

Environmental Impact Assessment (EIA) – Scoping Report Land at Trough Laithe, Barrowford

June 2015

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Client

Peel Investments (North) Ltd

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PEEM2075

1. Introduction

- 1.1 This Environmental Impact Assessment (EIA) Scoping Report has been prepared by Turley Planning on behalf of Peel Investments (North) Ltd ("Peel"). It formally requests the adoption of a Scoping Opinion pursuant to Regulation 13 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, in relation to the proposed development of land at Trough Laithe in Barrowford.
- 1.2 This request relates to the proposed development of approximately 500 no. dwellings, public open space, access and landscaping. Peel is currently preparing an outline planning application for the site, including an Environmental Statement (ES).
- 1.3 At this stage, the intention is to submit an outline planning application with all matters expect access reserved for future approval. The application will seek permission for a maximum quantum of residential development, likely to be in the region of 500 units.

Objective

- 1.4 The objective of this report is to present the findings of a scoping exercise to Pendle Borough Council for consideration with a request for a Scoping Opinion, confirming the content of the Environmental Impact Assessment (EIA) which will accompany the planning application for the site.
- 1.5 The Scoping Report is provided to the Borough Council in order to:
 - Identify any need to extend preliminary investigations
 - Confirm potential opportunities for avoidance of adverse impacts
 - Highlight the potential for beneficial effects
 - Agree assessment methodologies
 - Finalise the content and scope of the ES.
- 1.6 The Report, therefore, seeks to identify the possible effects on the environment and determine whether each topic area should be scoped in, or out, of the Environmental Statement.

Legislative Context

- 1.7 The requirement for an Environmental Impact Assessment is derived from the EU Directive 2011/92/EU. This Directive is enacted in England by the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.
- 1.8 The outcome of this process is the production of an Environmental Statement (ES), technical appendices and Non-Technical Summary, submitted with the planning application.

- 1.9 Due to the size and characteristics of the site, the applicant has recognised the need to undertake an EIA, without the need for a formal Screening Opinion.
- 1.10 The Regulations allow for a request for a Scoping Opinion from the Local Planning Authority and requires that the following be submitted:
- A plan sufficient to identify the land
 - A brief description of the nature and purpose of the development and of its possible effects on the environment, and
 - Such other information as the person making the request may wish to provide.
- 1.11 However, it is generally accepted that the submission of a Scoping Report with a request for an Opinion is best practice as it can assist the Authority by providing the information in a structured way.

Project Team

- 1.12 This report has been prepared by Turley Planning with input from the following consultants:

Topic Area	Responsibility
Landscape and Visual Impact	Randall Thorp
Transport and Accessibility	SCP
Ecology and Nature Conservation	ESL
Flood Risk and Drainage	RPS
Noise	RPS
Ground Conditions	Coopers
Air Quality	RPS
Built Heritage	Turley Heritage
Socio-Economic Effects	Turley Economics

Structure of the Scoping Report

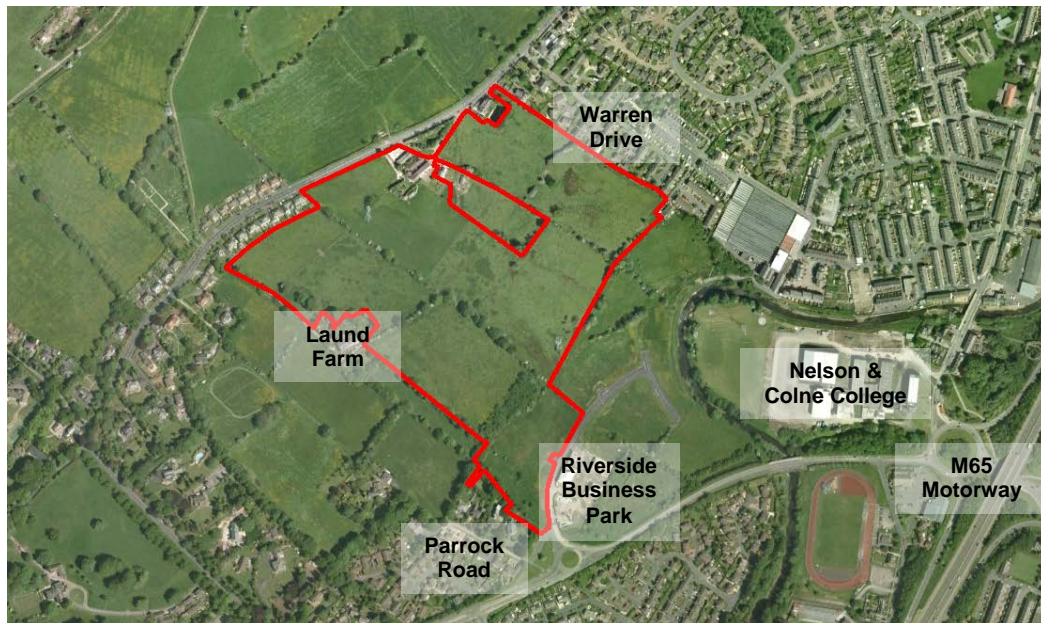
- 1.13 Sections 2 and 3 set out in further detail the characteristics, context and setting of the site and the development proposals.
- 1.14 Sections 4 to 6 detail the assessment methodology which has been adopted and the policy context in which the site is to be considered.
- 1.15 Sections 7 to 15 provide greater detail on each of the subject issues relevant to the application proposals.
- 1.16 Section 16 considers the potential for cumulative assessment of impacts and section 16 concludes with the proposed structure of the ES.

2. Site and Surroundings

Site Location

- 2.1 The site extends to c. 15.8 hectares (39.19 acres) and comprises land to the west of Barrowford. It is located between existing housing areas on Warren Drive, Barrowford Road and Parrock Road. Junction 13 of the M65 motorway is approximately 650 metres to the east of the site, and accessed via Barrowford Road (A6068).

Figure 2.1: Site Location



(Source: Google Earth)

Site Description

- 2.2 The site comprises agricultural land associated with Trough Laithe Farm. It is bounded by Wheatley Lane Road to the north, existing residential development along Warren Drive to the east, Riverside Business Park to the south and Laund Farm and the residential properties along Parrock Road to the west.

Figure 2.2: Application Site



- 2.3 In terms of topography, the site slopes upwards towards Wheatley Lane Road.
- 2.4 Five definitive Public Rights of Way (PRoW) cross the site. Nos. 25 and 52 run along the east and west boundaries, and are connected by footpath nos. 28, 29 and 33 which run across the site.
- 2.5 The site does not contain any designated or non-designated heritage assets. However, Carr Hall and Wheatley Lane Road Conservation Area is located to the west of the site. In addition, Laund Farmhouse is Grade II listed and located adjacent to the site's western boundary (see **Figure 2.1**).
- 2.6 The application site is proposed to be allocated for residential development in the emerging Pendle Core Strategy. Policy LIV2 of the Pre-Submission Core Strategy (November 2014) identifies Trough Laithe as a Strategic Housing Site. The supporting evidence base confirms that the site is capable of accommodating up to 500 dwellings¹. The details of the site's allocation have been discussed during the recent Examination in Public, and a number of proposed modifications to Policy LIV2 are proposed. However they do not affect the direction of the Council to allocate this site for residential development. These will be summarised in detail within the Policy Context chapter of the Environmental Statement.

Surroundings

- 2.7 Riverside Business Park is located to the south of the site. The business park is privately owned and has been identified as a location for employment development for a number of years through the Pendle Local Plan.

Figure 2.3: Vantage Court, Riverside Business Park



- 2.8 The first phase of the business park, known as Vantage Court, has been delivered and comprises 3,710 sq m of B1 office accommodation (see **Figure 2.3**). However, a significant area of land to the south and west of the application site, the majority of which falls within the employment designation, remains to be developed. The area has extant planning permission for a further 23,508 sq m of office accommodation, as well as a hotel, pub / restaurant and day nursery / crèche (LPA ref. 13/09/0552P and 13/13/0462P relate).

