative effects reducing to neutral with implementation of suitable mitigation measures.</p> <p><u>Mitigation</u></p> <p>Noise Assessment required. Development should not take place in close proximity to the A6068. A suitable landscape buffer should be included in any design proposal for the site with buildings facing towards the A6068 of sufficient technical design to reduce the effects of noise to acceptable limits.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m from one or more transport services. The service is not sufficiently frequent to provide a realistic alternative to travel by car.</p> <p>No known congestion issues locally.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor negative effect for this objective.</p> <p><u>Term</u></p> <p>A minor negative effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P312 Land at Barrowford Road, Higham		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability for residential development.</p>
7. To conserve and enhance water quality and resources	- 0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 50m of a water course (acres brook)</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Potential adverse effects reducing longer term with effective mitigation.</p> <p><u>Mitigation</u></p> <p>Development should not take place near to the watercourse.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is at a low risk of flooding. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Careful design of development, sufficient means of surface water storage to ensure that the development does not adversely affect flood risk. Open space and landscape. Rainwater capture.</p> <p><u>Assumptions</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P312 Land at Barrowford Road, Higham		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within of 500m of the Colne AQMA. The site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.91. The site therefore would have a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within the Mineral Safeguarding Zone. Its development is unlikely to affect this designation. As a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent Neutral effect</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P312 Land at Barrowford Road, Higham			
SA Objective	Score		Commentary
			<p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0
	-		<p><u>Likely Significant Effects</u></p> <p>The site is located within 100m of any locally designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species.</p> <p>The site is not located within the Green Infrastructure Network of Pendle.</p> <p>A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects likely to reduce in the longer term with the adoption of net gain measures for biodiversity.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-		<p><u>Likely Significant Effects</u></p> <p>A Grade II Listed farmhouse is located 400m from the site in an elevated position. It is probable noting the form and purpose of this building that the site forms part of its setting, as well as the appreciation of this building from existing PROW. The development of the site is therefore likely to result in at least less than substantial harm the historic environment. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely permanent adverse effect. Subject to confirmation through heritage assessment and implementation of subsequent mitigation measures where appropriate.</p> <p><u>Mitigation</u></p> <p>Heritage statement required. The findings of this heritage statement should inform decisions made regarding site suitability, site capacity, developable areas, form and layout of any development which takes place at the site.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P312 Land at Barrowford Road, Higham		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site is undeveloped and located within the industrial foothills and valleys character area (Zone 6a). The site in its current form contributes towards this character area at a site level. This is limited by the small scale of the site and mature hedgerows which serve to limit views from the highway. A Grade II Listed farmhouse is located 400m from the site in an elevated position. It is probable noting the form and purpose of this building that the site forms part of its setting, as well as the appreciation of this building from existing PROW. The development of the site is therefore likely to harm the historic environment. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely permanent adverse effect. Subject to confirmation through heritage assessment and implementation of subsequent mitigation measures where appropriate.</p> <p><u>Mitigation</u></p> <p>Heritage statement required. The findings of this heritage statement should inform decisions made regarding site suitability, site capacity, developable areas, form and layout of any development which takes place at the site.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Neutral effects are found for employment and regeneration objectives noting the site's distance to existing sources of employment and services reducing the benefits provided by the development to the local economy. Adverse effects are assessed for health with the potential effects of the A6068 and lack of scope for new open space provision on the development site countering the benefits provided by new housing to health and wellbeing. Adverse effects are assessed for transport noting the limited frequency of the bus service operating through the village resulting in greater reliance on car travel. The proposal relates to previously undeveloped land and as such has adverse effects for securing the efficient use of land. The site is not known to be subject to a significant degree of flood risk however further study will be required informing the layout and capacity of the development. The proposal is located close to a designated ecological site. Its development has the potential to adversely affect this designation. The site may also benefit wildlife in its current condition. Further study is necessary to understand the degree and importance of this relationship and how to best consider its effects on the development proposal. The site is likely in the setting of a Grade II Listed building. It is assumed that the proposal will result in at least less than substantial harm to the historic environment requiring consideration of public benefits. The proposal is located at the edge of Higham, a rural village. The proposal does not relate well to the built form of the settlement however is proportionate in scale to the settlement and is relatively well contained. The role of the site within the wider landscape area is relatively limited beyond a site scale. The effects of the development on the landscape is assessed as being adverse. Accounting for the above a neutral effect is assessed for climate change objectives.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P313 Ghyll Brow, Barnoldswick				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 100 dwellings. The proposal will help to significantly diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Costs associated with the remediation of the site may affect viability and the variety and type of homes which could be provided at the site. Notwithstanding this, and accounting for the above it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability will affect the type and tenure of homes provided at the site (Medium – High Risk).</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	--	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is used for employment, but the owner indicates it is no longer required. Nevertheless the redevelopment of the site for housing would result in the loss of a large employment site in Pendle.</p> <p>The site is located within 2,000m of the nearest major employment site (Crow Nest)</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor negative effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor negative effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Whilst the potential use of the site for housing is tested through this sustainability appraisal, the site is available for a wide range of uses. The continuation of employment at the site would change the assessed outcome for this objective to neutral to minor positive effect depending on the scale and range of employment opportunities provided.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P313 Ghyll Brow, Barnoldswick				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	0	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 2000m of one or more key service.</p> <p>No service provision is proposed on site. The proposal would result in pressure on existing services and facilities.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	0	0	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within 2000m of open space. The site is in close proximity to the Leeds and Liverpool Canal which is a source of recreation.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The proposal is bordered by open countryside. The site is currently used for heavy industry. Its redevelopment for less intensive uses could benefit neighbouring uses.</p> <p>Taking the above into account a minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely neutral effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Open Space provided on site. Contribution towards open space provision may also be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>

SA Appendix 5: Assessment of Potential Housing Sites

P313 Ghyll Brow, Barnoldswick				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m from one or more transport services.</p> <p>No known congestion issues locally.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term with implementation of mitigation measures.</p>
		+		
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The site is brownfield. The redevelopment of the site for housing would make effective use of land. The proposal would support this objective with a significantly positive effect.</p> <p><u>Term</u></p> <p>Permanent significant benefits effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Development should be directed towards brownfield locations within the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	-	-		<p><u>Likely Significant Effects</u></p> <p>The site is located within 50m of a watercourse (Leeds and Liverpool Canal).</p> <p>The development is unlikely to require upgrading to existing water infrastructure.</p> <p>The proposal may affect water quality as a result of the site’s development.</p> <p>Overall the site is considered to have a minor adverse effect for this objective.</p>
	-			<p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P313 Ghyll Brow, Barnoldswick		
SA Objective	Score	Commentary
		<p>Ground investigation required. Development (including remediation works) to take place in accordance with recommendations for this report.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Ground works may render the proposal unviable (high risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that the site is at a low risk of flooding from rivers and medium risk of flooding from surface water. A low chance of flooding from groundwater affects the site. Flood risk is unlikely to affect the site's suitability though may affect its overall capacity. A neutral effect is assessed for this objective.</p> <p><u>Term</u> Permanent neutral effect.</p> <p><u>Mitigation</u> Careful design of development, sufficient means of surface water storage to ensure that the development does not adversely affect flood risk. Open space and landscape. Rainwater capture.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	+	<p><u>Likely Significant Effects</u> The site is located within of 500m of the Colne AQMA. The redevelopment of the site could benefit local air quality by removing a pollution source and securing its replacement with a less intense land use. The proposal therefore has a minor positive effect on this objective.</p> <p><u>Term</u> Minor positive effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>

SA Appendix 5: Assessment of Potential Housing Sites

P313 Ghyll Brow, Barnoldswick			
SA Objective	Score	Commentary	
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3,61. The site therefore would have a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	- ? -	<p><u>Likely Significant Effects</u></p> <p>The site is located within 100m of a designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species.</p> <p>The site is located adjacent to the Green Infrastructure network and has the potential to adversely affect it through contaminants.</p> <p>Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p>	

SA Appendix 5: Assessment of Potential Housing Sites

P313 Ghyll Brow, Barnoldswick		
SA Objective	Score	Commentary
		<p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats particularly of those located close to the Leeds and Liverpool Canal. Creation of new habitats where appropriate within open space, landscaping, and new buildings. Careful and comprehensive ground remediation works likely to be required.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	+	<p>Likely Significant Effects</p> <p>The site is located adjacent to a several listed buildings and structures largely associated with the Leeds and Liverpool Canal. The site is used for heavy industry and has a functional appearance. The site in its current form is therefore likely to detract from this environment if there is any relationship. The redevelopment of the site for a less intensive use will be of benefit to the historic environment, care will however be needed for the specific design, orientation, materials and layout of new buildings constructed particularly those nearest to designated heritage assets. A minor positive effect is assessed for this objective.</p> <p>Term Permanent minor adverse effect.</p> <p>Mitigation Care will be needed for the specific design, orientation, materials and layout of new buildings constructed particularly those nearest to designated heritage assets</p> <p>Assumptions None</p> <p>Uncertainties None.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p>Likely Significant Effects</p> <p>The site is located within the Drumlin Field (13a) Landscape Character Area. The site is used for heavy industry and has a functional appearance. It does not therefore reflect the characteristics of the local landscape character in anyway and detracts from this landscape in its current form. The site is located adjacent to a several listed buildings and structures largely associated with the Leeds and Liverpool Canal. The site in its current form is therefore likely to detract from this environment if there is any relationship. The redevelopment of the site for a less intensive use will be of benefit to the historic environment, care will however be needed for the specific design, orientation, materials and layout of new buildings constructed particularly those nearest to designated heritage assets. Whilst noting that the site is isolated from existing settlements, it is nevertheless concluded that a minor positive effect is assessed for this objective.</p> <p>Term Permanent minor positive effect.</p> <p>Mitigation</p>

