

## SA Appendix 6: Assessment of Potential Employment Sites

P013 Land north of West Craven Business Park, Earby			
SA Objective	Score		Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~		<p><b>Likely Significant Effects</b></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><b>Term</b></p> <p>Permanent.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	++	+	0
	+		<p><b>Likely Significant Effects</b></p> <p>The proposal would provide for 7ha of employment land and therefore contributes significantly to this objective.</p> <p>The Site sits adjacent to the West Craven Business Park and as such could provide expansion land for this strategic employment site, making use of existing infrastructure, and providing the opportunity to provide for a cluster for a specific industry/skill base.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to have a minor positive effect for this objective owing to the significant contribution made to employment land requirements, and the potential role the Site could have in expanding the skill base of existing industries within the Borough.</p> <p><b>Term</b></p> <p>Permanent Positive effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P013 Land north of West Craven Business Park, Earby		
SA Objective	Score	Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located adjoined and accessible to Earby. Its development will provide for additional sources of employment within the town. Its future occupiers will diversify and strengthen the employment based on the settlement. Its employees will help support existing services and facilities by increased patronage.</p> <p><b><u>Term</u></b></p> <p>Likely positive effects from the medium term with temporary relatively minor positive effects during construction, increasing over time with development and occupation of units.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P013 Land north of West Craven Business Park, Earby				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+			<p><b><u>Likely Significant Effects</u></b></p> <p>The Site is bordered by existing commercial uses, with Earby WWTW nearby. The site is flanked on three sides by open countryside. The proposed use of employment is considered compatible with these existing uses. Residential uses located at Thornton-in-Craven are unlikely to be affected by proposals taking into account the distance from the site. The adoption of mitigation measures as a precaution would serve to limit the potential for adverse effects. Effects of construction likely to be temporary and disruptive only to occupiers of West Craven Business Park to the South. Overall, a minor positive effect is assessed for this objective noting the benefits brought by employment to health and wellbeing objectives.</p> <p><b><u>Term</u></b></p> <p>Permanent positive effects once developed. Minor adverse effects during build period.</p> <p><b><u>Mitigation</u></b></p> <p>Construction hours. Construction management plan. Landscaping and boundary treatments to mitigate effects on neighbouring businesses and reduce potential adverse effects from the WWTW.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (low risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 400m of one or more transport services. It is also accessible to local services. There are no known highway capacity issues locally which would be adversely affected by the site's development. The Site is suitably accessed from the highway. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effects remaining the same from first occupation of the Site.</p> <p><b><u>Mitigation</u></b></p> <p>Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes.</p> <p><b><u>Assumptions</u></b></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p><b><u>Uncertainties</u></b></p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>
	+			

## SA Appendix 6: Assessment of Potential Employment Sites

P013 Land north of West Craven Business Park, Earby		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><b><u>Likely Significant Effects</u></b></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. Parts of the site are known to have been previously used as a landfill. The development has the potential to pollute wide soils due to leeching/surface water run off it not dealt with effectively through the planning and construction process.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of higher densities to reduce land are limited due to location of the site in a prominent view. Specific policy requirements will need to be adopted requiring Intensive ground investigation prior to the commencement of construction and requiring a safe extraction and disposal system to safeguard existing soils.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Scale, extent and type of made ground.</p>
7. To conserve and enhance water quality and resources	-- 0	<p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 10m of an existing watercourse (Earby Beck). Parts of the site are known to have been previously used as a landfill. The development has the potential to pollute wide soils due to leeching/surface water run off it not dealt with effectively through the planning and construction process.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have a minor adverse effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effect likely to be most prominent during construction. Temporary in nature subject to mitigation and future use of the Site.</p> <p><b><u>Mitigation</u></b></p> <p>Development to take place away from the watercourse. Drainage managed into the watercourse, with surface water treated before entering watercourse to prevent contamination and pollution of this watercourse. Specific policy requirements will need to be adopted requiring Intensive ground investigation prior to the commencement of construction and requiring a safe extraction and disposal system to safeguard existing soils.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p>

## SA Appendix 6: Assessment of Potential Employment Sites

P013 Land north of West Craven Business Park, Earby		
SA Objective	Score	Commentary
		Scale, extent and type of made ground. Nature of uses at the site and effects these will have on the environment (medium risk).
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><b>Likely Significant Effects</b></p> <p>The SFRA confirms that the site is affected by flooding with the extent and degree of this risk varying across the site. The site, in part, experiences a high risk of flooding from surface water with large areas prone to surface water flooding within the site away from Earby Beck. Land closer to Earby Beck is subject to flood risk from flooding events (Flood zone 2/3). In addition a drainage ditch exits the site to the north (connecting with Earby Beck) forming within the central part of the site and broadly dividing it into two. A significant adverse effect is assessed for this objective.</p> <p><b>Term</b></p> <p>Significant adverse effects possible. Mitigation measures will reduce this to an acceptable effect.</p> <p><b>Mitigation</b></p> <p>Phase 2 SFRA required to detail how flooding effects the site and to what degree. This should inform the site design and layout. Adoption of the SuDs hierarchy to manage surface water drainage from the site. Sufficient capacity and means provided on site to deal with surface water flooding without increasing flood risk for future occupiers and adjacent uses.</p> <p><b>Assumptions</b></p> <p>The site is acceptable in national planning policy terms: re Flood risk following sequential assessment and exceptions test where this is considered to be required.</p> <p><b>Uncertainties</b></p> <p>Site specific detail to be assessed at the planning application stage. Effect of climate change on flood risk patterns. Low-medium risk.</p>
9. To improve air quality.	0	<p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Likely permanent neutral effects.</p> <p><b>Mitigation</b></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. EV charge points at each property.</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></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><b>Likely Significant Effects</b></p>

## SA Appendix 6: Assessment of Potential Employment Sites

P013 Land north of West Craven Business Park, Earby		
SA Objective	Score	Commentary
		<p>The site is accessible to a good range of services, including public transport, it is accessible to a nearby existing community (Earby). Whilst there is a relatively high risk of flooding associated with the development of part of the site development can be steered away from these areas. The site therefore has a neutral effect for this objective.</p> <p><b>Term</b> The proposals has a likely neutral effect. The full effects will only be known at the detailed design stage.</p> <p><b>Mitigation</b> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><b>Likely Significant Effects</b> The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective. Parts of the site are known to have been previously used as a landfill. The development has the potential to pollute wide soils due to leeching/surface water run off it not dealt with effectively through the planning and construction process.</p> <p><b>Term</b> Minor adverse effect, likely to be temporary.</p> <p><b>Mitigation</b> Specific policy requirements will need to be adopted requiring Intensive ground investigation prior to the commencement of construction and requiring a safe extraction and disposal system to safeguard existing soils.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> Type, scale and extent of any made ground.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	- ? -	<p><b>Likely Significant Effects</b> The Site is located within 100m of a locally designated ecological site. It is not known whether the site is important for protected species. The site is predominantly improved grassland with a small area of semi improved grassland. There is scattered scrub and trees along the field boundaries. The disused Colne-Skipton railway line is a designated Biological Heritage Site and runs along the western boundary of the site. The Site is within and will result in an adverse effect on the Green Infrastructure Network.</p> <p><b>Term</b></p>