¹ Strategic Housing Land Site Allocation (Pendle Borough Council, September 2014)

2.9 Pendle Water is located to the east of the site. Pendle Water links sport and leisure facilities along a green corridor; including Victoria Park, Seedhill Athletics ground and Nelson football and cricket grounds. Nelson and Colne College is located to the east of Pendle Water.

3. Proposed Development

- 3.1 In accordance with the EIA Regulations, a Site Location Plan is provided at **Appendix 1**. The following paragraphs set out a brief description of the Proposed Development to which this scoping report relates.
- 3.2 This Proposal seeks the residential development of agricultural land at Trough Laithe in Barrowford. At this stage, it is anticipated that the proposals will comprise up to 500 no. residential dwellings alongside provision of public open space, landscaping and associated infrastructure.
- 3.3 An outline planning application is to be submitted, with all matters, except access, reserved. A series of development parameters will be sought through the outline permission to which the development must be carried out in accordance with. These will relate to the use (residential), the maximum number of residential units (likely to be in the region of 500) and some core urban design principles which will inform the detailed design of the development. These will be reflected on a Development Principles Plan which will be submitted as part of the outline planning application.
- 3.4 A draft, illustrative masterplan is provided at **Appendix 2** for information.
- 3.5 Construction works will be phased across the site. The outline planning application will include a construction and phasing strategy which will provide details of operations / construction activities; their anticipated duration and an illustrative programme of works.
- 3.6 Planning for construction will, however, be fairly broad at this stage, based on reasonable assumptions in the construction programme, and the collective experience of the consultant team with similar projects. It is considered that sufficient information will be available to assess the likely significant environmental effects arising during the construction of development.

Alternatives

- 3.7 Under the EIA Regulations, an ES must provide an assessment of alternatives considered, and an indication of the main reasons for the choices made, taking account of environmental effects.
- 3.8 The consideration of alternatives will be explored in terms of mix and form of units and design alternatives. It will not be relevant to consider alternative locations for the proposed scale of development, as the site has been identified as suitable for residential development of this scale through the Council's Development Plan process.

4. Methodology

- 4.1 Each of the topic areas included in the ES will be subject to their own specialist requirements, guidance and standards. These are referenced in the topic chapters which follow this general methodology.
- 4.2 Each chapter will be structured around a standard format which reflects the iterative process that will be adopted for detailed scheme design. The main steps involved will be:
- Methodology
 - Baseline evidence
 - Identification of impacts by scale and severity
 - Identification of Receptors
 - Identification of pathways between sources of impact and Receptors
 - Assessment of impact
 - Mitigation measures
 - Calculation of residual impact following implementation of recommended mitigation
 - Consideration of Cumulative Effects.
- 4.3 The baseline conditions for each of the environmental topic areas will be established. Each baseline will be assessed from a range of sources, which will include both desk based and survey information for the majority of topic areas.
- 4.4 The impacts of the proposed development on that baseline will then be assessed, using a range of subjective and objective measures by which the significance of the impacts can be identified. Unless otherwise specified, the following terminology will be adopted to ensure consistency in approach:
- Impact Significance – Substantial, moderate, slight, negligible, neutral
 - Impact Magnitude – High, medium, low
 - Impact Type – Adverse, beneficial
 - Importance of Receptor – International, national, regional, district, local
 - Nature of Impact – Temporary, permanent, reversible, irreversible
- 4.5 Where relevant, mitigation measures (and any potential enhancement measures that may be provided) will be formulated in order to reduce the significance of the identified

impacts. The existence of any residual impacts, following the implementation of the proposed mitigation measures, and their significance, will also be assessed.

- 4.6 Particular consideration will be given to the temporal impacts of the development proposals; whether the impacts are short term or long term; permanent or temporary; and whether they will occur in the construction or operational phase of the development.
- 4.7 Peel intends to utilise the EIA process and its findings to integrate appropriate mitigation and scheme enhancement measures into the project design details during the course of the EIA process and through to the implementation and operation of the scheme.

5. Consultation

- 5.1 As part of this scoping process, consultation has been undertaken with a number of key consultees relevant to the key disciplines to be covered by the ES to assist in providing baseline data for the site and surrounding area, and to inform the methodology to be adopted in the assessment of potential environmental effects.
- 5.2 Further consultation will be undertaken as appropriate as the assessment is progressed. This will be fully detailed in the ES.

6. Policy Context

6.1 A full assessment of the planning policy context for the proposed development will be detailed within the ES. This section of the ES will include:

- A review of the National Planning Policy Framework
- A review of relevant Government Guidance (including the National Planning Practice Guidance)
- A review of Local Policies and Guidance including the emerging Core Strategy and any other emerging documents.

6.2 This section of the ES will consider the implications of these policies on the scheme and their significance. These will then be taken into consideration in the assessment of environmental effects arising.

7. Landscape and Visual Impact

Introduction

- 7.1 The LVIA will identify and assess the anticipated effects of change resulting from the development on the character and features of the landscape and on people's views and visual amenity.

Methodology

- 7.2 The LVIA will be prepared in accordance with the Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition (Landscape Institute and the Institute of Environmental Management and Assessment, 2013). These guidelines explain that it is necessary to tailor LVIA's to the specific nature of the proposals, and that a prescriptive approach should not be applied.
- 7.3 Landscape Institute advice note 01/11 (March 2011) concerning photography and photomontages in landscape and visual impact assessment will be followed.
- 7.4 The principle objectives of the assessment will be:
- To describe and evaluate the existing landscape character and components likely to be affected by the development (baseline description);
 - To identify visual receptors with views of the development (baseline description);
 - To identify and describe the effects of the development;
 - To assess the significance of these effects on landscape character and components, and on visual receptors, taking into account the measures proposed to mitigate any of the effects identified, both during the construction and operational phases.

Baseline

- 7.5 The baseline study will identify the landscape character and components of the Site and surrounding area, as well as the receptors with potential views of the development within the study area.
- 7.6 Baseline information on the landscape will be gathered through a combination of desk studies and field surveys.
- 7.7 The following documents are proposed to form part of the baseline desk study:
- Replacement Pendle Local Plan (2006)
 - Pendle Core Strategy Strategic Housing Site Allocation Report (2014)
 - Development in the Open Countryside Supplementary Planning Guidance (2002)

- Conservation Area Design Development Guidance Supplementary Planning Document (2008)
 - National Character Area 35 – Lancashire Valleys (2013), and
 - Lancashire Landscape Character Assessment (2000).
- 7.8 A Tree Survey which has been carried out in accordance with BS5837:2012 “Trees in relation to design, demolition and construction” will be referred to, to establish the quality and value of the existing trees on the Site.
- 7.9 Initial field work was carried out in February 2015 to gain a first-hand understanding of the landscape, its character and condition, and to confirm the landscape elements that give a distinct sense of place. This initial field study was undertaken during the winter months when leaves were not on the trees in order to establish the visual baseline and the worst case scenario for visual effects. Further field work will be carried out as and when deemed necessary.
- 7.10 The proposed landscape study area shown on **Appendix 4** is based on the landscape character areas likely to be affected and the area from which the development may potentially be visible. This has been informed by the initial field work carried out in February 2015. It is proposed that a broad scale study area which extends up to 5 km to the south east of the Site is adopted in order to establish the landscape character and full extent of potential visibility of the Site, taking into account views from roads and major public viewpoints. The plan at **Appendix 5** shows the proposed broad scale study area.
- 7.11 A detailed study area extending approximately 1 km - 1.5 km from the Site is proposed for a more detailed visual assessment, which will include views from Public Rights of Ways, roads and buildings.
- 7.12 Viewpoints considered to be representative of potentially sensitive receptors situated within the study area at varying distances and directions will be identified and agreed with Pendle Borough Council. Views from public viewpoints, such as Public Rights of Way (PRoW) and roads in the vicinity, as well as private viewpoints at residential properties will be considered.