SA Appendix 5: Assessment of Potential Housing Sites

P313 Ghyll Brow, Barnoldswick		
SA Objective	Score	Commentary
		<p>Care will be needed for the specific design, orientation, materials and layout of new buildings constructed particularly those nearest to designated heritage assets and those featuring at the boundaries of the site.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>
<p>Summary: The proposal has significant positive effects for housing objectives due to the number of new homes provided and the benefits associated by increasing the quality and diversity of housing stock. Adverse effects are assessed for employment objectives noting that the proposal would remove a large employment site in the borough. The site is however surplus to requirements of its owner and is available for a variety of land uses beyond housing. The proposal would have an adverse effect for regeneration objectives notwithstanding the proposal to make use of previously developed land due to the increased pressure caused by the proposal on service provision and its distance towards existing services and facilities. Positive effects for health are assessed for this objective, noting the environmental enhancement provided both immediately and in the longer term, as a result of the proposal. Positive effects are also noting for transport objectives with the site's location on a public transport route, and general absence of capacity problems locally. Positive effects are assessed for making effective use of land noting that the site is previously developed. The proposal is not known to be significantly affected by flood risk however this needs further detailed study. The site is however in close proximity to the Leeds and Liverpool Canal and the former use of the site gives rise to serious concerns about the potential for the proposal to pollute this watercourse during construction works as a result of ground conditions. The Leeds and Liverpool Canal also gives rise to potential ecological constraints noting the proximity and importance of the canal corridor for wildlife. Adverse effects are assessed for biodiversity. Positive effects are assessed for heritage and landscape objectives. Whilst the site is in an isolated countryside location, its current functional appearance detracts from the wider landscape resulting in harm to the wider historic environment. The proposal provides the opportunity to enhance this environment through a carefully planned high quality development. Overall the proposal has a neutral effect for climate change objectives.</p>		

P314 Land off Gisburn Road, Blacko		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p>Likely Significant Effects</p> <p>The site has capacity for 130 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p>Term Permanent significant positive effects from the medium term</p> <p>Mitigation Planning obligations for the mix of housing</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P314 Land off Gisburn Road, Blacko				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The site does not involve employment land.</p> <p>The site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	0	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 2km of one or more service.</p> <p>No service provision is proposed on site. The proposal would result in pressure on existing services and facilities.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P314 Land off Gisburn Road, Blacko				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space.</p> <p>No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The site is adjacent to existing homes, open space and Blacko School. The proposal is compatible with these uses.</p> <p>Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A neutral effect from the medium to long term.</p> <p><u>Mitigation</u></p> <p>Provision of open space within the site. Contributions may be required towards service provision.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
	0			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m from one or more transport services. The service is not sufficiently frequent to provide a realistic alternative to travel by car.</p> <p>On street parking on Gisburn Road is problematic for the efficient operation of the highway network and causes highway safety issues. The access of Beverley Road onto Gisburn Road provides a steep awkward angle and is not suitable for heavy use or HGVs.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor negative effect for this objective.</p> <p><u>Term</u></p> <p>A minor negative effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. It is unclear how bottlenecks within the highway could be addressed.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	-			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P314 Land off Gisburn Road, Blacko		
SA Objective	Score	Commentary
		<p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability for residential development.</p>
7. To conserve and enhance water quality and resources	0 0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse.</p> <p>The development is unlikely to require upgrading to existing water infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p>
	0	<p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is at a low risk of flooding from rivers and surface water. A moderate chance of flooding from groundwater affects the site. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Careful design of development, sufficient means of surface water storage to ensure that the development does not adversely affect flood risk. Open space and landscape. Rainwater capture.</p> <p><u>Assumptions</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P314 Land off Gisburn Road, Blacko		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within of 500m of the Colne AQMA. The site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.00. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score assessed for this objective is likely a result of relative absence of physical constraints to development at the site.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor benefits effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within the Mineral Safeguarding Zone. Its development is unlikely to affect this designation. As a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent Neutral effect</p> <p><u>Mitigation</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P314 Land off Gisburn Road, Blacko			
SA Objective	Score		Commentary
			<u>Assumptions</u> None. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<u>Likely Significant Effects</u> The site is not located within 500m of any national/international ecological site nor within 100m of any locally designated site. It is unclear whether the site fulfils an important role for protected species. The site is not located within and does not affect the green infrastructure network. Overall, the proposal is considered to have a potential neutral effect subject to confirmation of biodiversity value on site. <u>Term</u> Minor adverse effect possible during construction phase reducing in the medium to long term as mitigation measures establish. <u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	-		<u>Likely Significant Effects</u> The site is located close to Blacko War Memorial which is listed and is likely to form part of its setting. The site is also within the setting of Blacko Tower, a folly and distinctive local landmark. Noting the scale and likely form of the proposal, the development will harm both heritage assets, potentially significantly. A finding of at least less than substantial harm is assessed for the effect of the proposal on the historic environment. A minor adverse effect is assessed for this objective. <u>Term</u> Permanent minor adverse effect potentially significant subject to confirmation through a heritage assessment. <u>Mitigation</u> Heritage assessment required. The heritage assessment will consider the significance and setting of nearby historic features and the effects of developing the site on these assets. It is possible given the scale of the site that a small proportion may be developable without harm to this environment. However this is subject to confirmation through site specific evidence. <u>Assumptions</u> None <u>Uncertainties</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P314 Land off Gisburn Road, Blacko		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The site is in an elevated position above the village of Blacko. The site does not respect or reflect the linear settlement pattern which is characteristic of Blacko. The capacity of the site is disproportionate to the scale, role, and sustainability of the settlement. The site will be highly visible and prominent from most areas of the village and wider surrounds and will disrupt and adversely affect key vantage points of Blacko Tower which is a valued local landmark. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent significant adverse effects. The effects of developing the site on this objective could potentially reduce to adverse if a much small scheme was delivered (around 10 dwellings).</p> <p><u>Mitigation</u></p> <p>It is possible given the scale of the site that a small proportion may be developable without harm to this environment. However this is subject to confirmation through site specific evidence.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has significant positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Neutral effects are found for employment and regeneration objectives noting the site's distance to existing sources of employment and services reducing the benefits provided by the development to the local economy. Neutral effects are assessed for health and wellbeing noting the benefits to health brought by the development to providing quality and diversified housing stock and the scope provided for new open space provision on the development site against the pressure provided by the development to service provision and distance accessing these services. Adverse effects are assessed for transport noting the limited frequency of the bus service operating through the village resulting in greater reliance on car travel and noted highway capacity issues on the A6068 caused by on-street parking. The proposal relates to previously undeveloped land and as such has adverse effects for securing the efficient use of land. The site is not known to be subject to a significant degree of flood risk however further study will be required informing the layout and capacity of the development. The proposal is not known for its significance for wildlife. The site may also benefit wildlife in its current condition. Further study is necessary to understand the degree and importance of this relationship and how to best consider its effects on the development proposal. The site is likely in the setting of the Grade II Blacko War Memorial and unlisted Blacko Tower. It is assumed that the proposal will result in at least less than substantial harm to the historic environment requiring consideration of public benefits. This level of harm may indeed be more significant once further details of the proposal are known. The proposal sits in an elevated position above Blacko. The site does not reflect the settlement's prevailing linear settlement pattern and represents a significant extension to the settlement which is disproportionate to its scale and role within Pendle. The site is highly visible from surrounding areas including public vantage points and will irreversibly alter the character and identity of the village. The proposal will result in harm to the historic environment. As a result significant adverse effects are assessed for the proposals effect on landscape and townscape objectives. Accounting for the above, a minor adverse effect is assessed for the proposals effect on climate change objectives. This score is applied noting the scale of the proposal and very limited accessibility to existing services, shops and sources of employment encouraging travel bar car.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 20 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The site does not involve employment land.</p> <p>The site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p>
	0			<p><u>Term</u></p> <p>A permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more services and within 2km of all services of a local centre. No service provision is proposed on site. The proposal would result in pressure on existing services and facilities. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
			0	
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space. No health facilities are proposed, and the development would increase pressure on existing facilities. The site is largely located within the open countryside. The proposal is compatible with these land uses. Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Mitigation measures involving the provision of new open space or contributions towards the provision of new or enhancement of open space.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
			0	

SA Appendix 5: Assessment of Potential Housing Sites

P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m from one or more transport services.</p> <p>No known congestion issues locally.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term with implementation of mitigation measures.</p>
		+		
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability for residential development.</p>
7. To conserve and enhance water quality and resources	--	0		<p><u>Likely Significant Effects</u></p> <p>The site is located within 10m of a water course (unnamed)</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p>
		-		