## SA Appendix 6: Assessment of Potential Employment Sites

P013 Land north of West Craven Business Park, Earby		
SA Objective	Score	Commentary
		<p>Likely adverse effects most pronounced during construction and in the short to medium term. These effects will in time reduce as mitigation measures mature and become established.</p> <p><b><u>Mitigation</u></b> Implementation of net gains for biodiversity on site in line with policy, retaining and enhancing existing habitats where possible and creation of new habitats as appropriate within open space, landscaping, and on new buildings. The Site has the potential to connect to and enhance the local green infrastructure network running to the east. The design and layout should make the most of this with enhanced access for residents and corridors for wildlife within the development. New buildings and infrastructure should be avoided in close proximity to the BHS running along the western boundary of the site. This can be set out in policy.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> Success and management of open space and biodiversity measures. Low-medium risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><b><u>Likely Significant Effects</u></b> The site is not located in close proximity to any heritage assets. The proposal is unlikely to adversely affect any heritage asset or designation. The site scores neutrally for this objective.</p> <p><b><u>Term</u></b> Permanent neutral effects.</p> <p><b><u>Mitigation</u></b> None.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><b><u>Likely Significant Effects</u></b> The Site is located within the Drumlin Field Landscape Character (Zone 13a). The Site occupies the floor of a narrow valley, and contains features which make a minor contribution to this LCA. The Site is not located within area of noted landscape or townscape quality. Whilst in a countryside setting, the Site is adjoined to the south by an exposed and modern industrial estate. Views to the east are limited by the disused railway line. Taking this into account a minor adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b> Initial adverse effects experienced during the build phase reducing in the longer term as the development establishes and matures.</p> <p><b><u>Mitigation</u></b> Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P013 Land north of West Craven Business Park, Earby		
SA Objective	Score	Commentary
		<p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>
<p><b>Summary:</b> The proposal scores positively employment and regeneration objectives owing to the benefits brought by new employment development to these objectives, providing increased supply and availability of jobs locally, increased economy activity, opportunities for clustering and local trading. The site is accessible to the community served and its development would help to promote sustainable travel. The site is greenfield and subject to a number of constraints. Parts of the site were formally used for landfill. The development of the site risks disturbing this waste with any associated gases/liquids at risk of polluting nearby soil and watercourses. Effective remediation measures are necessary to ensure that there is no harm caused to public health, wildlife or habitats as a result of the development. Policy requirements must be established to ensure that this is effectively addressed and managed through the construction process. The site is known to be partially subject to a high risk of flooding, requiring appropriate design responses, including the omission of affected areas from development proposals. The site is situated within the drumlin field landscape character area and contains a number of features characteristic of this landscape area. The site has a relatively poor relationship with the wider settlement, adjoining the existing employment site along a single boundary. Landscape harm will result from the development of the site. The site is also sensitive ecologically with a BHS running along the western boundary of the site. Whilst these constraints serve to raise questions over the suitability of the site for employment, the site must be read within the context of the wider landscape which includes the existing built environment. This includes the existing employment site at West Craven Business Park which sits quite dominant within the landscape and also borders the BHS.</p>		

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><b><u>Likely Significant Effects</u></b> The proposal is not related to this objective and as such has a negligible impact.</p> <p><b><u>Term</u></b> Permanent.</p> <p><b><u>Mitigation</u></b> None.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P068 Land at Barnoldswick Road/Colne 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	<p><b><u>Likely Significant Effects</u></b></p> <p>The proposal would provide for just over 2ha of employment space within the Borough.</p> <p>The Site is located adjacent to Kelbrook, with existing industrial uses located to the east. The development would broaden the economic base of the village and wider West Craven area providing increased access to jobs locally.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a minor positive effect for this objective. The effect is reduced by limited scale of the proposal.</p> <p><b><u>Term</u></b></p> <p>Permanent Positive effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+			<p><b><u>Like Significant Effects</u></b></p> <p>The Site sits on the edge of Kelbrook and its development would help support and diversify the economy of the village and wider West Craven Area. A minor positive effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Likely positive effects from the medium term on occupation with temporary minor positive effects during construction.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>
	+			

## SA Appendix 6: Assessment of Potential Employment Sites

P068 Land at Barnoldswick Road/Colne Road, Kelbrook				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+			<p><b><u>Likely Significant Effects</u></b></p> <p>The Site is bordered by open countryside with some residential and commercial uses in close vicinity to the Site. The proposed used is considered to be largely compatible with existing uses provided that mitigation measures are implemented. The development will provide opportunities to access employment locally, with associated beneficial effects for health and wellbeing.</p> <p><b><u>Term</u></b></p> <p>Any adverse effects likely to be most significant during construction period. Longer term minor positive effects are assessed for this objective.</p> <p><b><u>Mitigation</u></b></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes.</p> <p><b><u>Assumptions</u></b></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p><b><u>Uncertainties</u></b></p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>
	+			

## SA Appendix 6: Assessment of Potential Employment Sites

P068 Land at Barnoldswick Road/Colne Road, Kelbrook			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><b><u>Likely Significant Effects</u></b> 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><b><u>Term</u></b> Permanent minor adverse effects.</p> <p><b><u>Mitigation</u></b> Adoption of higher densities to reduce land are limited due to location of the site in a prominent view.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>
7. To conserve and enhance water quality and resources	0	0	<p><b><u>Likely Significant Effects</u></b> The Site is not located within 50m of a watercourse or water body. The development is unlikely to require any upgrade to water management infrastructure. Overall the site is considered to have neutral effect on this objective.</p> <p><b><u>Term</u></b> Permanent Neutral effect.</p> <p><b><u>Mitigation</u></b> None.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><b><u>Likely Significant Effects</u></b> The Site is located in Flood Zone 1, and is assessed to have a have low risk of flooding. The proposal has a neutral effect on this objective.</p> <p><b><u>Term</u></b> Permanent neutral effects with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b> Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b></p>

## SA Appendix 6: Assessment of Potential Employment Sites

P068 Land at Barnoldswick Road/Colne Road, Kelbrook		
SA Objective	Score	Commentary
		None. <b>Uncertainties</b> Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.
9. To improve air quality.	0	<b>Likely Significant Effects</b> The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The Site is accessible to nearby communities, services, facilities providing residents with realistic alternatives to travelling by car. The site is location removed from existing sources of pollution mean that the proposal unlikely to affect or be affected by air quality. The proposal therefore has a neutral effect on this objective.  <b>Term</b> Likely permanent neutral effects. <b>Mitigation</b> Adoption of measures to promote access and travel by sustainable transport modes. EV charge points at each property. <b>Assumptions</b> None <b>Uncertainties</b> The proportion of residents likely to travel by foot, bicycle and public transport is unknown (medium risk)
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<b>Likely Significant Effects</b> The site has a suitability score of 4.04. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The score attributed for this objective is a result of the relatively limited constraints which affect the site. <b>Term</b> 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. <b>Mitigation</b> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes. <b>Assumptions</b> None. <b>Uncertainties</b> 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	-	<b>Likely Significant Effects</b> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective. <b>Term</b>