Scoping of Effects

- 7.13 The following list for approval by Pendle Borough Council identifies the potential landscape and visual effects that could occur during the construction and / or operation of the proposed development. Each impact will be assessed using the baseline information and proposals available to date, in order to reach a professional judgement on each effect and whether it should be assessed within the LVIA.
- 7.14 Landscape and visual effects to be considered within the LVIA:
- Effects on the landscape character of the broad scale study area

- Effects on the landscape character of the Site and surrounding detailed study area
- Effects on existing landscape features within the Site
- Effects on views from the surrounding Public Right of Way network within the broad scale and detailed study areas
- Effects on views from the surrounding road network within the broad scale and detailed study areas, and
- Effects on views from existing private residential dwellings within the broad scale and detailed study areas.

Receptors

7.15 It is considered that the following landscape and visual receptors could potentially be susceptible to effects of varying significance as a result of the proposed development of the application site:

- Landscape character
- Landscape features
- Views from PRoWs within 1.5km of the Site
- Views from PRoWs around Crawshaw Hill approximately 4km from the Site
- Views from PRoWs around Robin House Lane approximately 4km from the Site
- Views from the A6068
- Views from Wheatley Lane Road
- Views from Parrock Road
- Views from Surrey Road
- Views from Carr Road
- Views from Southfield Lane, Delves Lane and Back Lane approximately 4km from the Site
- Views from private residential properties, businesses and Nelson and Colne College within 1.5km of the Site
- Views from private residential properties to the south east of the Site in Nelson and around Crawshaw Hill
- Views from private residential properties to the south of the Site in Brierfield, and

- Views from private residential properties to the south east of the Site around Robin House Lane;

Assessment of Effects

- 7.16 In line with published guidance, the assessment will be based on the consideration of the sensitivity of landscape character, landscape features and views/viewers to the type of development being proposed (i.e. residential development) and on the magnitude of change likely to occur. The sensitivity and magnitude will then be considered together and conclusions drawn on the likely effects on the landscape, or on people's visual amenity and the significance of these effects for each receptor.
- 7.17 For each landscape and visual receptor, a wider range of considerations will be drawn together as indicated in **Tables 7.1 and 7.2**.

Table 7.1: Considerations contributing to establishment of significance of landscape effects

Sensitivity of landscape receptor	Value attached to landscape receptor	Designations attached to landscape character types or areas which may be affected and their national, regional, local importance
		Landscape quality (condition)
		Scenic quality
		Rarity or representativeness
		Conservation heritage interests
		Recreational value
		Notable perceptual qualities
		Associations with art or literature
	Susceptibility of landscape receptor to change	The ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline and/or landscape planning policy or strategy
Overall Judgement in respect of sensitivity:		
This will be explained in text as High, Medium or Low depending on the combination of circumstances		
Magnitude of landscape effects	Size and scale of changes	Extent of existing landscape elements that contribute to character that will be lost
		Degree to which the proposal fits in with or changes existing character
		The contribution made to the landscape by the scheme by virtue of good design, and its relationship to existing character

Geographical extent	Extent of geographical area over which effects are felt: at site level; within the immediate setting of the site; at the scale of a landscape type or character area; effects spread over a wider area.
Duration of effects	Short term: (0-5 years), medium term: (5-10 years), long term: (10-25 years); Consideration of reversibility
Overall judgment in respect of magnitude of landscape effects:	
This will be explained in text as Major, Moderate, Minor or Negligible depending on the combination of circumstances	
Judgement of significance of effects:	
Combines sensitivity and magnitude in a considered way and will be described as Substantial, Moderate, Slight or Negligible, and as either Beneficial, Adverse or Neutral depending on the circumstances.	

Table 7.2: Considerations contributing to establishment of significance of visual effects

Sensitivity of viewer	Value attached to views	Relationship to heritage assets or planning designations
		Indicators of value in publications, maps, art etc.
	Susceptibility of viewer to change	Occupation or activity of viewer
		Extent to which their attention or interest is focused on the view
Overall Judgement in respect of sensitivity:		
This will be explained in text as High, Medium or Low depending on the combination of circumstances		
Magnitude of visual effects	Size and scale of changes	Loss or addition of features and changes in composition, including consideration of proportion of view affected
		Degree of contrast or integration with the landscape setting, including the design of the scheme and its visual qualities
		Permanence of the view and its changes over time, and whether it will be full, partial or glimpsed
	Geographical extent	Angle of view compared to activity of main receptor
		Distance of viewer from the development

	Extent of area over which changes are visible (including lengths of footpaths etc.)
Duration of effects	Short, medium, long term and reversibility

Overall judgement in respect of magnitude of visual effects:

This will be explained in text as Major, Moderate, Minor or Negligible depending on the combination of circumstances

Judgement of significance of effects:

Combines sensitivity and magnitude in a considered way and will be described as Substantial, Moderate, Slight or Negligible, and as either Beneficial, Adverse or Neutral depending on the circumstances

- 7.18 The effects of the proposed development on the landscape and visual receptors identified above will be described as being Substantial, Moderate, Slight, Negligible or Neutral and either Adverse or Beneficial. The scale at which the effect will be felt will be identified (i.e. at site level, within the immediate setting of the Site, at the scale of a landscape character type or character area, effects spread over a wider area). Depending on the visual qualities of the proposed development and its setting, major changes in the landscape or to views will not always be judged to be significant. Slight or Negligible effects will not be considered significant at any scale.
- 7.19 **Table 7.3** below indicates the general relationship between sensitivity and magnitude of change. However, this table will not be applied in a prescriptive manner and professional judgement will be used to assess the balance of the effect according to the individual circumstances.

Table 7.3: Indicative guide to relationship between sensitivity and magnitude of change

Magnitude	Sensitivity		
	High	Medium	Low
Major	Substantial beneficial or adverse effect , or Neutral effect	Substantial or Moderate beneficial or adverse effect, or Neutral effect	Moderate or Slight beneficial or adverse effect, or Neutral effect
Moderate	Substantial or Moderate beneficial or adverse effect , or Neutral effect	Moderate beneficial or adverse effect, or Neutral effect	Slight beneficial or adverse effect, or Neutral effect
Minor	Moderate or Slight beneficial or adverse effect, or Neutral effect	Slight beneficial or adverse effect, or Neutral effect	Slight beneficial or adverse effect or negligible effect
Negligible	Negligible effect	Negligible effect	Negligible effect

Scoping Decision

- 7.20 In light of the scale of development proposed, and the potential implications on landscape and visual impact, it is considered appropriate to scope this issue into the ES.

8. Transport and Accessibility

Introduction

- 8.1 The purpose of the assessment will be to assess the impact of the Proposed Development on transport and accessibility.

Consultation

- 8.2 The Transport Assessment will be scoped with Lancashire County Council as Highway Authority for the assessment area.

Proposed Approach

- 8.3 A Transport Assessment will be undertaken to assess the potential impacts of the Proposed Development upon the surrounding transport network.
- 8.4 The Transport Assessment will include existing traffic flow data for Barrowford Road and its intersection with the M65 Junction 13. It will also include traffic flows associated with other committed development that may have an impact on these roads.
- 8.5 Accident data will also be obtained for the area surrounding the site for the past 3 years, where the development may have an impact.
- 8.6 Footway, footpath, cycleway and any other public rights of way will be identified and assessed against the standards that could be expected for the purpose that they serve.
- 8.7 Public transport information will also be obtained to determine the places that are served by bus and train, along with the frequency of the services.
- 8.8 Relevant transport policies and other transport initiatives will be set out in the Transport Assessment.
- 8.9 The Transport Assessment will determine the likely levels of additional transport movements from the development site, including those made by private car, walking, cycling and public transport.
- 8.10 The ability of the existing transport infrastructure will be assessed to determine whether or not it is capable of accommodating the additional transport movements. Standard Department for Transport recommended software will be used to assist with these assessments.
- 8.11 Where there are any significant changes in transport movements, the impact upon safety and convenience will be assessed to determine the need for environmental or safety improvements.
- 8.12 For the environmental impact of the road traffic, reference will be made to the Guidelines for the Environmental Assessment of Road Traffic published in 1993 by

HEMA. The guidelines include two broad rules of thumb for identifying areas where there could be an environmental impact, these are:

- Rule 1 – Include highway links where the traffic flows would increase by more than 30% (or the number of HGVs would increase by more than 30%)
- Rule 2 – Include any other specifically sensitive areas where traffic flows would increase by 10% or more.