SA Appendix 5: Assessment of Potential Housing Sites

P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Development should not take place near to the watercourse.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that the site is at a low risk of flooding. A neutral effect is assessed for this objective.</p> <p><u>Term</u> Permanent neutral effect.</p> <p><u>Mitigation</u> Careful design of development, sufficient means of surface water storage to ensure that the development does not adversely affect flood risk. Open space and landscape. Rainwater capture.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located within of 500m of the Colne AQMA. The site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.22. The site therefore would have a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook				
SA Objective	Score		Commentary	
			<p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p><u>Likely Significant Effects</u></p> <p>The site is not located within the Mineral Safeguarding Zone. Its development is unlikely to affect this designation. As a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent Neutral effect</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 100m of any locally designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species.</p> <p>The site is not located within the Green Infrastructure Network of Pendle.</p> <p>A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects likely to reduce in the longer term with the adoption of net gain measures for biodiversity.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area (13c). It has some of the features of this character area and has good connectivity with wider land to the north which makes a stronger contribution. Whilst contained to the south and east by strong boundary features (as provided by the road and former railway), the site is nevertheless isolated and its topography increases its visibility from wider areas to the north. The proposal would therefore result in adverse effects for this objective. The effects are limited noting the relatively small-scale nature of the proposal.</p> <p><u>Term</u></p> <p>Likely permanent adverse effect.</p> <p><u>Mitigation</u></p> <p>Layout, density and design of development. Use of landscaping. Consideration should be given to a much reduced scale of proposal.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Neutral effects are found for health, employment and regeneration objectives noting the site's distance to existing sources of employment and services reducing the benefits provided by the development to the local economy. Positive effects are assessed for transport objectives noting the site's accessibility by public transport. There are adverse effects for securing the effective use of land noting the site's greenfield condition. The site is not known to be subject to a significant degree of flood risk however further study will be required informing the layout and capacity of the development. The proposal is located close to a designated ecological site. Its development has the potential to adversely affect this designation. Further study is necessary to understand the degree and importance of this relationship and how to best consider its effects on the development proposal. The proposal is unlikely to affect the historic environment. The site makes some contribution to the local landscape area with connectivity to land making a more important contribution towards this area located beyond. The site is in an isolated location. It is however limited in scale and contained by man-made features. Overall a minor adverse effect is assessed for this objective. A minor positive effect is assessed for climate change objectives.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P317 Fields south of Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 100 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The site does not involve employment land.</p> <p>The site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p>
	0			<p><u>Term</u></p> <p>A permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P317 Fields south of Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more services and within 2km of all services of a local centre. No service provision is proposed on site. The proposal would result in pressure on existing services and facilities. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space. No health facilities are proposed, and the development would increase pressure on existing facilities. The site is largely located within the open countryside. A dog kennel is located nearby and has the potential to disrupt future residents. Accounting for the above, on balance, the site is considered to have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>Mitigation measures involving the provision of new open space or contributions towards the provision of new or enhancement of open space. High technical specification of materials and noise dampening measures may be required to address issues arising to residential amenity as a result of neighbouring land uses.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	-			

SA Appendix 5: Assessment of Potential Housing Sites

P317 Fields south of Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<u>Likely Significant Effects</u> The site is located within 400m from one or more transport services. No known congestion issues locally. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective. <u>Term</u> A minor positive effect from the medium term with implementation of mitigation measures.
				+
6. To encourage the efficient use of land and conserve and enhance soils.	-			<u>Likely Significant Effects</u> The site is greenfield but not known to comprise BMV. Minor adverse effect assessed. <u>Term</u> Permanent minor adverse effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Viability for residential development.
7. To conserve and enhance water quality and resources	--	0		<u>Likely Significant Effects</u> The site is located within 10m of a water course (unnamed) The development is unlikely to require any upgrade to water management infrastructure. The proposal is unlikely to affect water quality. Overall the site is considered to have a minor adverse effect on this objective.
				-

SA Appendix 5: Assessment of Potential Housing Sites

P317 Fields south of Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Development should not take place near to the watercourse.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that the site is at a low risk of flooding. A neutral effect is assessed for this objective.</p> <p><u>Term</u> Permanent neutral effect.</p> <p><u>Mitigation</u> Careful design of development, sufficient means of surface water storage to ensure that the development does not adversely affect flood risk. Open space and landscape. Rainwater capture.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located within of 500m of the Colne AQMA. The site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.30. The site therefore would have a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P317 Fields south of Barnoldswick Road, Kelbrook				
SA Objective	Score		Commentary	
			<p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p><u>Likely Significant Effects</u> The site is not located within the Mineral Safeguarding Zone. Its development is unlikely to affect this designation. As a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Permanent Neutral effect</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0	<p><u>Likely Significant Effects</u> The site is located within 100m of a locally designated site. It is unclear whether the site fulfils an important role for protected species. The site is not located within the Green Infrastructure Network of Pendle. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u> Minor adverse effects likely to reduce in the longer term with the adoption of net gain measures for biodiversity.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P317 Fields south of Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result will have a neutral effect during the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area (13c). The site makes a limited contribution to this character area. Whilst contained to the north and west by strong boundary features (as provided by the road and former railway), the site isolated from Kelbrook and highly visible to the south. The proposal would therefore result in adverse effects for this objective.</p> <p><u>Term</u></p> <p>Likely permanent adverse effect.</p> <p><u>Mitigation</u></p> <p>Layout, density and design of development. Use of landscaping. Consideration should be given to a much reduced scale of proposal.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has significant positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Neutral effects are found for employment and regeneration objectives noting the site's distance to existing sources of employment and services reducing the benefits provided by the development to the local economy. Positive effects are assessed for transport objectives noting the site's accessibility by public transport. Adverse effects are assessed for health with health benefits of the proposal offset by the added pressure provided by the development towards service provision, and nearby land uses which may harm public health. There are adverse effects for securing the effective use of land noting the site's greenfield condition. The site is not known to be subject to a significant degree of flood risk however further study will be required informing the layout and capacity of the development. The proposal is located close to a designated ecological site. Its development has the potential to adversely affect this designation. Further study is necessary to understand the degree and importance of this relationship and how to best consider its effects on the development proposal. The proposal is unlikely to affect the historic environment. The site makes some contribution to the local landscape area. The site is in an isolated location and whilst contained by man-made features to the north and west, is open to views from the south. Overall a minor adverse effect is assessed for this objective. A minor positive effect is assessed for climate change objectives.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P318 Former Gas Holder, Brierfield				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 15 dwellings. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. The proposal is in a weak housing market within Pendle and has low land values. This may affect the variety and type of homes which could be provided at the site. Notwithstanding this, and accounting for the above it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability will affect the type and tenure of homes provided at the site (Medium – High Risk).</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is no longer in use for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (Lomeshaye)</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>A permanent minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P318 Former Gas Holder, Brierfield				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a local centre (Brierfield)</p> <p>No service provision is proposed on site. The proposal would result in pressure on existing services and facilities.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP and open space</p> <p>Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The proposal bordered by Commercial uses. There is potential for adverse effects on residential amenity as a result of these uses.</p> <p>On balance the proposal is considered to likely have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely neutral effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Open Space provided on site. Contribution towards open space provision may also be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P318 Former Gas Holder, Brierfield				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m from one or more transport services.</p> <p>No known congestion issues locally.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term with implementation of mitigation measures.</p>
		+		
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The site is brownfield. The redevelopment of the site for housing would make effective use of land. The proposal would support this objective with a significantly positive effect.</p> <p><u>Term</u></p> <p>Permanent significant positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Development should be directed towards brownfield locations within the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	--	-		<p><u>Likely Significant Effects</u></p> <p>The site is not located within 10m of a watercourse (Leeds and Liverpool Canal).</p> <p>The development is unlikely to require upgrading to existing water infrastructure.</p> <p>The proposal may affect water quality as a result of the site’s development.</p> <p>Overall the site is considered to have a minor adverse effect for this objective.</p>
	-			<p><u>Term</u></p> <p>Permanent minor adverse effect.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P318 Former Gas Holder, Brierfield		
SA Objective	Score	Commentary
		<p>Ground investigation required. Development (including remediation works) to take place in accordance with recommendations for this report.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Ground works may render the proposal unviable (high risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that the site is at a low risk of flooding from rivers and surface water. A moderate chance of flooding from groundwater affects the site. A neutral effect is assessed for this objective.</p> <p><u>Term</u> Permanent neutral effect.</p> <p><u>Mitigation</u> Careful design of development, sufficient means of surface water storage to ensure that the development does not adversely affect flood risk. Open space and landscape. Rainwater capture.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located within of 500m of the Colne AQMA. The site is however unlikely to contribute significantly towards air quality problems noting its limited scale and accessibility by foot and public transport. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>

SA Appendix 5: Assessment of Potential Housing Sites

P318 Former Gas Holder, Brierfield			
SA Objective	Score	Commentary	
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.09. The site therefore would have a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within the Mineral Safeguarding Zone. Its development is unlikely to affect this designation. As a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent Neutral effect</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	- ? -	<p><u>Likely Significant Effects</u></p> <p>The site is located within 100m of a designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species.</p> <p>The site is not located within but is adjacent to and closely relates with the Green Infrastructure network.</p> <p>Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p>	

SA Appendix 5: Assessment of Potential Housing Sites

P318 Former Gas Holder, Brierfield		
SA Objective	Score	Commentary
		<p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats particularly of those located close to the Leeds and Liverpool Canal. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p>Likely Significant Effects</p> <p>The site is located adjacent to a listed structure, it is also located within a conservation area. There have been calls for the structure on site to be listed. The harm caused by the redevelopment of the site is dependent on the nature of the proposal taking place. The loss of the existing gas holder is likely to harm the industrial heritage of the site and will need to be considered as part of the planning balance in accordance with the policies of the NPPF. Submission states that retaining the gas holder is likely to add £5 million to the price of redeveloping the site. Overall, a minor adverse effect is assessed for this objective.</p> <p>Term Permanent minor adverse effect.</p> <p>Mitigation Key features of the site should be retained and/or reflected through the redevelopment of the site where possible. A photographic record should be undertaken of the site/wider area prior to development.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>
14. To conserve and enhance landscape character and townscapes.	+/-	<p>Likely Significant Effects</p> <p>Industrial Age (LCC 23) character area. The site reflects the character and makes a positive contribution towards this character area in its current condition. The proposal would remove a large and recognizable landmark from the townscape of Brierfield potentially harming its setting. The value of the existing site is however only experienced from longer distant views as up close the site is unremarkable. The site is however in a conservation area and next to a listed building thereby forming its setting. Irreversible harm would therefore result from the development due to the change caused by the development to the built environment. At the same time some benefits could also be provided by improving the built quality and standard of buildings in the area following on from the success of the nearby Brierfield Mills Development. A mixed effect is assessed for this objective.</p> <p>Term Any likely adverse effects most significant during construction and the early years of the development reducing over time as development integrates into its surroundings and mitigation measures mature.</p> <p>Mitigation</p>