## SA Appendix 6: Assessment of Potential Employment Sites

P068 Land at Barnoldswick Road/Colne Road, Kelbrook		
SA Objective	Score	Commentary
the sustainable use of natural resources.		<p>Permanent loss where developed.</p> <p><b>Mitigation</b> To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b> Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	<p>- ? 0</p> <p>-</p>	<p><b>Likely Significant Effects</b> The Site is located within 100m of a locally designated site. The role of the Site for protected species is at this point unknown. The Site is primarily made up of amenity grassland. The Site is located adjacent to the Green Infrastructure Network. Its development is unlikely to harm this network. Overall the proposal is considered to likely have a minor adverse effect on this objective.</p> <p><b>Term</b> 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><b>Mitigation</b> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><b>Likely Significant Effects</b> 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><b>Term</b> Likely permanent neutral effects</p> <p><b>Mitigation</b> None.</p> <p><b>Assumptions</b> None</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P068 Land at Barnoldswick Road/Colne Road, Kelbrook		
SA Objective	Score	Commentary
		<p><b>Uncertainties</b> None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><b>Likely Significant Effects</b> The site is located within the Drumlin Field Landscape Character Area (Zone 13a). The site is flat and open in character and is not considered to contribute towards the landscape quality in this area. Whilst contained by existing road infrastructure to the south and east, the development of the Site would significantly extend the built extent of Kelbrook into the open countryside and see a significant expansion to the west of the A56 which is not characteristic of the settlement. The site itself is not formally designated for its quality. The development would be prominent from the roadside. A minor adverse effect is assessed for this objective.</p> <p><b>Term</b> Permanent minor adverse effects even with mitigation.</p> <p><b>Mitigation</b> Careful siting and design of new dwellings. Boundary treatment work.</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None.</p>
<p><b>Summary:</b> The proposal scores positively employment and regeneration objectives owing to the benefits brought by new employment development to these objectives, providing increased supply and availability of jobs locally, increased economic activity, opportunities for clustering and local trading. The site is accessible to the community served and its development would help to promote sustainable travel. The site is greenfield and however is affected by relatively few constraints. The site is situated within the drumlin field landscape character area and contains a number of features characteristic of this landscape area. The site forms part of the setting of the wider settlement, and is located at a gateway point into the town. The proposal does not respond to the built form of the village, significantly extending this west beyond the A56. Landscape harm will result from the development of the site.</p>		

P069 Land west of Kelbrook Beck, Colne Road, Kelbrook		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><b>Likely Significant Effects</b> The proposal is not related to this objective and as such has a negligible impact.</p> <p><b>Term</b> Permanent.</p> <p><b>Mitigation</b> None.</p> <p><b>Assumptions</b> None.</p>

**SA Appendix 6: Assessment of Potential Employment Sites**

<b>P069 Land west of Kelbrook Beck, Colne Road, Kelbrook</b>				
<b>SA Objective</b>	<b>Score</b>			<b>Commentary</b>
				<p><b><u>Uncertainties</u></b> None.</p>
<p>2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.</p>	+	+	<b>0</b>	<p><b><u>Likely Significant Effects</u></b> The proposal would provide for almost 5ha of employment space making a important contribution to available employment space and the economy of the Borough. The Site is located adjacent to Kelbrook, with existing industrial uses located to the east. The development would broaden the economic base of the village and wider West Craven area providing increased access to jobs locally. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. Accounting for the above, the site is considered have a significant positive effect for this objective.</p>
	+			<p><b><u>Term</u></b> Permanent minor positive effects. <b><u>Mitigation</u></b> None. <b><u>Assumptions</u></b> None. <b><u>Uncertainties</u></b> None.</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P069 Land west of Kelbrook Beck, Colne Road, Kelbrook		
SA Objective	Score	Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<p><b><u>Like Significant Effects</u></b></p> <p>The Site sits on the edge of Kelbrook and its development would help support and diversify the economy of the village and wider West Craven Area. A minor positive effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Likely positive effects from the medium term on occupation with temporary minor positive effects during construction.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P069 Land west of Kelbrook Beck, Colne Road, Kelbrook				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+			<p><b><u>Likely Significant Effects</u></b></p> <p>The Site is bordered by open countryside with some residential and commercial uses in close vicinity to the Site. The proposed used is considered to be largely compatible with existing uses provided that mitigation measures are implemented. The development will provide opportunities to access employment locally, with associated beneficial effects for health and wellbeing.</p> <p><b><u>Term</u></b></p> <p>Any adverse effects likely to be most significant during construction period. Longer term minor positive effects are assessed for this objective.</p> <p><b><u>Mitigation</u></b></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 400m of one or more transport services. It is also accessible to local services.</p> <p>The area is not known to suffer from congestion problems.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effects likely to remain permanent from completion of the development.</p> <p><b><u>Mitigation</u></b></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes.</p> <p><b><u>Assumptions</u></b></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p><b><u>Uncertainties</u></b></p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>
	+			

## SA Appendix 6: Assessment of Potential Employment Sites

P069 Land west of Kelbrook Beck, Colne Road, Kelbrook		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent minor adverse effects.</p> <p><b>Mitigation</b></p> <p>Adoption of higher densities to reduce land are limited due to location of the site in a prominent view.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>
7. To conserve and enhance water quality and resources	--	<p><b>Likely Significant Effects</b></p> <p>The Site is not located within 10m of a water course (Kelbrook Brook)</p> <p>The development may require an upgrade to water management infrastructure.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><b>Term</b></p> <p>Most significant effects likely during construction. More limited effects once the development is completed.</p> <p><b>Mitigation</b></p> <p>Development to be directed away from the watercourse, with sufficient drainage and water treatment measures put in place to prevent an increase in flood risk and pollution of the water course.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>
	-	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><b>Likely Significant Effects</b></p> <p>The Site is located in Flood Zone 1 however experiences a high risk of surface water flooding. As a result a minor adverse effect is assessed for this objective.</p> <p><b>Term</b></p> <p>Likely adverse effects likely to be at its highest during initial stages of construction.</p> <p><b>Mitigation</b></p>

## SA Appendix 6: Assessment of Potential Employment Sites

P069 Land west of Kelbrook Beck, Colne Road, Kelbrook		
SA Objective	Score	Commentary
		<p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Sufficient drainage and flood water storage capacity provided within the Site to prevent an increase in flood risk.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><b>Likely Significant Effects</b> The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b> Likely permanent neutral effects.</p> <p><b>Mitigation</b> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><b>Likely Significant Effects</b> The site is accessible to a nearby community, and a range of services, including public transport. The site is subject to a risk of flooding from surface water. Relatively limited other constraints affect the development of the site. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><b>Term</b> The proposals has a likely neutral effect. The full effects will only be known at the detailed design stage.</p> <p><b>Mitigation</b> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> 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><b>Likely Significant Effects</b> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><b>Term</b> Permanent loss where developed.</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P069 Land west of Kelbrook Beck, Colne Road, Kelbrook		
SA Objective	Score	Commentary
the sustainable use of natural resources.		<p><b><u>Mitigation</u></b> To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b> Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	- ? 0	<p><b><u>Likely Significant Effects</u></b> The Site is located within 100m of a locally designated site. The role of the Site for protected species is at this point unknown. The Site consists primarily of improved grassland. The Site is located adjacent to the Green Infrastructure Network. However the proposal is for employment use and unlikely to benefit the Green Infrastructure Network. Overall the proposal is considered to likely have a minor adverse effect on this objective.</p> <p><b><u>Term</u></b> Likely adverse effect most prominent during construction and in the shorter term reducing with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><b><u>Likely Significant Effects</u></b> The site is not located in close proximity to any heritage assets. The proposal is unlikely to adversely affect any heritage asset or designation. The site scores neutrally for this objective.</p> <p><b><u>Term</u></b> Permanent neutral effects.</p> <p><b><u>Mitigation</u></b> None.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P069 Land west of Kelbrook Beck, Colne Road, Kelbrook		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	-	<p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The site does not contain the features which contribute to the qualities of this character area. Its development is unlikely to harm the character area significantly, though there may be some views obtainable from the north and west. The Site is relatively well contained with existing road infrastructure and commercial development to the north and east, and the dismantled Colne to Skipton railway line to the west. To the south is open countryside and the development is likely to have some visibility from this aspect. The development will also alter the character and form of the settlement removing open views to the west, and expanding the settlement significantly to the west of Kelbrook Beck. An adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Initial significant adverse effect temporary in nature during construction and in the short to medium term as the development matures and mitigation measures establish. Permanent minor adverse effects in the longer term.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>
<p><b>Summary:</b> The proposal scores positively employment and regeneration objectives owing to the benefits brought by new employment development to these objectives, providing increased supply and availability of jobs locally, increased activity, opportunities for clustering and local trading. The site is accessible to the community served and its development would help to promote sustainable travel. The site is greenfield and its development would adversely affect objectives seeking the efficient use of land and protecting natural resources. The site is situated within the drumlin field landscape character area and contains a number of features characteristic of this landscape area. The site forms part of the setting of the wider settlement, and is located at a gateway point into the town. The proposal does not respond to the built form of the village, significantly extending this west beyond the A56. Landscape harm will result from the development of the site. The site experiences flood risk from surface water flooding requiring a design response. It is plausible that responding to this constraint could reduce the net developable area of the proposal.</p>		