8.13 The potential impacts identified by the guidelines relate to the following relevant transport items:

- Community severance
- Driver delay
- Pedestrian delay
- Pedestrian amenity through fear and intimidation of traffic
- Accidents and safety

8.14 A Framework Travel Plan will be produced to identify measures that will encourage the use of the most sustainable modes of travel and reduce the reliance on the private car.

Scoping Decision

8.15 Impacts arising from the transport aspects of the development will be categorised as either Major, Moderate, Minor or Negligible in terms of their environmental impact. Significant impacts include those falling within the Major and Moderate categories and mitigation measures will be proposed to address these. Where mitigation is proposed, the residual impacts of the development will be evaluated to ensure that there are no severe impacts remaining.

8.16 In light of the scale of development proposed, and the potential transport implications, it is considered appropriate to scope this issue into the ES.

9. Ecology and Nature Conservation

Introduction

- 9.1 The purpose of the assessment will be to assess the impact of the Proposed Development on ecology and nature conservation.

Baseline Conditions

Site Location and Context

- 9.2 The proposed development site is located to the west of Barrowford and is bound by Wheatley Lane Road to the north. The site adjoins residential properties along its entire north-eastern edge and is bounded by the proposed Business Park along its south-western edge. Further small-scale residential development associated with Parrock Road together with a series of small fields of rough grassland adjoins the south-eastern boundary.
- 9.3 The site slopes downhill from north-west to south-east. With the exception of the south-western corner which comprises an area of unmanaged marshy grassland with tall ruderals, the site comprises fields of semi-improved grassland currently used for grazing cattle and sheep. These fields are demarcated with fencelines which in places are accompanied by a network of damp/dry ditches and gappy hedges with standard trees.

Summary of work undertaken to date

- 9.4 An ecological desk study comprising information relating to protected species and sites of conservation interest was provided by Lancashire Environment Record Network (LERN).
- 9.5 An extended Phase-1 Habitat survey was initially undertaken in 2012 with additional work in July 2013 and 2014 using the methodology set out in the Joint Nature Conservation Committee 'Handbook for Phase 1 Habitat Survey – A Technique for Environmental Audit' (JNCC, 2003).
- 9.6 Four surveys of waterbodies off site were carried out in spring 2014 using standard methods prescribed by English Nature (2001).
- 9.7 Bat surveys were carried out in 2012 & 2013 and comprised an assessment of all trees on the site together with targeted dusk and dawn watches of trees and buildings with significant roost potential. Static automated ultrasound detectors were deployed over multiple nights through the active season in order to evaluate the species assemblage and activity levels. Surveys were carried out with reference to guidance from English Nature (2004) and the Bat Conservation Trust (2012).
- 9.8 An assessment of all watercourses for use by water voles and otters was carried out in 2012. This was followed by a survey of Pendle Water in 2013 which encompassed the entire channel 50m up and downstream of the site using methods in Strachan, Moorhouse and Gelling (2011).

- 9.9 A badger survey was carried out of the site and adjacent accessible land in 2013 & 2014.
- 9.10 Six breeding bird surveys were carried out in 2014 using Common Bird Census (CBC) species codes and activity symbols (Marchant, 1983).
- 9.11 An invertebrate survey by a specialist entomologist was carried out in summer 2013. It comprised a combination of sweep and spot sampling methods based on Natural England guidance for terrestrial and freshwater surveys for invertebrates in NERR005 (Drake *et al*, 2007). The species assemblage was evaluated using ISIS, a computer application developed by Natural England in order to determine the BAT (Broad Assemblage Type) and SAT (Specific Assemblage Type).

The findings of the surveys to date

- 9.12 The nearest site of international importance is the South Pennine Moors Special Area of Conservation (SAC) which is approximately 6km south-east of the site and is designated for its unenclosed moorland habitats. There are no National Nature Reserves or Sites of Special Scientific Interest within 5km of the site. Lancashire Environment Record Network (LERN) provided details of the five Biological Heritage Sites (BHSs) within a 2km radius of the site:
- Lomeshaye Marsh and Green BHS – A mosaic of habitats including swamp, open water and species-rich grassland.
 - Old Laund Clough BHS - Semi-natural ancient woodland.
 - Higher Old Laund Pastures BHS - Species-rich grassland, associated flushes, scrub and woodland along a stream valley.
 - Leeds/Liverpool Canal Section, Old Hall Street to M65 Junction 12 BHS.
 - White Hough and Hugh Woods BHS. Two adjoining plantation woodlands with ground flora characteristic of semi-natural ancient woodland.
- 9.13 No nationally rare or scarce plant species and no plant Species of Principal Importance under Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006 were recorded on the site. All the habitats and plant communities recorded on and adjacent to the site are common and widespread in both a local and national context. None of the hedgerows meet the criteria for Importance under the Hedgerow Regulations, although all now qualify as S41 Habitats of Principal Importance in the UK and as BAP Habitats in the Lancashire Biodiversity Action Plan (LBAP) in recognition of their value to wildlife. Lowland mixed deciduous woodland is also a S41 Principal Habitat and an LBAP priority habitat. Japanese knotweed and Indian balsam were recorded along Pendle Water but neither were recorded anywhere within the site.
- 9.14 No great crested newts were recorded in either of the two waterbodies surveyed. Palmate newt, common frog and common toad were recorded in both waterbodies. Common toad is listed as a species of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

- 9.15 No reptiles were seen on any site visit.
- 9.16 No bat roosts were recorded in any of the trees on site although five are suitable for use by bats. Maternity roosts of both common pipistrelles and Daubenton's bats were found in the A6068 Barrowford Road bridge and a single common pipistrelle was recorded re-entering a house roof on Wheatley Lane Road. Common pipistrelles were frequently recorded foraging along the hedgerows and treelines on the site. Noctule bats were recorded overflying the site and common pipistrelles and Daubenton's bats were recorded foraging along the Pendle Water river corridor.
- 9.17 No water voles were recorded on the site and opportunities for future use are low. No water voles or otters were recorded on Pendle Water.
- 9.18 No signs of use by badgers was recorded on the site.
- 9.19 The bird species assemblage on the site is typical of the habitats available and the Site's geographic location and includes a good assemblage of farmland species. Fifty species of bird were recorded using the site including seven S41 Species of Principal Importance, all of which have potential nesting habitat present on site. The habitats on site are considered unlikely to support nesting Schedule 1 species.
- 9.20 A total of 71 invertebrate species were recorded during the survey. None are classified as species of importance.

Proposed Approach

- 9.21 The baseline ecological conditions on the Site will be reviewed and assessed using the information gathered in the Phase 1 Habitat Survey, ecology desk study and subsequent protected species surveys. The ecological report for these surveys will be incorporated into the ES as a technical appendix to the chapter.
- 9.22 An assessment of the effects of the development on ecology will be made in compliance with the Guidelines on Ecological Impact Assessment (IEEM 2006). This method involves five key stages:
- Consultation
 - Baseline studies and evaluation of ecological receptors
 - Identification of Valued Ecological Receptors
 - Identification and characterisation of likely impacts, and
 - Assessment of significance of effects, taking into account measures proposed to avoid, reduce or remedy adverse effects.
- 9.23 The ecological assessment will include an evaluation of habitats and species present on Site including an assessment of their importance at local, regional, national and international level. The likely impacts of the project on the habitats and species present will be assessed including direct loss of habitats, severance and disturbance of habitats, impacts during construction, impacts during operation and cumulative impacts. Impacts

on off-site ecological receptors will be assessed. The assessment will also consider and evaluate any potential impacts on Statutory and Non-Statutory sites.