SA Appendix 5: Assessment of Potential Housing Sites

P318 Former Gas Holder, Brierfield		
SA Objective	Score	Commentary
		<p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities. Existing vegetation should remain on site as far as possible. Retention/reflection of key site features within the development where possible.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Positive effects are also found for employment and regeneration objectives noting the site's accessibility to existing sources of employment and services. Adverse effects are assessed for health noting the potential harm to public health caused by the site's redevelopment. The site is accessible to a good range of services and facilities and public transport. This benefits transport objectives. Positive effects are assessed for making effective use of land noting that the site is previously developed. The proposal is not known to be significantly affected by flood risk however this needs further detailed study. The site is however in close proximity to the Leeds and Liverpool Canal and the former use of the site gives rise to serious concerns about the potential for the proposal to pollute this watercourse during construction works as a result of ground conditions. The Leeds and Liverpool Canal also gives rise to potential ecological constraints noting the proximity and importance of the canal corridor for wildlife. Adverse effects are assessed for biodiversity. Adverse effects are also assessed for heritage objectives. This notes the role the site plays in its current condition to local townscape character, nearby listed buildings and the conservation area. The qualities of the site are however best observed in long distance views with the urban quality of the site reducing significantly at a site level. This helps to limit the potential effects caused to the historic environment to minor adverse effects and results in mixed effects for townscape objectives, noting the potential benefits that the proposal to provide to urban quality building on the success of the nearby Brierfield Mills project. Overall, taking this above in account, the proposal has a minor positive effect for climate change.</p>		

P319 Greenfield Road, Colne		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p>Likely Significant Effects</p> <p>The site has capacity for 40 dwellings. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. The proposal is in a weak housing market within Pendle and has low land values. This may affect the variety and type of homes which could be provided at the site. Notwithstanding this, and accounting for the above it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p>Term Permanent minor positive effects from the medium term</p> <p>Mitigation Planning obligations for the mix of housing</p> <p>Assumptions None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P319 Greenfield Road, Colne				
SA Objective	Score			Commentary
				<u>Uncertainties</u> Low viability will affect the type and tenure of homes provided at the site (Medium – High Risk).
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The site is no longer in use for employment. The site is located within 2,000m of the nearest major employment site (Primet Bridge) The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.
	+			<u>Term</u> A permanent minor positive effect from the medium term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	++	<u>Likely Significant Effects</u> The site is located within 800m of a local centre (Colne) No service provision is proposed on site. The proposal would result in pressure on existing services and facilities. The site is within 800m of a primary school and secondary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a significant positive effect on this objective.
	++			<u>Term</u> Permanent significant positive effect from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u> None. <u>Uncertainties</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P319 Greenfield Road, Colne				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The proposal is located nearby to existing residential and commercial uses. Commercial used are located to the south of Greenfield Road. It is unlikely that these uses will adversely affect the wellbeing of future occupiers of the site though some mitigation measures may be required subject to further assessment.</p> <p>On balance the proposal is considered to likely have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Open Space provided on site. Contribution towards open space provision may also be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m from one or more transport services.</p> <p>Congestion is experienced locally at peak times however the proposal is unlikely to worsen this noting its limited scale and general accessibility to services, shops and sources of employment.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

SA Appendix 5: Assessment of Potential Housing Sites

P319 Greenfield Road, Colne		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability for residential development.</p>
7. To conserve and enhance water quality and resources	-- 0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 10m of a watercourse (unnamed).</p> <p>The development is unlikely to require upgrading to existing water infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>Development should be directed away from the watercourse.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is at a low risk of flooding from rivers and surface water with a small part of the site within Flood Zone 2/3. There is a low chance of flooding from groundwater. Whilst flooding constraints may affect the capacity of the site, it is unlikely to affect its suitability for development. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P319 Greenfield Road, Colne		
SA Objective	Score	Commentary
		<p>Careful design of development, sufficient means of surface water storage to ensure that the development does not adversely affect flood risk. Open space and landscape. Rainwater capture.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located within of 500m of the Colne AQMA. The site is however unlikely to contribute significantly towards air quality problems noting its limited scale and accessibility by foot and public transport. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.22. The site therefore would have a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P319 Greenfield Road, Colne				
SA Objective	Score			Commentary
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	-	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 100m of a designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species.</p> <p>The site is located within the Green Infrastructure network.</p> <p>Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats particularly of mature trees to the north and west of the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	--			<p><u>Likely Significant Effects</u></p> <p>The site is located adjacent to a cluster of listed buildings, it is also located within a conservation area. The proposal site in its current form makes a significant contribution towards the setting of the listed buildings and the conservation area providing a rural hamlet like feel within an otherwise urbanised area. The development of the site in its entirety would remove this. Substantial harm is likely and as such a significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent significant adverse effect.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P319 Greenfield Road, Colne		
SA Objective	Score	Commentary
		<p>A reduced effect, still likely resulting in less than substantial harm, may be provided if a much reduced scheme was promoted which retained the rural outlook provided by the site.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>Industrial Age (LCC 23) character area. The site does not reflect this character instead providing for a semi-rural feel. As set out above the site makes a significant contribution to the historic environment. For the reasons set out above significant adverse effects for this objective.</p> <p><u>Term</u> Permanent significant adverse effect.</p> <p><u>Mitigation</u></p> <p>A reduced effect, still likely resulting in less than substantial harm, may be provided if a much reduced scheme was promoted which retained the rural outlook provided by the site.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Positive effects are found for employment and regeneration objectives noting the site's accessibility to existing sources of employment and services. Positive effects are also assessed for health objectives noting the site's accessibility to open space provision and benefits for health provided by the development of new housing. The site is close to high quality public transport provision and is unlikely to contribute to a worsening of existing congestion issues. A minor positive effect is assessed for transport objectives. The site is greenfield and there are adverse effects assessed for the proposals effect on objectives for the effective use of land and natural resources. The proposal is not known to be significantly affected by flood risk however this needs further detailed study. It is unknown what biodiversity value the site has. The site does however form part of the borough's green infrastructure network and the development of the site will erode this network. Further assessment of the biodiversity value of the site will need to be undertaken as part of any planning application. The site is located within a conservation area and is closely related to a cluster of listed buildings which make up the Greenfield Road hamlet. The site in its current conditions fulfils an important role to the setting and special character of these listed buildings and conservation area. The proposal to develop the site would significant alter this character resulting in likely substantial harm for the historic environment. Significant adverse effects are assessed for heritage and landscape/townscape objectives for this site as a result. There is a potential that the level of harm caused by the proposed could be reduced if the scale of the proposal was reduced and a larger part of the existing filed retained. Overall, taking the above into account, a minor positive effect for climate change objectives.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P320 South of Keighley Road, West of Carrier's Row, Laneshaw Bridge				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 65 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not in use for employment.</p> <p>The site is not located within 2,000m of the nearest major employment site</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p>
	0			<p><u>Term</u></p> <p>A permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P320 South of Keighley Road, West of Carrier's Row, Laneshaw Bridge				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key service.</p> <p>No service provision is proposed on site. The proposal would result in pressure on existing services and facilities.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p>
	0			<p><u>Term</u></p> <p>Permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The proposal is located adjacent to residential and agricultural land uses. The proposed use is compatible with these uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>Likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Open Space provided on site. Contribution towards open space provision may also be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>

SA Appendix 5: Assessment of Potential Housing Sites

P320 South of Keighley Road, West of Carrier's Row, Laneshaw Bridge				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m from one or more transport services.</p> <p>There are no known highway capacity issues experienced locally which are likely to be affected by the proposal.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely neutral effect for this objective.</p> <p><u>Term</u></p> <p>A neutral effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	-	-	-	<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability for residential development.</p>
	-			
7. To conserve and enhance water quality and resources	--	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 10m of a watercourse (Colne Water).</p> <p>The development is unlikely to require upgrading to existing water infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect.</p>
	-			

SA Appendix 5: Assessment of Potential Housing Sites

P320 South of Keighley Road, West of Carrier's Row, Laneshaw Bridge		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Development should be directed away from the watercourse.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that the site is at a low risk of flooding from all sources of flooding. A neutral effect is assessed for this objective.</p> <p><u>Term</u> Permanent neutral effect.</p> <p><u>Mitigation</u> Careful design of development, sufficient means of surface water storage to ensure that the development does not adversely affect flood risk. Open space and landscape. Rainwater capture.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located within of 500m of the Colne AQMA. The site is however unlikely to contribute significantly towards air quality problems noting its limited scale and absence of local air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.57. The site therefore would have a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P320 South of Keighley Road, West of Carrier's Row, Laneshaw Bridge			
SA Objective	Score		Commentary
			<p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p><u>Likely Significant Effects</u> The site is not located within the Mineral Safeguarding Zone. Its development is unlikely to affect this designation. As a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Permanent Neutral effect</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	? -	<p><u>Likely Significant Effects</u> The site is not located within 100m of a designated site. It is unclear whether the site fulfils an important role for protected species. The site is located within the Green Infrastructure network. Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p><u>Term</u> Minor adverse from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats particularly of mature hedgerow</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P320 South of Keighley Road, West of Carrier's Row, Laneshaw Bridge		
SA Objective	Score	Commentary
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p><u>Likely Significant Effects</u></p> <p>A cluster of listed buildings is located near to the site within the historic core of the village to the east. The development of land which is open and in agricultural use and its likely modern suburban form is likely to result in at least less than substantial harm to the historic environment. A minor negative effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>A reduced effect, still likely resulting in less than substantial harm, may be provided if a much reduced scheme was promoted which retained the rural outlook provided by the site and providing a more linear form focussed along Keighley Road as reflected by the wider development.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>Industrial Foothills and Valley (LCC 06a) landscape character area. The form and appearance of the site in its current form contributes to the landscape character area on a localised basis which is not contained to the site itself. The site contributes positively to the setting of the village and is visible from a number of public routes. The site is designated green belt and contributes towards the purposes of the green belt by preventing urban sprawl and safeguarding the open countryside from encroachment. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent significant adverse effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P320 South of Keighley Road, West of Carrier's Row, Laneshaw Bridge		
SA Objective	Score	Commentary
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Neutral effects are found for employment and regeneration objectives noting the site's relative inaccessibility to existing sources of employment and services. This serves to undermine the economic benefits associated with the delivery of housing on the site. Positive effects are also assessed for health objectives noting the site's accessibility to open space provision and benefits for health provided by the development of new housing. The site is accessible to public transport provision and is unlikely to contribute to a worsening of existing congestion issues. A minor positive effect is assessed for transport objectives. The site is greenfield and there are adverse effects assessed for the proposal's effect on objectives for the effective use of land. The proposal is not known to be significantly affected by flood risk however this needs further detailed study. It is unknown what biodiversity value the site has. The site does however form part of the borough's green infrastructure network and the development of the site will erode this network. Further assessment of the biodiversity value of the site will need to be undertaken as part of any planning application. The site is located relatively close to a cluster of listed buildings located within the historic core of the village. The site forms part of the setting of these buildings and its development will introduce uncharacteristic suburban development to the area removing part of the agricultural landscape. A minor adverse effect is assessed for the proposals effect on heritage objectives. The site is found to fulfil a local role within the local landscape character area, it is open and visible from wider public routes and contributes positively to the setting of the village. The site designated green belt and contributes towards Green Belt purposes. The proposal would have a significant adverse effect for landscape/townscape objectives. Overall, taking the above into account, a neutral effect is assessed for climate change objectives.</p>		