## SA Appendix 6: Assessment of Potential Employment Sites

P070 Land to the south of Greenhead Lane, Brierfield		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><b>Likely Significant Effects</b></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><b>Term</b></p> <p>Permanent.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0 - 0	<p><b>Likely Significant Effects</b></p> <p>The proposal would provide for almost 30ha of employment space within the Borough. The proposal would make a considerable contribution to the employment supply of the Borough. However this supply provided is significantly in excess of requirements and could serve rival the Borough's existing employment areas. The site is relatively isolated from Pendle's communities, its development is unlikely to be of benefit to Pendle.</p> <p>The Site is located in an isolated location adjacent to the M65 (no motorway junction is directly accessible to the site). There is no public transport serving the Site. The development would require access by car.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above an adverse effect is assessed for this objective.</p> <p><b>Term</b></p> <p>Possible permanent adverse effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>

**SA Appendix 6: Assessment of Potential Employment Sites**

<b>P070 Land to the south of Greenhead Lane, Brierfield</b>		
<b>SA Objective</b>	<b>Score</b>	<b>Commentary</b>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	-	<p><b><u>Like Significant Effects</u></b></p> <p>The Site is greenfield and sits in an isolated location. The Site will therefore be inaccessible for many. Whilst the proposal could significantly support the economy as whole, its significant scale could undermine investment in town centres and at the Borough's principle employment site at Lomeshaye. An adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Likely adverse effect from occupation.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P070 Land to the south of Greenhead Lane, Brierfield				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+			<p><b><u>Likely Significant Effects</u></b></p> <p>The Site is bordered by open countryside, the Burnley WWTW and the M65. The proposal is considered to be consistent with neighbouring uses and features and as such is unlikely to result in any adverse effects. The development will provide opportunities to access employment locally, with associated beneficial effects for health and wellbeing.</p> <p><b><u>Term</u></b></p> <p>Any adverse effects likely to be most significant during construction period. Longer term minor positive effects are assessed for this objective.</p> <p><b><u>Mitigation</u></b></p> <p>Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (very low risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	?	0	<p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 400m any transport service. It is inaccessible to local services.</p> <p>No known congestion however the proposal is of a significant scale and likely to have a large impact on the local highway network. It is unclear whether the site is suitably accessed from the highway for commercial use.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, on balance, the site is considered to score an adverse effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Adverse effects likely to remain permanent from completion of the development.</p> <p><b><u>Mitigation</u></b></p> <p>Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes. Further study of impacts on wider highway network needed.</p> <p><b><u>Assumptions</u></b></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p><b><u>Uncertainties</u></b></p>

## SA Appendix 6: Assessment of Potential Employment Sites

P070 Land to the south of Greenhead Lane, Brierfield		
SA Objective	Score	Commentary
		Use of sustainable modes of travel in accessing the site. (Medium)
6. To encourage the efficient use of land and conserve and enhance soils.	--	<p><b>Likely Significant Effects</b> The Site is greenfield and may include Best and Most Versatile land. As such the proposal is considered to have a significant adverse effect for this objective.</p> <p><b>Term</b> Permanent significant adverse effects.</p> <p><b>Mitigation</b> Areas of BMV should be avoided for development as far as possible.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> None.</p>
7. To conserve and enhance water quality and resources	- 0	<p><b>Likely Significant Effects</b> The Site is located within 50m of a watercourse (Spurn Clough) The development is unlikely to require any upgrade to water management infrastructure. Overall the site is considered to have minor adverse effect on this objective.</p> <p><b>Term</b> Most significant effects likely during construction. More limited effects once the development is completed.</p> <p><b>Mitigation</b> Development to be directed away from the watercourse, with sufficient drainage and water treatment measures put in place to prevent an increase in flood risk and pollution of the water course.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><b>Likely Significant Effects</b> The Site majority of the Site is located in Flood Zone 1. Parts of the site are affected by surface water flood risk and by groundwater flood risk. An adverse effect is assessed for this objective.</p> <p><b>Term</b> Most significant effects likely during construction. More limited effects once the development is completed.</p> <p><b>Mitigation</b></p>

## SA Appendix 6: Assessment of Potential Employment Sites

P070 Land to the south of Greenhead Lane, Brierfield		
SA Objective	Score	Commentary
		<p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development to avoid areas most at risk of flooding. Sufficient attenuation provided within the Site to ensure that adverse effects on flood risk are avoided.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><b>Likely Significant Effects</b> The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b> Likely permanent neutral effects.</p> <p><b>Mitigation</b> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><b>Likely Significant Effects</b> The site is isolated from the communities of Pendle and is not served by public transport options. The site covers an extensive tract of greenfield land which serves to separate the towns of East Lancashire and check urban sprawl. The proposal will not provide a sustainable approach to addressing employment needs in response to climate change.</p> <p><b>Term</b> Permanent adverse effects.</p> <p><b>Mitigation</b> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes. Overall adverse effects are likely to be continued to be measured.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><b>Likely Significant Effects</b> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><b>Term</b> Permanent loss where developed.</p> <p><b>Mitigation</b></p>