- 9.24 Protection of species afforded by relevant legislation including the Wildlife and Countryside Act 1981 (and amendments) and the Conservation of Habitats and Species Regulations 2010 (European Protected Species) will be taken into account, as will relevant non-statutory guidance.
- 9.25 The information gathered from the surveys will be used to inform and give advice on appropriate avoidance, mitigation and/or compensation measures to be designed into the proposed development to reduce or remove possible negative ecological impacts. Potential effects, as a result of the development, will be assessed for the following receptors:

Receptor	Effects
Statutory and Non-Statutory Sites	Construction and Operational Phase
Habitats	Construction and Operational Phase
Amphibians	Construction and Operational Phase
Wildlife corridors	Construction and Operational Phase
Bats	Construction and Operational Phase
Breeding Birds	Construction and Operational Phase

Scoping Decision

- 9.26 In light of the scale of development proposed, and the potential impacts on ecology and nature conservation, it is considered appropriate to scope this issue into the ES.
- 9.27 However, in light of the initial work which has been undertaken to date, it is considered appropriate for the following elements to be 'scoped out' of the ES:
- **Flora** - the botanical diversity on the site is generally low and indicative of the current agricultural use of the landscape.
 - **Reptiles** - LERN hold no reptile records for the site or the local area and no reptiles were recorded on the site during any site visit.
 - **Water vole and otter** - the watercourses on site are unsuitable for use by water vole and otter.
 - **Invertebrates** - the habitats on site offer little value for invertebrates and all invertebrate species recorded during the ecological surveys were common and widespread.

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10. Flood Risk and Drainage

Introduction

- 10.1 The purpose of the assessment will be to assess the impact of the Proposed Development on flood risk and drainage.

Baseline Information

Site Setting and Topography

- 10.2 The site is located at National Grid Reference 384884, 438798. It is irregular in shape, occupying an area of approximately 15.9 hectares. The site is situated to the north of Barrowford Road (A6068) and west of Junction 13 of the M65.
- 10.3 The site slopes steeply downwards from the north west of the site on Wheatley Lane Road at a height of approximately 170m AOD to a height of approximately 130m AOD to the south of the site.

Hydrological Setting

- 10.4 Ordnance Survey Mapping indicates that the nearest main water course is Pendle Water is located approximately 120m south of the site and is identified as the main source of flooding within the area.
- 10.5 The site is located within Flood Zone 1, and is elevated above the level of the adjacent watercourse. Therefore, there is a low risk of fluvial flooding and as a result, the site meets the requirements of the Sequential Test.
- 10.6 The site is currently undeveloped and as such greenfield rates will be maintained post development. Greenfield rates will be calculated using the IoH124 Method as typically required by the Environment Agency.

Flood Risk Assessment

- 10.7 A Flood Risk Assessment (FRA) compliant with the NPPF will be carried out. The scope of the assessment will be agreed with the Environment Agency and LPA, but is anticipated to comprise:
- Consult with the Lead Local Flood Authority, Environment Agency and United Utilities (pre development enquiry already submitted to United Utilities);
 - Review of the Local Authority's Strategic Flood Risk Assessment (SFRA) and relevant LPA documents;
 - Surface water runoff assessment comparing baseline and development scenarios, using WinDes calculations and an allowance for climate change;
 - Development of a preliminary conceptual surface water attenuation strategy based on sustainable drainage principles and integration of these into the scheme design;

- Assessment of residual surface water discharge and its impact on the urban drainage system; and
- Identification/ characterisation of potential flooding sources and receptors, and assessment at a level of detail proportionate to the likely risk.

10.8 The surface water attenuation strategy will be based on the management train approach, whereby the most practicable sustainable measures will be adopted in sequence. If soil conditions indicate that infiltration may not be feasible, attenuation may need to be provided in the form of peak storage.

Environmental Impact Assessment - Hydrology

10.9 The Flood Risk & Drainage ES chapter will focus on potential increases in flood risk associated with the development (particularly with regard to surface water runoff), and potential surface water quality impacts. The scope of work includes the following:

- Consultation with key stakeholders including the Lead Local Flood Authority, United Utilities and the Environment Agency
- Background data search and review of relevant data sources, including the Flood Risk Assessment, in order to establish baseline hydrological conditions at and in close proximity to the site. This may include, but is not limited to, the following sources: Ordnance Survey, River Basin Management Plan, British Geological Survey, Environment Agency and MAGIC (DEFRA)
- Assessment of the potential effects of the proposed development on the baseline condition during construction, operation and decommissioning of the development
- Assessment of the significance of potential impacts through consideration of the sensitivity of the baseline features which could be affected, the potential magnitude of the effects and the probability of these effects occurring
- Where the risk of significant impact has been assessed to be moderate or above, identification of mitigation/ management measures to reduce the level of risk to minor or negligible levels, and
- Following the implementation of the identified mitigation measures, identification of residual effects and the significance of these for the proposed redevelopment.

Scoping Decision

10.10 In light of the scale of development proposed, and the potential implications on flood risk and drainage, it is considered appropriate to scope this issue into the ES.

11. Noise and Vibration

Introduction

- 11.1 The purpose of the assessment will be to assess the impact of the Proposed Development on noise and vibration.

Baseline Information

- 11.2 Land use within the immediate vicinity of the sites includes public footpaths, a business park, woodland, residential properties and Pendle Water.
- 11.3 The nearest residential properties are located along Warren Drive, Wheatley Lane Road, Parrock Road and Lower Laithe Drive. Attended noise surveys have identified that road traffic noise from Barrowford Road (A6068) and the M65 motorway is the most dominant source of environmental noise. The highest noise levels are around the southern perimeter of the site which is closest to Barrowford Road.

Consultation & Proposed Approach

- 11.4 The approach to baseline noise surveys has been agreed in consultation with Environmental Health Officers at Pendle Borough Council. The survey work consists of attended surveys at a number of locations on the site. Monitoring during these periods will allow the determination of the maximum road traffic noise impact on the site.
- 11.5 At each of the noise monitoring locations, the microphone will be positioned at approximately 1.5 m above the local ground height and in free-field conditions (i.e. at least 3.5 m from any reflecting surface, excluding the ground).
- 11.6 The noise and vibration chapter will include consideration of noise and vibration effects arising during the construction and operational phases of the project. This will include:
- An assessment of the noise effects on existing Noise Sensitive Receptors (NSRs) during the construction and operation phase in accordance with the relevant British Standards, government guidance and the Borough Council's policies. This will be based on typical construction plant and vehicles associated with this type of development;
 - In the event that significant increases in traffic are anticipated, a quantitative assessment of the changes in the traffic flow characteristics on the local road network from activities associated with the proposed development on existing NSRs in accordance with the relevant British Standards, government guidance and the Borough Council's policies;
 - Identification of any constraints on the development site from existing noise sources within the area and assess the suitability of the site for residential development. Internal noise levels will be assessed in accordance with 'British Standard 8233' (BSI 2014) and external noise levels in amenity areas will be

assessed in accordance with BS 8233 and the 'World Health Organisation (WHO): Guidelines for Community Noise' (WHO 1999).

11.7 It is proposed that effects will be considered for the following representative NSRs, which have been identified within 200 m of the site boundary:

- Various footpaths adjacent to the site;
- Residential Properties on:
 - Warren Drive
 - Wheatley Lane Road
 - Parrock Road
 - Lower Laithe Drive

11.8 Where necessary, appropriate levels of mitigation will be identified, in accordance with best practice and the Borough Council's policies, to ensure that acceptable noise levels prevail during the construction and operational phases and ensure that acceptable noise levels can be achieved for the proposed development.

Scoping Decision

11.9 Given the nature of the proposed development, it is not considered likely that there would be any significant vibration effects either during the construction or operational phase. Such effects are not therefore proposed for inclusion in the EIA.