P321 South of Keighley Road, Laneshaw Bridge		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 20 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P321 South of Keighley Road, Laneshaw Bridge				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not in use for employment.</p> <p>The site is not located within 2,000m of the nearest major employment site</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key service.</p> <p>No service provision is proposed on site. The proposal would result in pressure on existing services and facilities.</p> <p>The site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P321 South of Keighley Road, Laneshaw Bridge				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space</p> <p>Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The proposal is located adjacent to residential and agricultural land uses. The proposed use is compatible with these uses.</p> <p>On balance the proposal is considered to likely have a neutral effect for this objective.</p>
	0			<p><u>Term</u></p> <p>Likely neutral effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Contribution towards open space provision may also be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m from one or more transport services.</p> <p>There are no known highway capacity issues experienced locally which are likely to be affected by the proposal.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>A minor positive effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P321 South of Keighley Road, Laneshaw Bridge		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability for residential development.</p>
7. To conserve and enhance water quality and resources	<div>--</div> <div>0</div>	<p><u>Likely Significant Effects</u></p> <p>The site is located within 10m of a watercourse (Colne Water).</p> <p>The development is unlikely to require upgrading to existing water infrastructure.</p> <p>The proposal could affect water quality during the construction phase due to its proximity.</p> <p>Overall the site is considered to have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>Development should be directed away from the watercourse. Measures should be put in place to stop the contaminants entering the water course from the development, in particular during the construction phase.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is at a low risk of flooding from all sources of flooding. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Careful design of development, sufficient means of surface water storage to ensure that the development does not adversely affect flood risk. Open space and landscape. Rainwater capture.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P321 South of Keighley Road, Laneshaw Bridge		
SA Objective	Score	Commentary
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within of 500m of the Colne AQMA. The site is however unlikely to contribute significantly towards air quality problems noting its limited scale and absence of local air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.52. The site therefore would have a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P321 South of Keighley Road, Laneshaw Bridge		
SA Objective	Score	Commentary
		<u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	- ? -	<u>Likely Significant Effects</u> The site is located within 100m of a designated site. It is unclear whether the site fulfils an important role for protected species. The site is located within the Green Infrastructure network. Overall, the proposal is likely to have a minor adverse effect on this objective. <u>Term</u> Minor adverse from the medium to long term with the implementation of mitigation measures. <u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats particularly of mature hedgerow and trees. Development should be directed away from the ecological designation and ensure that any runoff from the site does not adversely affect this designation. <u>Assumptions</u> None. <u>Uncertainties</u> None.
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<u>Likely Significant Effects</u> The site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effective on this objective. <u>Term</u> Likely permanent neutral effects <u>Mitigation</u> None. <u>Assumptions</u> None <u>Uncertainties</u> None.
14. To conserve and enhance landscape character and townscapes.	--	<u>Likely Significant Effects</u> Industrial Foothills and Valley (LCC 06a) landscape character area. The form and appearance of the site in its current form shows some of the characteristics of this wider landscape area, however the contribution made is not significant noting the site's limited size, containment and limited visibility. The site is designated green belt and contributes towards the purposes of the green belt by preventing urban sprawl and safeguarding the open countryside from encroachment. A significant adverse effect is assessed for this objective.

SA Appendix 5: Assessment of Potential Housing Sites

P321 South of Keighley Road, Laneshaw Bridge		
SA Objective	Score	Commentary
		<p><u>Term</u> Permanent significant adverse effect.</p> <p><u>Mitigation</u> Development limited to the road frontage would ensure that the proposal is seen in the context of the wider settlement pattern. The development of the site would lead to a loss of land designated as Green Belt.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Neutral effects are found for employment and regeneration objectives noting the site's relative inaccessibility to existing sources of employment and services. This serves to undermine the economic benefits associated with the delivery of housing on the site. Neutral effects are assessed for health objectives noting the site's accessibility to open space provision and benefits for health provided by the development of new housing, offset by limited opportunity provided for open space to be provided on site. The site is accessible to public transport provision and is unlikely to contribute to a worsening of existing congestion issues. A minor positive effect is assessed for transport objectives. The site is greenfield and there are adverse effects assessed for the proposals effect on objectives for the effective use of land. The proposal is not known to be significantly affected by flood risk however this needs further detailed study. It is unknown what biodiversity value the site has. The site is closely related to a designated ecology site with potential to adversely affect this designation. The site also forms part of the borough's green infrastructure network, and the development of the site will erode this network. Further assessment of the biodiversity value of the site will need to be undertaken as part of any planning application. An adverse effect is assessed for biodiversity objectives. The proposal is unlikely to affect the historic environment. The site designated green belt and contributes towards Green Belt purposes. For this reason, the proposal would have a significant adverse effect for landscape/townscape objectives however this is due to the loss of land designated green belt, landscape effects could be reduced by limiting the development to the existing road frontage. Overall, taking the above into account, a neutral effect is assessed for climate change objectives.</p>		

P322 West of Dents House, Laneshaw Bridge		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The site has capacity for 12 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P322 West of Dents House, Laneslaw Bridge				
SA Objective	Score			Commentary
				None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<u>Likely Significant Effects</u> The site is not in use for employment. The site is not located within 2,000m of the nearest major employment site The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective. <u>Term</u> A permanent neutral effect from the medium term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<u>Likely Significant Effects</u> The site is located within 800m of one or more key service. No service provision is proposed on site. The proposal would result in pressure on existing services and facilities. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective. <u>Term</u> Permanent neutral effect from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0			

SA Appendix 5: Assessment of Potential Housing Sites

P322 West of Dents House, Laneshaw Bridge				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space</p> <p>Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The proposal is located adjacent to residential and agricultural land uses. The proposed use is compatible with these uses.</p> <p>On balance the proposal is considered to likely have a neutral effect for this objective.</p>
			0	<p><u>Term</u></p> <p>Likely neutral effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Open Space provided on site. Contribution towards open space provision may also be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m from one or more transport services.</p> <p>There are no known highway capacity issues experienced locally which are likely to be affected by the proposal. The proposal does not benefit from an access to a highway and requires further land to come forward to be accessible by vehicles. The failure to obtain safe and sufficient access to the site would render the site undeliverable for housing.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely neutral effect for this objective.</p>
			0	<p><u>Term</u></p> <p>A neutral effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><u>Term</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P322 West of Dents House, Laneshaw Bridge		
SA Objective	Score	Commentary
		<p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability for residential development.</p>
7. To conserve and enhance water quality and resources	<div>-</div> <div>0</div>	<p><u>Likely Significant Effects</u></p> <p>The site is located within 50m of a watercourse (Laneshaw).</p> <p>The development is unlikely to require upgrading to existing water infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>Development should be directed away from the watercourse.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is at a low risk of flooding from all sources of flooding. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Careful design of development, sufficient means of surface water storage to ensure that the development does not adversely affect flood risk. Open space and landscape. Rainwater capture.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P322 West of Dents House, Laneslaw Bridge		
SA Objective	Score	Commentary
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located within of 500m of the Colne AQMA. The site is however unlikely to contribute significantly towards air quality problems noting its limited scale and absence of local air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.57. The site therefore would have a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The site is not located within the Mineral Safeguarding Zone. Its development is unlikely to affect this designation. As a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Permanent Neutral effect</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P322 West of Dents House, Laneshaw Bridge			
SA Objective	Score		Commentary
			<u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<p>Likely Significant Effects</p> <p>The site is not located within 100m of a designated site.</p> <p>It is unclear whether the site fulfils an important role for protected species.</p> <p>The site is located within the Green Infrastructure network.</p> <p>Overall, the proposal is likely to have a minor adverse effect on this objective.</p> <p>Term</p> <p>Minor adverse from the medium to long term with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats particularly of mature hedgerow</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-		<p>Likely Significant Effects</p> <p>A cluster of listed buildings is located near within the historic core of the village to the east. The development of land which is open and in agricultural use and its likely modern suburban form is likely to result in at least less than substantial harm to the historic environment. A minor negative effect is assessed for this objective.</p> <p>Term</p> <p>Permanent minor adverse effect.</p> <p>Mitigation</p> <p>A reduced effect, still likely resulting in less than substantial harm, may be provided if a much reduced scheme was promoted which retained the rural outlook provided by the site and providing a more linear form focussed along Keighley Road as reflected by the wider development.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	--		<p>Likely Significant Effects</p> <p>Industrial Foothills and Valley (LCC 06a) landscape character area. The form and appearance of the site in its current form contributes to the landscape character area on a localized basis which is largely contained to the site itself. The site contributes positively to the</p>