## SA Appendix 6: Assessment of Potential Employment Sites

P070 Land to the south of Greenhead Lane, Brierfield				
SA Objective	Score			Commentary
				<p>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b> Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	-	<p><b>Likely Significant Effects</b></p> <p>The Site is located within 100m of a locally designated site.</p> <p>The role of the Site for protected species is at this point unknown. The site consists predominantly of improved grassland with some scattered scrub.</p> <p>The Site is located within and would represent a significant loss to the green infrastructure network.</p> <p>Overall the proposal is considered to likely have an adverse effect on this objective.</p> <p><b>Term</b> Likely adverse effect most prominent during construction and in the shorter term reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<p><b>Likely Significant Effects</b></p> <p>The Site is located in the vicinity of Greenhead Manor – a grade II* listed building and is likely to form part of its setting which is importance to its significance. Some level of harm is likely given the scale and proximity of the Site to the listed building.</p> <p><b>Term</b> Likely permanent adverse effects.</p> <p><b>Mitigation</b> Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None.</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P070 Land to the south of Greenhead Lane, Brierfield		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	--	<p><b><u>Likely Significant Effects</u></b></p> <p>The site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site contributes significantly to this LCA occupying a large swathe of rural land north of the M65 in the south of Pendle. The Site features a complex field pattern enclosed by vegetated boundaries formed on a gently rising landform. Harm to significant harm to the LCA would arise if the site were developed at the scale proposed. The proposal would represent a major isolated development within the Open Countryside which bears little relation to the existing urban area. The Site would be prominent to views from a wide area of public routes. Its likely to cause harm to significant harm to listed assets. The proposal is within the Green Belt, and makes a major contribution to preventing urban sprawl and protecting the open countryside from development. Its development would therefore conflict with national green belt policy. There are no very special circumstances to warrant the early release of the site for employment development from the Green Belt, with the site of a scale where it significant outstrips need and would cause likely harm to investment and regeneration objectives if it was released. A significant adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b> Permanent significant adverse effect. Cannot be mitigated in current circumstances.</p> <p><b><u>Mitigation</u></b> None.</p> <p><b><u>Assumptions</u></b> None</p> <p><b><u>Uncertainties</u></b> None.</p>
<p><b>Summary:</b> The proposal has an adverse to significant adverse effect for most SA objectives. This is due to the site's isolated location, its large size and poor relationship to existing settlements, and green belt location. The development of the site would fail to support climate change objectives encouraging travel by car, worsening of air quality, the loss of natural resources, including, potentially, best and most versatile land. The proposal would fail to support objectives which seek to support the regeneration of the borough, and despite providing new jobs, could harm the wider economy, as an alternative location to the borough's existing strategic employment site in a location relatively inaccessible to Pendle's communities. The site experiences a wider range of physical constraints, affecting the suitability of the site by differing degrees. This includes the flood risk, its proximity to the Burnley Waste Water Treatment Works, its biodiversity value, and the likely harm caused to the local historic environment. The poor relationship of the site with existing built form and location within a functioning part of the green belt give rise to significant adverse harm to landscape objectives.</p>		

## SA Appendix 6: Assessment of Potential Employment Sites

P236 Land off Barrowford Road (Site B), Hiers House Lane, Colne				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~			<p><b><u>Likely Significant Effects</u></b> The proposal is not related to this objective and as such has a negligible impact.</p> <p><b><u>Term</u></b> Permanent.</p> <p><b><u>Mitigation</u></b> None.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	++	+	0	<p><b><u>Likely Significant Effects</u></b> The proposal would provide for almost 20ha of employment space making a significant contribution to available employment space and the economy of the Borough. The Site is located between Colne and Barrowford and in close proximity to the M65. White Walls industrial estate is located nearby to the south of the M65. Overall the site would make a positive contribution to the local economy. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p>
	+			<p><b><u>Term</u></b> Permanent minor positive effects. Starting with construction and increasing over time with occupation of the Site.</p> <p><b><u>Mitigation</u></b> None.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P236 Land off Barrowford Road (Site B), Hiers House Lane, Colne		
SA Objective	Score	Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<p><b><u>Like Significant Effects</u></b></p> <p>The Site sits outside the built up area of Colne, but is in relatively close proximity to North Valley which has significant retail and employment activity, as well as the White Walls Industrial Estate and Primet Valley Industrial Area. The proposal could make a positive contribution to the local economy increasing activity in the local area and given local people the opportunity to access employment benefiting and addressing deprivation. A minor positive effect is assessed.</p> <p><b><u>Term</u></b></p> <p>Likely positive effects from the medium term on occupation increasing over time with temporary minor positive effects during construction.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

**SA Appendix 6: Assessment of Potential Employment Sites**

P236 Land off Barrowford Road (Site B), Hiers House Lane, Colne		
SA Objective	Score	Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	<b>0</b>	<p><b><u>Likely Significant Effects</u></b></p> <p>The Site is principally bordered by open countryside with some residential to the south and east. Some adverse effects may occur of adjacent users depending on the nature of activity which takes place at the site. The development will provide opportunities to access employment locally, with associated beneficial effects for health and wellbeing. Overall neutral effects are assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Any adverse effects likely to be most significant during construction period. Longer term minor positive effects are assessed for this objective. Overall neutral effects are assessed for this objective.</p> <p><b><u>Mitigation</u></b></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="background-color: #92d050; width: 20px; height: 20px; border: 1px solid black;"></div> <div style="background-color: #ff0000; width: 20px; height: 20px; border: 1px solid black;"></div> <div style="font-size: 24px; font-weight: bold;">0</div> </div>	<p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 400m of one or more transport services. It is also accessible to local services.</p> <p>There is some congestion locally especially within North Valley. Works are currently underway to improve road capacity in this area. The proposal is of such a scale where adverse effects may occur. The Site is suitably accessed from the highway for commercial use.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, on balance, the site is considered to score a neutral effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effects likely to remain permanent from completion of the development.</p> <p><b><u>Mitigation</u></b></p> <p>Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes. Further investigation of impact of proposal on local highway capacity needed.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P236 Land off Barrowford Road (Site B), Hiers House Lane, Colne		
SA Objective	Score	Commentary
		<p><b><u>Uncertainties</u></b> Use of sustainable modes of travel in accessing the site. (Medium)</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><b><u>Likely Significant Effects</u></b> 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><b><u>Term</u></b> Permanent minor adverse effects.</p> <p><b><u>Mitigation</u></b> None.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>
7. To conserve and enhance water quality and resources	-- 0	<p><b><u>Likely Significant Effects</u></b> The Site is located within 10m of a water body (Wanless Water). The Site is not likely to require the provision of new water management infrastructure. Overall the site is considered to have a minor negative effect on this objective.</p> <p><b><u>Term</u></b> Minor negative effect reducing with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b> Avoid development close to water body. Ensure adequate drainage measures within site.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><b><u>Likely Significant Effects</u></b> The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b> Neutral effects with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p>

## SA Appendix 6: Assessment of Potential Employment Sites

P236 Land off Barrowford Road (Site B), Hiers House Lane, Colne		
SA Objective	Score	Commentary
		<p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	<b>0</b>	<p><b>Likely Significant Effects</b> The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b> Likely permanent neutral effects.</p> <p><b>Mitigation</b> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	<b>0</b>	<p><b>Likely Significant Effects</b> The site is relatively accessible to a nearby community, and a range of services, including public transport. The site is subject to a number of sensitives which affect its suitability for development. This includes biodiversity assets, heritage assets, and the site's strong role within the green belt. The wider road infrastructure is not sufficient in its current form to accommodate the development. Taking the above into account, it is likely that the proposal will have a neutral effect on this objective.</p> <p><b>Term</b> The proposals has a likely neutral effect. The full effects will only be known at the detailed design stage.</p> <p><b>Mitigation</b> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes. Development of a Colne Relief Road.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> 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.	<b>0</b>	<p><b>Likely Significant Effects</b> The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><b>Term</b> Permanent neutral effect.</p> <p><b>Mitigation</b></p>