11.10 It is, however, considered appropriate to consider the noise impacts of the Proposed Development; both during the construction and operational phases.

12. Ground Conditions

Introduction

- 12.1 The purpose of the assessment will be to assess the impact of the ground conditions on the Proposed Development.

Baseline Information

- 12.2 The ground conditions for the site require appraisal to determine the stability of the existing slope, and the suitability of the stratum for both engineering and contamination.

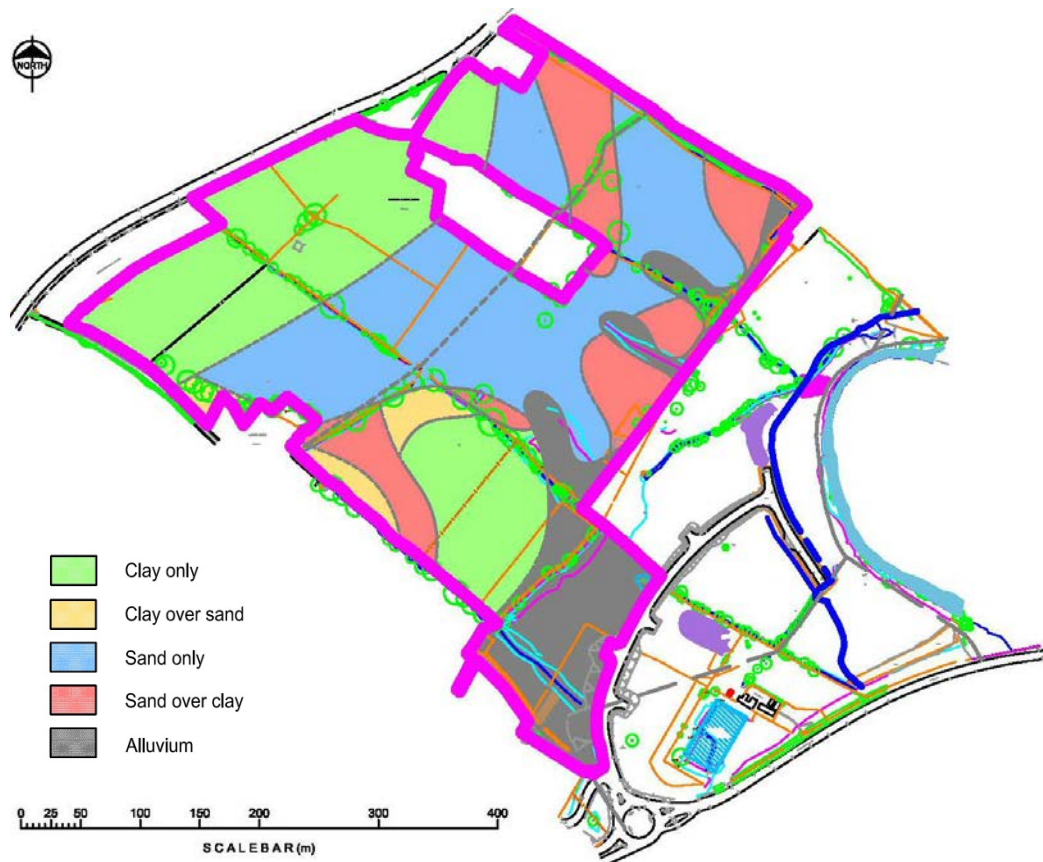
Approach Taken

- 12.3 An extensive ground investigation has been undertaken across this site, by both Capita Symonds and Coopers. Capita Symonds principally investigated the area of the existing Riverside Business Park in 2005, with Coopers investigating the northern area of the Business Park and the proposed residential development site in 2014.
- 12.4 78 no. trial pits have been excavated across the development area to determine the drift stratum to allow assessments to be made regarding earthworks requirements, drainage, slope stability and foundations. All information regarding these items with detailed discussion are contained within the Site Investigation Report, provided at **Appendix 3**.

Drift Geology

- 12.5 Alluvium (grey on the image at **Figure 12.1**) was found to be present at the base of the slope within the south eastern area of the site, extending up the slope as fingers along incised watercourses. A belt of stiff glacial clay (green on **Figure 12.1**) was noted to run along the northern boundary as well as immediately north west of the alluvium. A significant sand body (blue on **Figure 12.1**) was present over the majority of the site, generally mid slope, with sand overlying clay (red on **Figure 12.1**) at the interface between the two strata units.

Figure 12.1: Schematic plan indicating the location of differential drift geological stratal units as encountered during the course of the ground investigation



Solid Geology

- 12.6 The Lower Pennine Coal Measures of Carboniferous age underlay the site comprising mudstone and siltstone. There were no recorded coal mining within the vicinity of the site, and seams of coal did not underlie this site at shallow depths.
- 12.7 Bedrock was encountered at a shallow depth of less than 1m to in excess of 3m. The shallow bedrock was predominantly encountered in the north western, the central and central western areas of the site.

Slope Stability

- 12.8 Although many existing slopes did appear steep, there were no significant indications of instability beyond mild soil creep. Site drainage either comprises direct incised channels or a small network of drainage channels feeding a localised marshy area, which in turn drain to incised channels.

Earthwork's Assessment

- 12.9 All drift and bedrock materials on site were considered geotechnically suitable for use for regrading and processing to remodel the existing slope. Alluvial strata may be engineered to become suitable. The specifications for earthworks will be addressed depending upon the finalised scheme and the programme of build.

- 12.10 The extent of cut and fill as well as slope profiling will depend upon the drainage requirements for the site as well as the development approach to progress this site. The potential type of housing stock, as well as planning / developer restrictions associated with the final levels within gardens and retaining walls on this site has the potential for impacting how the slope will require engineering.
- 12.11 Depending upon the housing stock proposed, the extent of retaining measures will vary significantly. Should standard housing stock be utilised, retaining measures are anticipated to create developable parcels around a proposed road layout. Retaining measures may be minimised by intelligent design of housing stock, utilising split level properties whereby retaining measures are incorporated within the property. Retaining measures are anticipated to be required along boundaries, however this will be highly dependent on the proposed planning scheme.
- 12.12 Further ground investigation is required for this site, however this will only be commissioned and scoped once the detailed drainage design and planning layout has been agreed. Additional ground investigation may comprise rotary cored drilling to confirm the rock strength, additional trial pitting to delineate material boundaries and soakaway testing assuming this is considered viable (however much of the granular stratum is noted to be silty and therefore of limited permeability). Geotechnical analysis will be completed to determine material properties once the cut and fill requirements are confirmed. It is not considered appropriate to undertake these works at this stage.

Foundations

- 12.13 Foundations within the south eastern areas underlain by alluvium are anticipated to require piling due to poor geotechnical properties, with those properties situated on the slope potentially suitable for shallow foundations, however reworking of the slope to allow the site to be developable is anticipated to require foundations to be deepened or require raft solutions on engineered stratum.
- 12.14 Detailed foundation assessments for proposed plots will be determined once proposed ground levels and the proposed planning layout have been agreed and finalised, and the method for reprofiling the site has been determined.

Contamination

- 12.15 The site was uncontaminated and no remediation is required. Topsoil is suitable for reuse within residential gardens.

Ground Gas Requirements

- 12.16 The site is not anticipated to be impacted by ground gas associated with former landfill site, areas of former landfilling according to historical maps (i.e. localised ponds), underlying coal measures (due to lack of workings) or radon.
- 12.17 The presence of organic alluvium in the south western area of the site has the potential to generate small volumes of ground gas may require ground gas investigation, alternatively a costed conservative ground floor slab design may be completed which incorporates Characteristic Situation 2 ground gas mitigation measures. The decision to either adopt mitigation measures in lieu of monitoring, or undertake ground gas monitoring will be addressed by the developers. Limited analysis of ground gases were undertaken by Capita Symonds between 20 October and 15 December 2005 (8 no.

visits) and did not encounter any methane with negligible concentrations of carbon dioxide (no mitigation required). Further gas monitoring may confirm that nominal gas mitigation is not required.