SA Appendix 5: Assessment of Potential Housing Sites

P322 West of Dents House, Laneshaw Bridge		
SA Objective	Score	Commentary
		<p>setting of the village and is visible from a number of public routes. The site is designated green belt and contributes towards the purposes of the green belt by preventing urban sprawl and safeguarding the open countryside from encroachment. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u> Permanent significant adverse effect.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Neutral effects are found for employment and regeneration objectives noting the site's relative inaccessibility to existing sources of employment and services. This serves to undermine the economic benefits associated with the delivery of housing on the site. Neutral effects are assessed for health objectives noting the site's accessibility to open space provision and benefits for health provided by the development of new housing, offset by limited opportunity provided for open space to be provided on site. The site is accessible to public transport provision and is unlikely to contribute to a worsening of existing congestion issues. The site is not however accessible by motor vehicles and requires further land in order to come forward. The failure to obtain a safe and sufficient access to the site would render the site undevelopable. A neutral effect is assessed for transport objectives. The site is greenfield and there are adverse effects assessed for the proposals effect on objectives for the effective use of land. The proposal is not known to be significantly affected by flood risk however this needs further detailed study. It is unknown what biodiversity value the site has. The site does however form part of the borough's green infrastructure network and the development of the site will erode this network. Further assessment of the biodiversity value of the site will need to be undertaken as part of any planning application. The site is located relatively close to a cluster of listed buildings located within the historic core of the village. The site forms part of the setting of these buildings and its development will introduce uncharacteristic suburban development to the area removing part of the agricultural landscape. A minor adverse effect is assessed for the proposals effect on heritage objectives. The site is found to fulfil a local role within the local landscape character area, it is open and visible from wider public routes and contributes positively to the setting of the village. The site designated green belt and contributes towards Green Belt purposes. The proposal would have a significant adverse effect for landscape/townscape objectives. Overall, taking the above into account, a neutral effect is assessed for climate change objectives.</p>		

P323 Land West of Fence		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 12 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor positive effects from the medium term</p>

SA Appendix 5: Assessment of Potential Housing Sites

P323 Land West of Fence				
SA Objective	Score			Commentary
				<u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<u>Likely Significant Effects</u> The site is not in use for employment. The site is not located within 2,000m of the nearest major employment site The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.
	0			<u>Term</u> A permanent neutral effect from the medium term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	0	-	0	<u>Likely Significant Effects</u> The site is located within 2000m of one or more key service. No service provision is proposed on site. The proposal would result in pressure on existing services and facilities. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor adverse effect on this objective.
	-			<u>Term</u> Permanent minor adverse effect from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u>

SA Appendix 5: Assessment of Potential Housing Sites

P323 Land West of Fence				
SA Objective	Score			Commentary
				<p>None.</p> <p><u>Uncertainties</u></p> <p>Contributions will do little to address the unsustainable location of the site.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	0	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 800m of a GP or open space</p> <p>Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities.</p> <p>The proposal is located adjacent to residential and agricultural land uses. The proposed use is compatible with these uses.</p> <p>On balance the proposal is considered to likely have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Likely minor adverse effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Open Space provided on site. Contribution towards open space provision may also be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m from one or more transport services. The public transport service serving the site is of limited frequency and as such does not provide a reasonable alternative to travel than by car.</p> <p>There are no known highway capacity issues experienced locally which are likely to be affected by the proposal.</p> <p>The development would not support investment in or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>A minor adverse effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P323 Land West of Fence			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability for residential development.</p>
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse.</p> <p>The development is unlikely to require upgrading to existing water infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is at a low risk of flooding from rivers/sea and surface water. There is a moderate risk of flooding from groundwater. The potential risk is unlikely to render the proposal site unsuitable for housing development. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P323 Land West of Fence		
SA Objective	Score	Commentary
		<p>Careful design of development, sufficient means of surface water storage to ensure that the development does not adversely affect flood risk. Open space and landscape. Rainwater capture.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The site is located within of 500m of the Colne AQMA. The site is however unlikely to contribute significantly towards air quality problems noting its limited scale and absence of local air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p>Term Neutral effects over the plan period.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p>Assumptions None</p> <p>Uncertainties Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p>Likely Significant Effects The site has a suitability score of 3.65. The site therefore would have a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure	-	<p>Likely Significant Effects The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P323 Land West of Fence				
SA Objective	Score			Commentary
the sustainable use of natural resources.				<p>Term Permanent loss where developed.</p> <p>Mitigation To be determined in consultation with Lancashire County Council.</p> <p>Assumptions Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p>Likely Significant Effects The site is not located within 100m of a designated site. It is unclear whether the site fulfils an important role for protected species. The site is not located within the Green Infrastructure network. Overall, the proposal is likely to have a neutral effect on this objective.</p> <p>Term Likely neutral effect from the medium term with implementation of mitigation measures.</p> <p>Mitigation Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats particularly of mature hedgerow and trees</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
	0			
13. To conserve and enhance the historic environment, heritage assets and their setting.				<p>Likely Significant Effects The site is located near a Grade II* Listed Building. The development of land which is open and in agricultural use and its likely modern suburban form is likely to result in at least less than substantial harm to the historic environment. A minor negative effect is assessed for this objective.</p> <p>Term Permanent minor adverse effect.</p> <p>Mitigation None.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P323 Land West of Fence		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>Industrial Foothills and Valley (LCC 06a) landscape character area. The form and appearance of the site in its current form contributes to the landscape character area on a localized basis which is largely contained to the site itself. The site is visible from a number of public routes and has a very limited relationship with the wider village of Fence, almost representing an isolated location. The site is designated green belt and contributes towards the purposes of the green belt by safeguarding the open countryside from encroachment. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent significant adverse effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Neutral effects are found for employment objectives noting the site's relative inaccessibility to existing sources of employment. The site's relatively poor accessibility to existing services and facilities, including open space provision and healthcare provision means that adverse effects are assessed for health, regeneration and transport objectives. The site is greenfield and there are adverse effects assessed for the proposals effect on objectives for the effective use of land and resources. The proposal is not known to be significantly affected by flood risk however this needs further detailed study. It is unknown what biodiversity value the site has. Further assessment of the biodiversity value of the site will need to be undertaken as part of any planning application. The site is located relatively close to a listed building. The site is likely to form part of the setting of this building and its development will introduce uncharacteristic suburban development to the area removing part of the agricultural landscape. A minor adverse effect is assessed for the proposals effect on heritage objectives. The site is found to fulfil a local role within the local landscape character area, it is open and visible from wider public routes and is relatively isolated from the nearby village of Fence. The site designated green belt and contributes towards Green Belt purposes. The proposal would have a significant adverse effect for landscape/townscape objectives. Overall, taking the above into account, a neutral effect is assessed for climate change objectives.</p>		

P324 Land South of Grenfell Gardens and East of Barrowford Road, Colne		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 90 dwellings including affordable housing. The proposal would help to improve the quality of existing housing stock and diversify housing land supply including affordable housing needs. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p>

SA Appendix 5: Assessment of Potential Housing Sites

P324 Land South of Grenfell Gardens and East of Barrowford Road, Colne				
SA Objective	Score			Commentary
				<p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The site is located in within 2,000m of the nearest major employment site (Colne Town Centre).</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to have a minor positive effect for this objective.</p>
	+			<p><u>Term</u> Likely permanent minor positive effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Like Significant Effects</u></p> <p>The site is located within 2000m of a local centre (Colne).</p> <p>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The site is within 2000m of the primary school.</p> <p>The proposal will provide local residents with the opportunity to access new quality housing. It is accessible to some local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a neutral effect for this objective.</p>
	0			<p><u>Term</u> Permanent neutral affect.</p> <p><u>Mitigation</u> Contributions may be sought towards service provision where there is a shortfall, and the proposed development would exacerbate this problem.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P324 Land South of Grenfell Gardens and East of Barrowford Road, Colne				
SA Objective	Score			Commentary
				<p>Assumptions None.</p> <p>Uncertainties Site of limited scale limiting scope for contributions (medium risk).</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	-	<p>Likely Significant Effects The site is located within 800m of a GP or open space. Scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities. The site is bordered by existing residential uses and open space. The site is located close to the M65 which is likely to be a source of noise and air pollution. The effects of this is reduced somewhat by existing buffer planting located between the road and the site. Overall the proposal is considered to have neutral.</p>
		0		<p>Term A neutral effect from the medium term with adoption of mitigation measures.</p> <p>Mitigation Financial contributions towards open space provision where required. Development to be located away from the M65. Additional boundary treatments and design measures may be required to reduce the effects of the M65 on residents of the site.</p> <p>Assumptions None.</p> <p>Uncertainties The degree to which issues from neighbouring uses can be addressed whilst providing a site which is developable.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p>Likely Significant Effects The site is located within 400m of a transport service. There are known capacity issues on the local highway network (Colne North Valley and in Barrowford). The proposal is of an insufficient scale to affect highway capacity. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.</p>
		+		<p>Term A positive effect from the medium term.</p> <p>Mitigation The small scale of the site means that the level of contributions is unlikely to address issues of accessibility via public transport and walking and cycling. Limited travel plan measures could however be applicable noting the enhanced viability of the locality.</p> <p>Assumptions</p>