## SA Appendix 6: Assessment of Potential Employment Sites

P236 Land off Barrowford Road (Site B), Hiers House Lane, Colne				
SA Objective	Score			Commentary
				<p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	+	<p><b>Likely Significant Effects</b></p> <p>The proposal is located within 100m of a locally designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The Site consists primarily of improved grassland. The Site sits adjacent to the Green Infrastructure Network and may give rise to the potential to expand and enhance this network. Overall the proposal is considered to have an adverse effect on this objective.</p> <p><b>Term</b></p> <p>The most significant adverse effects of the development are likely to be during construction and experienced in the short to medium term. Following completion of development, adverse effects are likely to reduce and improve as mitigation measures start to benefit wildlife including the provision of linkages to the wider green infrastructure network.</p> <p><b>Mitigation</b></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>
	0			
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<p><b>Likely Significant Effects</b></p> <p>The Site is located within the vicinity of several listed buildings and/or structures, including those located along the route of the Leeds Liverpool Canal. The development of the Site, noting its scale and type, could result in adverse effects on these historical assets.</p> <p><b>Term</b></p> <p>Likely adverse effects most significant during construction and the early years of the development reducing somewhat as mitigation measures establish. Harm is likely to remain.</p> <p><b>Mitigation</b></p> <p>Relationship of the Site to the listed building to be understood through the submission of further evidence. Impact might be reduced with sensitive siting and scaling of development. Boundary treatments and open space.</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p>

## SA Appendix 6: Assessment of Potential Employment Sites

P236 Land off Barrowford Road (Site B), Hiers House Lane, Colne		
SA Objective	Score	Commentary
		None.
14. To conserve and enhance landscape character and townscapes.	--	<p><b>Likely Significant Effects</b></p> <p>The Site is located within the Moorland Fringe Landscape Character Area (Zone 4g). The Site does not contain the features which are important to this LCA and therefore its development is unlikely to harm this LCA. The Site relates poorly to the existing urban area, and is significantly out-of-scale with its surroundings. Its development would represent a substantial protrusion into the open countryside which is likely to be visible from several public and locally important routes such as the Leeds and Liverpool Canal and would be detrimental to the setting of Colne. The Site is designated Green Belt, and has been confirmed to fulfil a crucial role in preventing the coalescence of Colne with Barrowford. There are no known very special circumstances which would support the proposals release from the Green Belt. As a result permanent significant adverse effects are assessed for this objective. This effect is not current considered to be mitigatable.</p> <p><b>Term</b></p> <p>Permanent significant adverse effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None.</p>
<p><b>Summary:</b> The proposal scores positively employment and regeneration objectives owing to the benefits brought by new employment development to these objectives, providing increased supply and availability of jobs locally, increased activity, opportunities for clustering and local trading. The site sits at the edge of Colne, and whilst accessible to part of the town, to the wider town, the accessibility of the site is limited noting the limited range of public transport options serving the site. The wider area experiences significant congestion during peak hours. Studies have recommended a relief road of Colne and the proposal's delivery in tandem with this would enable this issue to be addressed. The site is greenfield and is development would adversely affect objectives seeking the efficient use of land and protecting natural resources. The site is designated green belt and has been shown to fulfil the purposes of the Green Belt. There are no exceptional circumstances at this time to justify the release of this land for employment noting assessed level of needs and the contribution fulfilled by existing commitments. The site is subject to ecological and historical constraints which may serve to restrict or prevent part of the site from being developed requiring a design response. The site is not anticipated to cause problems for flood risk, and overall the effects of developing the site on climate change objectives are assessed to be neutral.</p>		

## SA Appendix 6: Assessment of Potential Employment Sites

P266 Land North East of Kelbrook Road, Barnoldswick				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~			<p><b><u>Likely Significant Effects</u></b> The proposal is not related to this objective and as such has a negligible impact.</p> <p><b><u>Term</u></b> Permanent.</p> <p><b><u>Mitigation</u></b> None.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	+	0	<p><b><u>Likely Significant Effects</u></b> The proposal would provide for 4.7ha of employment space making a positive contribution to available employment space and the economy of the Borough.</p> <p>The Site is located south east of Barnoldswick on an existing public transport route into the town with good connections to neighbouring villages. The proposal would support local jobs provision, and enhance the skill base and employment base of the settlement.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a positive effect for this objective.</p> <p><b><u>Term</u></b> Permanent positive effects.</p> <p><b><u>Mitigation</u></b> None.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>
	+			

## SA Appendix 6: Assessment of Potential Employment Sites

P266 Land North East of Kelbrook Road, Barnoldswick		
SA Objective	Score	Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<p><b><u>Like Significant Effects</u></b></p> <p>The Site sits outside the built up area but adjacent to Barnoldswick. The development of the Site for employment would give rise to the opportunity for additional local jobs and give rise to support for the local economy.</p> <p><b><u>Term</u></b></p> <p>Likely positive effects from the medium term on occupation increasing over time with temporary minor positive effects during construction.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

**SA Appendix 6: Assessment of Potential Employment Sites**

P266 Land North East of Kelbrook Road, Barnoldswick				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	-			<p><b><u>Likely Significant Effects</u></b></p> <p>The Site is bordered by open countryside. The Site surrounds a centrally located and retained area of residential development. Land in use for a school (West Craven High School) is located to the west, but detached from the Site. The Leeds Liverpool Canal contains the site to the north and east. The proposal is likely to cause harm for residents which sit within the central part of the Site. Some harm to amenity is also likely to the users of the Leeds and Liverpool Canal including those at the moorings. Overall minor adverse effects are assessed for this objective. This takes into account the health benefits of the proposal but this is not sufficient to outweigh the harm caused.</p> <p><b><u>Term</u></b></p> <p>Most substantial effects likely during construction (Temporary). Permanent adverse effects are likely to remain from occupation of the Site.</p> <p><b><u>Mitigation</u></b></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments. Suitable off set between existing residential development and any commercial development. Suitable off set between the canal and commercial development.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><b><u>Likely Significant Effects</u></b></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known highway capacity issues 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><b><u>Term</u></b></p> <p>A minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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 6: Assessment of Potential Employment Sites

P266 Land North East of Kelbrook Road, Barnoldswick		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent minor adverse effects.</p> <p><b>Mitigation</b></p> <p>Adoption of higher densities to reduce land are limited due to location of the site in a prominent view.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>
7. To conserve and enhance water quality and resources	-- 0	<p><b>Likely Significant Effects</b></p> <p>The Site is located within 10m of a watercourse (Leeds and Liverpool Canal)</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a minor negative effect on this objective.</p> <p><b>Term</b></p> <p>Minor negative effect reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Avoid development close to water body. Ensure adequate drainage measures within site.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Limited viability (medium to high).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><b>Likely Significant Effects</b></p> <p>The Site is located in Flood Zone 1. There is a high risk of flooding from groundwater. A minor adverse effect is assessed for this objective.</p> <p><b>Term</b></p> <p>Minor adverse effects potentially reducing with the adoption of mitigation measures.</p> <p><b>Mitigation</b></p>

## SA Appendix 6: Assessment of Potential Employment Sites

P266 Land North East of Kelbrook Road, Barnoldswick		
SA Objective	Score	Commentary
		<p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Provision of sufficient storage capacity to mitigate flood risk without causing increased risk in offsite locations as a result of the development of the Site.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><b>Likely Significant Effects</b> The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b> Likely permanent neutral effects.</p> <p><b>Mitigation</b> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><b>Likely Significant Effects</b> The site has a suitability score of 4.52. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score recorded for this objective is largely due to the site's strong accessibility to existing service provision.</p> <p><b>Term</b> 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><b>Mitigation</b> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> 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><b>Likely Significant Effects</b> The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><b>Term</b></p>