Scoping Decision

- 12.18 On the basis of the above, it is considered appropriate to include an assessment of ground conditions within the ES.

13. Air Quality

Introduction

- 13.1 The purpose of the assessment will be to assess the impact of the Proposed Development on air quality.

Baseline Information

- 13.2 Pendle Borough Council (PBC) has designated part of Windsor Street and Shipton Road in Colne an Air Quality Management Area (AQMA) due to high levels of nitrogen dioxide (NO₂) attributable to road traffic emissions. This AQMA is approximately 3 km away from the Application Site and we consider it unlikely that it will be affected by this project.

Proposed Approach

- 13.3 The approach for the air quality assessment has been agreed in writing with Richard Walsh, Public Health Manager at Pendle Borough Council. The council wished to confirm that cumulative impacts to local air quality from the proposed development and the new supermarket on Gisburn Road are considered. The cumulative impact of these developments to local air quality is considered in the assessment to the extent that trips from the supermarket are included in the committed traffic calculations, which will be included in the with and without development scenarios.
- 13.4 The air quality aspects that will be considered for this development are:
- potential effects to local air quality from changes in road vehicle emissions following its development
 - the environmental suitability of the site for its proposed use with respect to air quality, and
 - risk of nuisance from nuisance dusts and particulates (PM₁₀) released during demolition / construction of the proposed development.
- 13.5 To assess the risk of nuisance from nuisance dusts and particulates (PM₁₀) released during demolition / construction of the proposed development, it is proposed to undertake a risk-based assessment of dust and emissions during demolition / construction of the proposed development, having regard to the Institute of Air Quality Management (IAQM) 'Guidance on the assessment of dust from demolition and construction'.
- 13.6 Mitigation measures designed to control dust nuisance effects and emissions during construction, consistent with the level of risk, will be recommended. These will be drawn from the IAQM 'Guidance on the assessment of dust from demolition and construction'.
- 13.7 To assess the potential effects to local air quality from changes in road vehicle emissions following its development, it is proposed to undertake detailed air quality

modelling to predict future air pollution levels at existing receptors around the site using the ADMS Roads model in the first fully operational year, with and without the proposed development. The significance of the illustrated effects will be described using professional judgement and criteria definitions from the Environmental Protection UK (EPUK) Development Control: Planning for Air Quality (Update 2010) document. Where adverse effects are predicted mitigation measures to improve air quality during the operational phase will be recommended.

- 13.8 To assess the environmental suitability of the site for its proposed use with respect to air quality, it is proposed to predict future air pollution levels at proposed receptors using the ADMS Roads model in the first fully operational year. The results of modelling will be compared with relevant objectives for the protection of human health and where adverse effects are predicted mitigation measures to protect future occupants from poor air quality will be recommended.
- 13.9 Publicly available monitoring data from the local authority, will be used to inform the assessment, where appropriate.
- 13.10 There are two roadside diffusion tubes located within the study area, both are located along the Gisburn Road in Barrowford. The results of monitoring at these locations will be compared with the modelled concentrations, to provide an indication of how well the model is predicting. It is not possible to undertake a full model verification study, as there is insufficient monitoring data within the study area. In this case, an indication of model performance based on experience will be provided.

Scoping Decision

- 13.11 The Environmental Protection UK (EPUK) Development Control: Planning for Air Quality (Update 2010) document provides criteria to determine when an air quality assessment is likely to be required. The EPUK document states that an air quality assessment is likely to be required for developments where the traffic volume increase is likely to exceed 10% of the Annual Average Daily Traffic (AADT) outside an AQMA. Although detailed information on traffic flows is not yet available, due to the size of the development, it is considered that an air quality assessment is likely to be required.
- 13.12 On the basis of the above, it is considered appropriate to include an assessment of air quality within the ES.

14. Built Heritage

Introduction

- 14.1 An assessment of the likely significant environmental effects to the above ground historic built environment of the Application Site and the surrounding area for the construction and operation stages of the Proposed Development will be prepared by Turley Heritage.
- 14.2 A Heritage Assessment which assesses the significance and setting of heritage assets within the Study Area will be included as an appendix to the chapter.

Baseline Conditions

Study Area

- 14.3 Baseline information will be obtained for the Application Site and the surrounding area within a 1km radius of the boundary of the Application Site (the 'Study Area'). In order to define the study area, a number of different factors have been taken into consideration. These include:
- the nature and scope of the Proposed Development;
 - the proximity of heritage assets to the Proposed Development.
 - The degree of inter-visibility between the heritage assets and the Application Site taking into consideration, for instance, changes in topography as well as interposing townscape and landscape features; and
 - The sensitivity of the relevant heritage assets and their setting.

Survey and Data Sources

- 14.4 All designated and non-designated heritage assets within the Study will be identified and these will be shown on a Heritage Asset Plan, included as an appendix to the chapter.
- 14.5 Baseline information will be compiled from the following sources:
- National Monuments Record (Historic England)
 - National Heritage List for England (Historic England)
 - Lancashire Historic Environment Record
 - Historic Ordnance Survey Mapping
 - Pendle Borough Council
 - Detailed visual site inspection
 - Other published sources of information are referred to where relevant

Proposed Method of Assessment

Overview

14.6 The aim of the assessment is to:

- Identify all known designated and non-designated heritage assets that may be affected by the Proposed Development and evaluate the significance/value of the heritage assets
- Outline any likely environmental effects of the Proposed Development and the heritage asset receptors likely to be affected, assessing the magnitude of impacts
- Assess the effects of the Proposed Development upon those heritage asset receptors, categorising the scale of effect against significance/value
- Identify, where relevant, any mitigation measures and assess the likely residual impact after such mitigation on the identified heritage asset receptors, and
- Carry out an overall assessment of the cumulative impact of the Proposed Development in association with other schemes and with other environmental disciplines, on the overall significance of the heritage assets.

14.7 There will be no direct impacts on designated heritage assets; the focus of the assessment will therefore be the impact of the Proposed Development upon the setting of identified heritage assets.

14.8 This assessment will be carried out in light of the statutory duty of The Planning (Listed Buildings and Conservation Areas) Act 1990, relevant policies of the National Planning Policy Framework (NPPF) and national Planning Practice Guidance for the historic environment (PPS5: Planning Practice Guidance and National Planning Policy Guidance).

14.9 In the absence of specific prescribed criteria for establishing the relative value or importance of designated heritage asset receptors, guidance on assessing the value and importance of heritage significance in views will be taken from English Heritage's guidance: Seeing the History in the View: A Method for Assessing Heritage Significance within Views (2011).

14.10 The following table is taken from that guidance:

Table 14.1: Value/Importance of Individual Heritage Assets

Value / Importance	Definition
High	The asset will normally be a World Heritage Site, grade I or II* listed building, scheduled monument, grade I or II* historic park and garden or historic battlefield which is a central focus of the view and whose significance is well represented in the view. The Viewing Place (and / or Assessment Point) is a good place to view the asset or the only place from which to view that particular

	asset.
Medium	The asset will normally be a grade II listed building, grade II historic park and garden, conservation area, locally listed building or other locally identified heritage resource which is a central focus of the view and whose significance is well represented in the view. The Viewing Place (and/or Assessment Point) is a good place to view the asset and may be the only place from which to view that particular asset. The asset may also be a World Heritage Site, grade I or II* listed building, scheduled monument, grade I or II* historic park and garden or historic battlefield which does not form a main focus of the view but whose significance is still well represented in the view. In this case the Viewing Place (and/or Assessment Point) may be a good, but not the best or only place to view the heritage asset.
Low	The asset may be a grade II listed building, grade II historic park and garden, conservation area, locally listed building or other locally identified heritage resource which does not form a main focus of the view but whose significance is still well represented in the view. In this case the Viewing Place (and/or Assessment Point) may not be the best or only place to view the heritage asset.