SA Appendix 5: Assessment of Potential Housing Sites

P324 Land South of Grenfell Gardens and East of Barrowford Road, Colne		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>The extent of which travel plan measures encourage a modal shift.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The site is predominantly greenfield (partially in use as open space – private provision) but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	-- 0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 10m of a watercourse (Wanless Water)</p> <p>The development is likely to require any upgrade to water management infrastructure to manage flood risk.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development close to the watercourse should be avoided. On-site drainage storage likely to be requirement. Adoption of SuDs hierarchy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Scope to deliver development taking into account drainage requirements.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 however is subject to a high risk of flooding from surface water flooding. A moderate risk of flooding exists from groundwater sources. The flood risk assessed for the site is likely to affect site capacity and may affect overall suitability of the site for housing. As such a minor effect is assessed for this objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P324 Land South of Grenfell Gardens and East of Barrowford Road, Colne		
SA Objective	Score	Commentary
		<p><u>Term</u> Minor adverse effect reducing with implementation of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. Further detailed assessment of flood risk required.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. It is unlikely of a scale where its development would contribute significantly to air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.26. The site therefore has a minor adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P324 Land South of Grenfell Gardens and East of Barrowford Road, Colne				
SA Objective	Score			Commentary
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<p><u>Likely Significant Effects</u></p> <p>The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	-	<p><u>Likely Significant Effects</u></p> <p>The site does not affect any designated site.</p> <p>There are no known protected species or habitats within the site.</p> <p>The site is located within the Green Infrastructure Network. The development of the site would result in the loss of this facility.</p> <p>Overall, the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. Mitigation measures unlikely to overcome effect on Green Infrastructure network.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	-			
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p><u>Likely Significant Effects</u></p> <p>The site is unlikely to be affected by heritage assets and as a result the proposal is likely to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P324 Land South of Grenfell Gardens and East of Barrowford Road, Colne		
SA Objective	Score	Commentary
		<p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Foothills and Valleys Landscape Character Area (6a), The site contains features and physical characteristics which reflect this wider character area however their value is limited by the site's relative containment by surrounding man-made infrastructure. The site is designated Green Belt and strongly contributes to preventing urban sprawl, preventing the coalescence of two separate settlements (Colne and Barrowford) and protecting the open countryside from encroachment. As a result, the proposal has a significant adverse effect on this objective.</p> <p><u>Term</u></p> <p>Permanent significant adverse effects from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing and economic objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock and associated economic benefits connected to the delivery of new homes. The site is situated at an edge of settlement location and has limited accessibility given the distance from the site to the town centre. Some access is available however and the proposal does not relate to an isolated location. The site is greenfield adjoining the settlement boundary resulting in adverse effects for securing the efficient use of land and protecting natural resources. There are adverse effects assessed for flooding risk noting the site's high risk of flooding from surface water, which is likely to affect site capacity and could potentially affect overall suitability. The site has an adverse effect for ecology due the role the site has as part of the green infrastructure of Colne. Further assessment of the ecology of the site is necessary at the planning application station. For heritage objectives the proposal has a neutral effect with the proposal unlikely to affect the historic environment. A significant adverse effect is found for landscape/townscape objectives. The proposal is designated green belt and maintains a critical role in maintaining the separation of two distinctive settlements, prevents urban sprawl and safeguards the open countryside from encroachment. A neutral effect is found for climate change objectives.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P325 Land off Little Toms Lane, Brierfield				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 21 dwellings. The proposal would help diversify and improve the quality of the housing stock of Brierfield helping to ensure that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is not in use for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (Burnley).</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. Accounting for the above, the proposal is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key services.</p> <p>No service provision is proposed on site. The development will result in increased pressure on services.</p> <p>The site is within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P325 Land off Little Toms Lane, Brierfield				
SA Objective	Score			Commentary
	+			<p><u>Term</u> A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u> Planning contributions may be required towards service provision where required and tests are met.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of a GP or open space. Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities. The proposal is located adjacent to existing residential uses, agricultural uses and a golf course. The proposal is considered to be compatible with these uses.</p>
	0			<p>On balance the proposal is considered to likely have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u> Contribution towards open space facilities including on space provision.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Low viability may mean that contributions towards open space are not possible at risk of putting overall deliverability of the proposal into doubt (Medium risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services. There are no known highway capacity issues in the area. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><u>Term</u> A likely minor positive effect from the medium term.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P325 Land off Little Toms Lane, Brierfield			
SA Objective	Score		Commentary
	+		<p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links. Contribution towards transport infrastructure.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Any contributions required towards highways works or promoting sustainable modes of transport may threaten the viability of the proposal depending on their scale and scope (medium risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The site is comprised of greenfield land, not known to be Best and Most Versatile Land. As a result a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse.</p> <p>The proposal is unlikely to require new water infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a potential neutral effect on this objective.</p> <p><u>Term</u></p> <p>A potential permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Drainage to be assessed and understood.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		

SA Appendix 5: Assessment of Potential Housing Sites

P325 Land off Little Toms Lane, Brierfield		
SA Objective	Score	Commentary
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1, with some risk of flooding from surface water. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA requirement to inform site layout and design. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.17. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p>

SA Appendix 5: Assessment of Potential Housing Sites

P325 Land off Little Toms Lane, Brierfield			
SA Objective	Score		Commentary
			None. <u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-		<u>Likely Significant Effects</u> The site is located within a Mineral Safeguarding Zone, and as a result the proposal is considered to have a minor negative effect on this objective. <u>Term</u> Permanent loss where developed. <u>Mitigation</u> To be determined in consultation with Lancashire County Council. <u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<u>Likely Significant Effects</u> The proposal is not located within 100m of a designated site. There are no known protected species or habitats within the site. The site is not located within the Green Infrastructure network. Overall, the proposal is likely to have a neutral effect on this objective. <u>Term</u> Neutral effects reducing with mitigation measures. <u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> Low viability and scope for ecological benefits.
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<u>Likely Significant Effects</u> The site is unlikely to be affected by heritage assets and as a result will likely have a neutral effect on this objective. <u>Term</u> Likely permanent neutral effects

SA Appendix 5: Assessment of Potential Housing Sites

P325 Land off Little Toms Lane, Brierfield		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u> The site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The site contains of the features of this LCA, and forms part of wider open landscape, has dry-stone walls, trees and vegetation, and occupies a sloping hill which is increasingly visible from the south. The site occupies the lowest undeveloped area on this slope reducing its affects. Land located to the west has planning permission for 19 dwellings. Developing the site will have a limited adverse effect the landscape character of the site. The effects of this are limited to minor adverse noting that the site does not form part of area designated for its special landscape and will be seen in the context of existing and adjacent neighboring modern development.</p> <p><u>Term</u> Likely permanent adverse effects reducing as the development matters.</p> <p><u>Mitigation</u> Landscaping along the site boundaries to soften the development and provide an area of transition from built form to rural open areas.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposal's to the quality and diversity of housing stock locally. Minor positive effects are also assessed for regeneration, and economic objectives due to the accessibility of the site to existing provision and sources of employment, and the benefits associated with the delivery of new homes to these objectives. The site is accessible to a number of services available locally as well as public transport routes helping to reduce car usage. The site is greenfield and therefore has adverse effects for securing the efficient use of land and natural resources. The site not found to be at significant risk from flooding from any sources and its development would not affect the historic environment. The site has biodiversity value resulting in adverse effects for ecological objectives. The proposal relates to a large open area which is in an elevated and prominent position above Burnley. Whilst the area is not subject to any formal landscape designation the proposal site does however form part of larger open space which forms an important role in breaking up the urban area, is valued by the community, and contributes to the setting of both Brierfield and Burnley. The effects of the proposal on the local landscape are however limited due to its limited scale and location at a less prominent part of the wider open area of land. The proposal therefore has a minor adverse effect for landscape objectives. The proposal has a minor positive effect for climate change objectives.</p>		

SA Appendix 5: Assessment of Potential Housing Sites

P326 Former Nursery, Barkerhouse Road, Nelson				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The site has capacity for 12 dwellings. The proposal would help diversify and improve the quality of the housing stock of Nelson helping to ensure that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is not in use for employment.</p> <p>The site is located within 2,000m of the nearest major employment site (various).</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. Accounting for the above, the proposal is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	0	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within 800m of one or more key services.</p> <p>No service provision is proposed on site. The development will result in marginal increased pressure on services.</p> <p>The site is within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P326 Former Nursery, Barkerhouse Road, Nelson				
SA Objective	Score			Commentary
	+			<p>Term A permanent minor positive effect from the short term.</p> <p>Mitigation Planning contributions may be required towards service provision where required and tests are met.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p>Likely Significant Effects</p> <p>The site is located within 800m of a GP or open space. Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities. The proposal is located adjacent to existing residential uses. The proposal is considered to be compatible with these uses. On balance the proposal is considered to likely have a neutral effect on this objective.</p>
	0			<p>Term Neutral effect from the medium term with the implementation of mitigation measures.</p> <p>Mitigation Contribution towards open space facilities including on space provision.</p> <p>Assumptions None.</p> <p>Uncertainties Low viability may mean that contributions towards open space are not possible at risk of putting overall deliverability of the proposal into doubt (Medium risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p>Likely Significant Effects</p> <p>The site is located within 400m of one or more transport services. There are no known highway capacity issues in the area. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p>
	+			<p>Term A likely minor positive effect from the medium term.</p> <p>Mitigation Investment in cycle storage and pedestrian and cycle links. Contribution towards transport infrastructure.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P326 Former Nursery, Barkerhouse Road, Nelson		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Any contributions required towards highways works or promoting sustainable modes of transport may threaten the viability of the proposal depending on their scale and scope (medium risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u> The site is brownfield. The redevelopment of the site for housing would make effective use of land. The proposal would support this objective with a significantly positive effect.</p> <p><u>Term</u> Permanent significant benefits effects over the plan period.</p> <p><u>Mitigation</u> Development should be directed towards brownfield locations within the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
7. To conserve and enhance water quality and resources	0 0	<p><u>Likely Significant Effects</u> The site is not located within 50m of a watercourse. The proposal is unlikely to require new water infrastructure. The proposal is unlikely to affect water quality. Overall the site is considered to have a potential neutral effect on this objective.</p> <p><u>Term</u> A potential permanent neutral effect.</p> <p><u>Mitigation</u> Drainage to be assessed and understood.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
	0	
8. To reduce the risk of flooding to people and	-	<p><u>Likely Significant Effects</u> The SFRA confirms that the site is located in Flood Zone 1, with limited risk of flooding from surface water. A high risk of ground water flooding effects the site. This finding is a result of broad assessment through the SFRA. Further detailed work through the SFRA Phase</p>

SA Appendix 5: Assessment of Potential Housing Sites

P326 Former Nursery, Barkerhouse Road, Nelson		
SA Objective	Score	Commentary
property, taking into account the effects of climate change.		<p>2 will confirm the degree and extent of any flood risk affecting the site. As such the proposal has a minor adverse effect on this objective.</p> <p><u>Term</u> Minor adverse effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u> Further assessment through the Phase 2 SFRA. The findings of this assessment will inform the mitigation strategy for the site should this be required.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.43. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P326 Former Nursery, Barkerhouse Road, Nelson				
SA Objective	Score			Commentary
				<u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<u>Likely Significant Effects</u> The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective. <u>Term</u> Neutral effect for the plan period. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<u>Likely Significant Effects</u> The proposal is not located within 100m of a designated site. There are no known protected species or habitats within the site. The site is not located within the Green Infrastructure network. Overall, the proposal is likely to have a neutral effect on this objective. <u>Term</u> Neutral effects reducing with mitigation measures. <u>Mitigation</u>
	0			Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> Low viability and scope for ecological benefits.
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<u>Likely Significant Effects</u> The site is unlikely to be affected by heritage assets and as a result will likely have a neutral effect on this objective. <u>Term</u> Likely permanent neutral effects <u>Mitigation</u> None.