## SA Appendix 6: Assessment of Potential Employment Sites

P266 Land North East of Kelbrook Road, Barnoldswick				
SA Objective	Score		Commentary	
the sustainable use of natural resources.			<p>Permanent neutral effect.</p> <p><b>Mitigation</b> None.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0	<p><b>Likely Significant Effects</b> The proposal is located within 100m of a locally designated site. It is unclear whether the Site fulfils an important role for protected species. The Site is predominantly improved grassland. The Site is located adjacent to the Green Infrastructure network. Its development is unlikely to adversely affect this network. Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><b>Term</b> 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><b>Mitigation</b> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<p><b>Likely Significant Effects</b> 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><b>Term</b> Likely adverse effect with reduced impact possible with mitigation measures.</p> <p><b>Mitigation</b> Development located away from listed structures with suitable boundary treatment.</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b></p>

## SA Appendix 6: Assessment of Potential Employment Sites

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

## SA Appendix 6: Assessment of Potential Employment Sites

P273 Land north of Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~			<p><b><u>Likely Significant Effects</u></b> The proposal is not related to this objective and as such has a negligible impact.</p> <p><b><u>Term</u></b> Permanent.</p> <p><b><u>Mitigation</u></b> None.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	+	0	<p><b><u>Likely Significant Effects</u></b> The proposal would provide for 1.4ha of employment space making a positive contribution to available employment space and the economy of the Borough.</p> <p>The Site is located west of Kelbrook on an existing public transport route into the town with good connections to neighbouring villages and is easily accessible to the A56, a strategic route through the Borough. The proposal would support local jobs provision, and enhance the skill base and employment base of West Craven.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p><b><u>Term</u></b> Initial adverse effect as existing operation closes (if alternative site not found). Some positive effects (temporary) during construction. With positive effects from occupation. In time this will balance out at a likely neutral effect.</p> <p><b><u>Mitigation</u></b> None.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Medium risk.</p>

**SA Appendix 6: Assessment of Potential Employment Sites**

<b>P273 Land north of Barnoldswick Road, Kelbrook</b>		
<b>SA Objective</b>	<b>Score</b>	<b>Commentary</b>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	<b>+</b>	<p><b><u>Like Significant Effects</u></b> The Site sits outside of Kelbrook. The development of the Site for employment would give rise to opportunity to access jobs locally reducing the need to travel.</p> <p><b><u>Term</u></b> Likely positive effects from the medium term on occupation increasing over time with temporary minor positive effects during construction.</p> <p><b><u>Mitigation</u></b> None.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P273 Land north of Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+			<p><b><u>Likely Significant Effects</u></b></p> <p>The Site is surrounded by open countryside. The proposal is considered to be compatible with this existing use. The development will provide opportunities to access employment locally, with associated beneficial effects for health and wellbeing.</p> <p><b><u>Term</u></b></p> <p>Any adverse effects likely to be most significant during construction period. Longer term minor positive effects are assessed for this objective.</p> <p><b><u>Mitigation</u></b></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours may be disruptive to existing neighbours (moderate risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><b><u>Likely Significant Effects</u></b></p> <p>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.</p> <p><b><u>Term</u></b></p> <p>A minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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 6: Assessment of Potential Employment Sites

P273 Land north of Barnoldswick Road, Kelbrook			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><b><u>Likely Significant Effects</u></b> 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><b><u>Term</u></b> Permanent minor adverse effects.</p> <p><b><u>Mitigation</u></b> Adoption of higher densities to reduce land are limited due to location of the site in a prominent view.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>
7. To conserve and enhance water quality and resources	0	0	<p><b><u>Likely Significant Effects</u></b> 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. Overall the site is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b> Permanent neutral effect.</p> <p><b><u>Mitigation</u></b> None.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><b><u>Likely Significant Effects</u></b> The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b> Neutral effects with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b> Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b></p>

## SA Appendix 6: Assessment of Potential Employment Sites

P273 Land north of Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
		<p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	<b>0</b>	<p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effects.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	<b>0</b>	<p><b><u>Likely Significant Effects</u></b></p> <p>The site has a suitability score of 3.78. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><b><u>Term</u></b></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><b><u>Mitigation</u></b></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	<b>0</b>	<p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p>

**SA Appendix 6: Assessment of Potential Employment Sites**

<b>P273 Land north of Barnoldswick Road, Kelbrook</b>		
<b>SA Objective</b>	<b>Score</b>	<b>Commentary</b>
		<p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	- ? 0	<p><b><u>Likely Significant Effects</u></b> The proposal is located within 100m of a locally designated site. It is unclear whether the Site fulfils an important role for protected species. The Site is predominantly improved grassland. The Site is located adjacent to the Green Infrastructure network. Its development is unlikely to adversely affect this network. Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><b><u>Term</u></b> 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><b><u>Mitigation</u></b> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><b><u>Likely Significant Effects</u></b> 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><b><u>Term</u></b> Likely permanent neutral effect.</p> <p><b><u>Mitigation</u></b> None.</p> <p><b><u>Assumptions</u></b> None</p> <p><b><u>Uncertainties</u></b> None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><b><u>Likely Significant Effects</u></b> 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</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P273 Land north of Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
		<p>forms an inappropriately size or an inappropriate type of development within the open countryside with significant adverse effects. The development would be highly visible from public routes including PROW. A minor adverse effect is assessed.</p> <p><b><u>Term</u></b> Minor adverse effect reducing with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b> Boundary treatments. Layout and form of development. Open Space to break up development and reduce its visibility. Development should be in conjunction with P068.</p> <p><b><u>Assumptions</u></b> None</p> <p><b><u>Uncertainties</u></b> None.</p>
<p><b>Summary:</b> The proposal scores positively in relation to employment objectives owing to the benefits brought providing increased supply and availability of jobs locally. The site is beneficial for transport objectives owing to its accessibility to services and public transport and the general absence of local congestion problems. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is not known to be subject to flood risk. It is unclear what role the site has for biodiversity requiring further assessment. The site is adjacent to an existing ecological designation and therefore its development has the potential to adversely affect this designation. The site does not affect the historic environment. The proposal is visible from wider areas including public routes and positively contributes to the special forms and features of the landscape character area. It is isolated from Kelbrook requiring further land to come forward first. Its loss to development would result in an adverse effect on the local landscape resulting in adverse effects for this objective. A neutral effect is assessed for climate change objectives.</p>		

P277 Former Waterworks and Quarry, High Lane/Moor Lane, Salterforth		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><b><u>Likely Significant Effects</u></b> The proposal is not related to this objective and as such has a negligible impact.</p> <p><b><u>Term</u></b> Permanent.</p> <p><b><u>Mitigation</u></b> None.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>

SA Appendix 6: Assessment of Potential Employment Sites

P277 Former Waterworks and Quarry, High Lane/Moor Lane, Salterforth				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	0	0	<p><b><u>Likely Significant Effects</u></b></p> <p>The proposal would provide for just over 2.51a of employment space making a positive contribution to available employment space and the economy of the Borough.</p> <p>The Site is isolated distant from any settlement. Whilst its development will contribute to the economy of the Borough as a whole, the proposal is unlikely to benefit any specific industry or sector.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent positive effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Medium risk.</p>
	+			