- 14.11 The value / importance of the heritage asset will be defined on the basis of the above table. These judgements will also be informed by an understanding of the significance of the heritage asset, set out in the Heritage Assessment that will be appended to the chapter. The Heritage Assessment not only informs the judgement on the value of the identified heritage assets, it also informs the judgement on the magnitude of impact and magnitude of impact against value.

Magnitude of Effect

- 14.12 The magnitude of effect of the Proposed Development in terms of scale, position in a view or design is described in accordance with **Table 14.2** below, taken from Historic England guidance: Seeing the History in the View.

Table 14.2: The Magnitude of Impact of Proposals on Heritage Assets

Magnitude of Impact	Definition
High beneficial	The development considerably enhances the heritage values of the heritage assets or the ability to appreciate those values.
Medium beneficial	The development enhances to a clearly discernible extent the heritage values of the heritage assets or the ability to appreciate those values.
Low beneficial	The development enhances to a minor extent the heritage values of the heritage assets or the ability to appreciate those values.
Imperceptible/None	The development does not affect the heritage assets or the

	ability to appreciate those values.
Low adverse	The development erodes to a minor extent the heritage values of the heritage assets or the ability to appreciate those values.
Medium adverse	The development erodes to a clearly discernible extent the heritage values of the heritage assets or the ability to appreciate those values.
High adverse	The development severely erodes the heritage values of the heritage assets or the ability to appreciate those values.

Significance of Effect

- 14.13 The matrix shown in **Table 14.3** from Historic England guidance: Seeing the History in the View combines the two measures of magnitude and sensitivity to provide a measure of the significance of effect. The significance of effect will be assessed for both the construction and operation phases of the Proposed Development.

Table 14.3: Magnitude of Impact against Value

Value / Importance of Asset	Magnitude of Impact			
	High	Medium	Low	Negligible / Neutral
High	Major effect	Major effect	Moderate effect	Negligible effect
Medium	Major effect	Moderate effect	Minor effect	Negligible effect
Low	Moderate effect	Minor effect	Negligible effect	Negligible effect

Cumulative Effects

- 14.14 Potential cumulative effects resulting from the combination of past, present or future actions of existing or planned activities in the Study Area will be considered

Mitigation Measures and Residual Effects

- 14.15 Having assessed the magnitude of impact against the value of the identified heritage assets, the chapter will consider whether any mitigation measures are necessary where adverse effects have been identified and will set out any residual effects following mitigation.

Scoping Decision

- 14.16 In light of the above, it is considered appropriate to include an assessment of built heritage within the ES.

15. Socio-Economic Effects

- 15.1 An assessment will be undertaken to determine the likely socio-economic effects of the proposed development of up to 500 dwellings, as well as areas of open space / green infrastructure, at Trough Laithe in Barrowford. The assessment includes consideration of any social and economic effects during both the construction and operational 'lifetime' (post completion) phases of the proposed development.

Baseline Conditions

- 15.2 Baseline socio-economic conditions will be established through collation and analysis of nationally recognised and published research and data, including (but not restricted to):

- 2011 Census data
- 2001 Census data
- Annual Population Survey, via Nomis
- Annual Survey of Hours and Earnings, via Nomis, and
- Experian Local Market Quarterly econometric forecasts.

Proposed Approach

- 15.3 The National Planning Policy Framework (NPPF) and accompanying National Planning Practice Guidance (NPPG) set out the Government's statutory planning policies for England. Both are built around a policy commitment to sustainable development, with the planning system expected to play an economic and social role.
- 15.4 Several established methodological guides have been published covering key elements of assessment, and will be drawn upon as appropriate within this assessment. Of particular relevance are the HCA / offPAT (2010) 'Employment Densities Guide', and the HCA (2014) 'Additionality Guide Fourth Edition'.
- 15.5 The assessment will:
- Review relevant legislation, policy and guidance, at a national, sub-regional and local level;
 - Confirm the scope of the assessment;
 - Set out the assessment methodology, including further detail on how socio-economic effects are estimated and the criteria by which effects will be assessed for significance;
 - Identify a functional local study area within which the majority of socio-economic effects will be contained, as well as a wider impact area;

- Establish baseline socio-economic conditions for both the local and wider study areas, allowing an understanding of how conditions have changed;
- Assess potential socio-economic effects, broken down by construction and operational phases. Each receptor will be assessed in turn to determine the significance of the socio-economic effect;
- If any significant adverse effects are identified, detail will be provided on how such an effect will be mitigated through the use of either management control mitigation or physical mitigation. This will inform an assessment of the residual effects of the proposed development; and
- Consider the potential for likely significant cumulative effects to arise from the proposed development.

15.6 The assessment involves consideration of published data, and as such no consultation with statutory or non-statutory bodies is required to inform the assessment of socio-economic effects.

Scoping Decision

15.7 Given the nature of the proposed development, the following are considered as potentially valuable socio-economic receptors for consideration of the significance of effects within the scope of the assessment:

- **Population** – change in total population, age structure and household characteristics;
- **Labour force** – change in the economically active and employed population;
- **Employment** – change in employment opportunities;
- **Productivity** – change in gross value added (GVA) as a measure for economic performance;
- **Wealth** – change in income and earnings; and
- **Amenities** – change in level of demand for schools, healthcare provision and other community facilities.

16. Cumulative Effects

- 16.1 Cumulative effects will be considered as part of each technical chapter, where relevant. Assessments will focus on the identification of any cumulative impacts likely to arise from the proposed development when considered in relation to other developments, either located in the immediate vicinity, or that have a relationship with a similar environmental resource.
- 16.2 Cumulative effects result from the combined impacts of multiple developments. The impacts from a single development may not be significant on their own but when combined with other impacts, these effects could become significant.
- 16.3 The scope of this assessment will include consideration of:
- The extant permission for a further 23,508 sq m of office accommodation, a hotel, pub / restaurant and day nursery / crèche to the immediate south west of the application site (LPA ref. 13/13/0462P).
 - The proposed Strategic Employment Site at Lomeshaye, identified under Policy WRK3 of the Pre-Submission Pendle Core Strategy.
- 16.4 Mitigation measures will be recommended where appropriate for any significant adverse impacts identified. The need to monitor additional mitigation measures arising will be considered.

17. Format of the Environmental Statement

17.1 The Technical Assessments will be provided in a single ES document (**Volume 1**). Technical Appendices will be presented in a separate volume (**Volume 2**); whilst Tables and Figures will be presented in **Volume 3**.

17.2 A provisional outline of the chapters to be included in the ES is provided below:

- **Introduction** – Overview of development proposals, requirement for EIA, EIA team and the structure of the ES
- **Assessment Methodology** – Description of the overall EIA process, including scoping and consultation
- **The Site and its Surroundings** – Description of the site and surrounding area, including existing and historic land use
- **Description of Development** – Description of the development proposals
- **Need for the Development and Alternatives** – The need for the scheme and a commentary on the alternatives assessed
- **Policy Context** – review of national, regional and local planning policy and legislation, as well as other technical guidance and policy documents where these are relevant
- **Impact Assessment** – to include chapters on the following (further details are provided earlier on in this Scoping Request):
 - Landscape and Visual Impact
 - Transport and Accessibility
 - Ecology and Nature Conservation
 - Flood Risk and Drainage
 - Noise
 - Ground Conditions
 - Air Quality
 - Built Heritage
 - Socio-Economic Effects
 - Cumulative Effects
 - Residual Effects.

17.3 A **Non-Technical Summary** will also be provided; this will be bound as a separate document.

18. Conclusion

- 18.1 Taking the above information in to account, it is requested that the Local Planning Authority adopts a Scoping Opinion to confirm the information which should be included within the ES. In accordance with Paragraph 4(1), we look forward to hearing from you within the statutory period.
- 18.2 We trust that Pendle Borough Council will adopt a Scoping Opinion as soon as possible so that the outline planning application can be prepared and submitted. When replying, I would be grateful if you would confirm that you have authority to do so on behalf of the Council.
- 18.3 If you need any further information or assistance to enable the Council to determine this scoping request, please do not hesitate to contact me.