SA Appendix 5: Assessment of Potential Housing Sites

P326 Former Nursery, Barkerhouse Road, Nelson		
SA Objective	Score	Commentary
		<u>Assumptions</u> None <u>Uncertainties</u> None.
14. To conserve and enhance landscape character and townscapes.	0	<u>Likely Significant Effects</u> The site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a) and located within the urban area. It is previously developed and now overgrown. The wider urban area is not sensitive to change and is suburban in character varying between Victorian terraces, inter war housing, and post war housing. The proposal would not harm the character of the area. Similarly, whilst vacant, the site has limited visibility due to strong vegetated boundary. Its current condition largely has a neutral effect on the wider area. Overall taking the above into account a neutral effect is assessed for this objective. <u>Term</u> Likely permanent neutral effect from the medium term. Initial harm likely during the site clearance and build process. <u>Mitigation</u> Adoption of high quality design measures as set out through other policies of the plan. <u>Assumptions</u> None <u>Uncertainties</u> None.
Summary: The site has neutral to positive effects across the majority of SA objectives. This reflects the site's limited scale and its location within the settlement boundary. This reduces the potential for constraints which would otherwise result in adverse effects for environmental objectives, and the reuse of previously developed land assists with objectives seeking the regeneration of the borough, and those which seek to secure the effective use of land. The site is accessible to a good range of services, shops, employment opportunities, as well as public transport, which helps to reduce the need to travel, benefiting transport, and air quality and climate objectives. A minor adverse effect is assessed for flooding objectives owing to the findings of a high risk of groundwater flooding through the SFRA. Minor positive effects are assessed for the site's contribution to housing needs and connected benefits for the economy. The site has previously benefited from planning permission (now lapsed) and as such has been accepted as a suitable location for housing.		

P237 Land off Wheatley Lane Road, Barrowford		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<u>Likely Significant Effects</u> The site has capacity for up to 50 dwellings including proposals for retirement accommodation. The proposal would help diversify and improve the quality of the housing stock of Barrowford helping to ensure that homes in the local area meet the needs of the local population and increase opportunities for home ownership. Taking the above into account, on balance, it is concluded that the proposal will have a minor positive effect for this policy objective. <u>Term</u>

SA Appendix 5: Assessment of Potential Housing Sites

P237 Land off Wheatley Lane Road, Barrowford				
SA Objective	Score			Commentary
				Minor positive effects from the medium term <u>Mitigation</u> Planning obligations for the mix of housing. <u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The site is not in use for employment. The site is located within 2,000m of the nearest major employment site (various). The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. Accounting for the above, the proposal is considered to have a minor positive effect for this objective. <u>Term</u> A minor positive effect for the plan period.
	+			<u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	0	-	0	<u>Likely Significant Effects</u> The site is located within 2000m of a key service. No service provision is proposed on site. The development will result in increased pressure on services. The site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. The site is however relatively isolated from key services promoting travel by car. On balance therefore a minor adverse effect is assessed for this objective.
	-			<u>Term</u> A permanent minor adverse effect from the short term. <u>Mitigation</u> Planning contributions may be required towards service provision where required and tests are met. Travel plan measures, bike storage and bus vouchers may be sought. However, fundamentally due to the site's relatively isolated location and steep topography to surrounding areas people resident at the site will likely drive to access services.

SA Appendix 5: Assessment of Potential Housing Sites

P237 Land off Wheatley Lane Road, Barrowford				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	0	-	0	<u>Likely Significant Effects</u> The site is located within 2000m of a GP or open space. Little scope exists within the development to accommodate new open space. No health facilities are proposed, and the development would increase pressure on existing facilities. The proposal is located adjacent to existing residential uses and land in agricultural use. The proposal is considered to be compatible with these uses. On balance the proposal is considered to likely have a minor adverse effect for this objective. <u>Term</u> Minor adverse effect from the medium term with the implementation of mitigation measures. <u>Mitigation</u> On site provision of open space would help to promote health and wellbeing locally and would serve to reduce the assessed adverse effect. <u>Assumptions</u> None. <u>Uncertainties</u> Low viability may mean that contributions towards open space are not possible at risk of putting overall deliverability of the proposal into doubt (Medium risk).
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	0	0	<u>Likely Significant Effects</u> The site is located in excess of 400m of one or more transport services with sufficient service frequency. There are no known highway capacity issues in the area. The development would not support investment in or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor adverse effect for this objective. <u>Term</u> A likely minor adverse effect from the medium term. <u>Mitigation</u> Investment in cycle storage and pedestrian and cycle links. Contribution towards transport infrastructure. However, fundamentally due to the site's relatively isolated location and steep topography to surrounding areas people resident at the site will likely drive to access services. <u>Assumptions</u>

SA Appendix 5: Assessment of Potential Housing Sites

P237 Land off Wheatley Lane Road, Barrowford		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The site is comprised of greenfield land, not known to be Best and Most Versatile Land. As a result a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0 0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 50m of a watercourse.</p> <p>The proposal is unlikely to require new water infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a potential neutral effect on this objective.</p> <p><u>Term</u></p> <p>A potential permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Drainage to be assessed and understood.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1, with limited risk of flooding from surface water. A high risk of ground water flooding affects the site. As such the proposal has a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects with the adoption of mitigation measures.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P237 Land off Wheatley Lane Road, Barrowford		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Further assessment through the Phase 2 SFRA. The findings of this assessment will inform the mitigation strategy for the site should this be required.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.48. The site therefore has a minor adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P237 Land off Wheatley Lane Road, Barrowford				
SA Objective	Score			Commentary
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<p><u>Likely Significant Effects</u></p> <p>The site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The proposal is not located within 100m of a designated site.</p> <p>There are no known protected species or habitats within the site.</p> <p>The site is not located within the Green Infrastructure network.</p> <p>Overall, the proposal is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects reducing with mitigation measures.</p> <p><u>Mitigation</u></p>
	0			<p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and scope for ecological benefits.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<p><u>Likely Significant Effects</u></p> <p>The site is located within the Carr Hall and Wheatley Lane Road Conservation Area and would result in the development of a relatively large proportion of the conservation area for housing. A key characteristic of the conservation area are the large properties set within large gardens. The proposal would provide a form of development which is unlikely to be consistent with these characteristics and therefore would harm its significance. The development would erode the countryside setting of the conservation area. The proposal is also located near to a Grade II Listed building (Laund Farmhouse and Cottage). The proposal would remove much of the remaining agricultural setting to the asset resulting in a level of harm.</p> <p><u>Term</u></p> <p>Likely permanent adverse effects.</p>

SA Appendix 5: Assessment of Potential Housing Sites

P237 Land off Wheatley Lane Road, Barrowford		
SA Objective	Score	Commentary
		<p><u>Mitigation</u></p> <p>Reduction in the scale and restriction of the location of the development to close to existing homes in the north of the site. A major development is unlikely to be appropriate in this location.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). It is currently undeveloped. The site is situated in an elevated location and can be seen from the south from a wide area. The site forms part of the Carr Hall and Wheatley Lane Road, Conservation Area, its open aspect is part of its setting and character. Development would result in irreversible harm to the landscape noting the scale of the proposal, the prominence of the site, and its location as part of the conservation area. The extent of the harm caused is likely to be reduced by the development of Keld (Trough Laithe) and with the implementation of site mitigation measures. Overall, a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely minor to significant adverse effects at construction and in short term after construction, reducing to minor adverse effect in the medium to long term.</p> <p><u>Mitigation</u></p> <p>Adoption of high quality design measures as set out through other policies of the plan. Soft landscaping. Retention of natural features. Minimal topographic alterations.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The site has neutral to adverse effects across the majority of SA objectives. Whilst in the Urban Area, the site is relatively isolated from most daily essential services, shops and sources of employment. The distance of the site to these services, and challenging local topography (as well as a lack of direct quality footpath and cycling connections) will encourage car usage for most trips. The site is not therefore sustainable in accessibility terms and has been assessed as having a minor adverse effect for connected SA objectives. The site is located within the Carr Hall and Wheatley Lane Road Conservation Area, which is noted for its open form and large properties. Developing the site for housing as proposed will irreversibly alter this character resulting in harm. The site is prominent in the landscape and visible from southern aspects. Developing the site for housing is likely to result in harmful effects for landscape objectives however the level of harm caused is moderated by the proximity of the site to the Trough Laithe development. Minor adverse effects are assessed for the site's contribution towards regeneration and efficient use of land objectives owing to the site's greenfield form. Groundwater flood risk affects the site and as a result minor adverse effects are assessed for flooding objectives. Taking the above into account a minor adverse effect has been assessed for climate change objectives.</p>		