**SA Appendix 6: Assessment of Potential Employment Sites**

P277 Former Waterworks and Quarry, High Lane/Moor Lane, Salterforth		
SA Objective	Score	Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	-	<p><b><u>Like Significant Effects</u></b>                      The Site sits in an isolated location and is unlikely support investment, regeneration or address deprivation. The proposal is likely to have a minor adverse effect for this objective.</p> <p><b><u>Term</u></b>                      Likely positive effects negated by distance of the proposal from the nearby settlement and is accessibility by sustainable modes of travel. Overall minor adverse effects are assessed.</p> <p><b><u>Mitigation</u></b>                      None.</p> <p><b><u>Assumptions</u></b>                      None.</p> <p><b><u>Uncertainties</u></b>                      It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P277 Former Waterworks and Quarry, High Lane/Moor Lane, Salterforth				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.		0		<p><b><u>Likely Significant Effects</u></b></p> <p>The Site is surrounded by open countryside with land primarily in agricultural use. Residential properties are located nearby. Depending on the use of the site and specific processes and operations, the proposal has the potential to harm the amenity of existing residents. The development will provide opportunities to access employment locally, with associated beneficial effects for health and wellbeing.</p> <p><b><u>Term</u></b></p> <p>Any adverse effects likely to be most significant during construction period. Longer term minor positive effects are assessed for this objective. Overall neutral effects are assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effects. There is potential for these to be reduced if the mitigation measures are implemented effectively depending on the end use of the site and nature of this use.</p> <p><b><u>Mitigation</u></b></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours may be disruptive to existing neighbours (moderate risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	0	0	<p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 400m of any transport service.</p> <p>There are no capacity problems in the local highway network which would be adversely affected by the proposed development. The Site is suitably accessed from the highway for commercial use.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, on balance, the site is considered to score a minor negative effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor negative effects likely to remain permanent from completion of the development.</p> <p><b><u>Mitigation</u></b></p> <p>Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes.</p> <p><b><u>Assumptions</u></b></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p><b><u>Uncertainties</u></b></p>

## SA Appendix 6: Assessment of Potential Employment Sites

P277 Former Waterworks and Quarry, High Lane/Moor Lane, Salterforth			
SA Objective	Score		Commentary
			Use of sustainable modes of travel in accessing the site. (High risk)
6. To encourage the efficient use of land and conserve and enhance soils.	++		<p><b>Likely Significant Effects</b> 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><b>Term</b> Permanent significant positive effects.</p> <p><b>Mitigation</b> None.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> None.</p>
7. To conserve and enhance water quality and resources	0	0	<p><b>Likely Significant Effects</b> 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. Overall the site is considered to have a neutral effect on this objective.</p> <p><b>Term</b> Permanent neutral effect.</p> <p><b>Mitigation</b> None.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> None.</p>
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-		<p><b>Likely Significant Effects</b> The Site is located in Flood Zone 1, however has a high risk of flooding from surface water. An adverse effect is assessed for this objective.</p> <p><b>Term</b> Adverse effect potentially reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p>

## SA Appendix 6: Assessment of Potential Employment Sites

P277 Former Waterworks and Quarry, High Lane/Moor Lane, Salterforth		
SA Objective	Score	Commentary
		<p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development to avoid areas of risk from flooding. Sufficient storage provided on site to accommodate flood water ensure no increased risk of flooding elsewhere.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><b>Likely Significant Effects</b> The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b> Likely permanent neutral effects.</p> <p><b>Mitigation</b> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><b>Likely Significant Effects</b> The site has a suitability score of 2.87. The site therefore has a minor adverse effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score assessed is a result of the site's isolated location.</p> <p><b>Term</b> 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><b>Mitigation</b> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> 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><b>Likely Significant Effects</b> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P277 Former Waterworks and Quarry, High Lane/Moor Lane, Salterforth				
SA Objective	Score			Commentary
recycle, recover) and ensure the sustainable use of natural resources.				<p><b>Term</b> Permanent loss where developed.</p> <p><b>Mitigation</b> To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b> Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><b>Likely Significant Effects</b> The proposal is not located within 100m of a designated site. It is unclear whether the Site fulfils an important role for protected species. The site consists primarily of unimproved grassland and scattered scrub. The Site is not located within the Green Infrastructure network. Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b>Term</b> Minor adverse effect possible during construction phase, soon turning to neutral following completion.</p> <p><b>Mitigation</b> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> None.</p>
	0			
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p><b>Likely Significant Effects</b> 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><b>Term</b> Likely permanent neutral effect.</p> <p><b>Mitigation</b> None.</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b></p>

## SA Appendix 6: Assessment of Potential Employment Sites

P277 Former Waterworks and Quarry, High Lane/Moor Lane, Salterforth		
SA Objective	Score	Commentary
		None.
14. To conserve and enhance landscape character and townscapes.	-	<p><b>Likely Significant Effects</b></p> <p>The Site is located within the Moorland Fringe Landscape Character Area (Zone 4g). The Site itself does not reflect the features of this LCA being previously subject to intensive activity. The development of the site would harm the character of the wider landscape. The Site is isolated within the open countryside. It is not a suitable location for major development. Its development will adversely affect the local landscape, views, and character. A minor adverse effect is assessed.</p> <p><b>Term</b></p> <p>Permanent minor adverse effects.</p> <p><b>Mitigation</b></p> <p>Scaling, layout, type and amount of development. Use of natural materials for construction. Comprehensive landscaping scheme required.</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>None.</p>
<p><b>Summary:</b> The principle benefit of the proposal is its previously developed form and relative containment. The wider benefits however are limited due to the site's isolated location. This serves to significantly reduce the benefits the proposal has for economic, health and regeneration objectives, with little to no benefit recorded. The development of the site will force people to travel by car to access employment and to service the site. This will increase the reliance on car usage, countering objectives for sustainable transport, the promotion of air quality, and climate change. The site is not known to be subject to flood risk. It is unclear what role the site has for biodiversity though the site is being reclaimed by nature. Further assessment is required. The site does not affect the historic environment. Whilst contained, the introduction of a major development to the open countryside is likely to cause harm to the local landscape, harm is also assessed for residential amenity, with the degree of this harm, dependent on the type and intensity of the use which is proposed.</p>		

P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><b>Likely Significant Effects</b></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><b>Term</b></p> <p>Permanent.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook				
SA Objective	Score			Commentary
				<p><b><u>Uncertainties</u></b> None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	+	0	<p><b><u>Likely Significant Effects</u></b></p> <p>The proposal would provide for 1.71ha of employment space making a positive contribution to available employment space and the economy of the Borough.</p> <p>The Site is located west of Kelbrook on an existing public transport route into the town with good connections to neighbouring villages and is easily accessible to the A56, a strategic route through the Borough. The proposal would support local jobs provision, and enhance the skill base and employment base of West Craven.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a positive effect for this objective.</p> <p><b><u>Term</u></b> Permanent positive effects.</p> <p><b><u>Mitigation</u></b> None.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Medium risk.</p>
	+			

## SA Appendix 6: Assessment of Potential Employment Sites

P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook		
SA Objective	Score	Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<p><b><u>Like Significant Effects</u></b></p> <p>The Site sits outside the built up area but adjacent to Kelbrook. The development of the Site for employment would give rise to opportunity to access jobs locally reducing the need to travel.</p> <p><b><u>Term</u></b></p> <p>Likely positive effects from the medium term on occupation increasing over time with temporary minor positive effects during construction.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+			<p><b><u>Likely Significant Effects</u></b></p> <p>The Site is bordered by open countryside with land in agricultural use and residential dwellings. Subject to the adoption of specific mitigation measures through the design and build process, the proposal should be compatible with these uses. The development will provide opportunities to access employment locally, with associated beneficial effects for health and wellbeing.</p> <p><b><u>Term</u></b></p> <p>Any adverse effects likely to be most significant during construction period. Longer term minor positive effects are assessed for this objective.</p> <p><b><u>Mitigation</u></b></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours may be disruptive to existing neighbours (moderate risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>A minor positive effect potentially reducing with the adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b></p>
	+			<p>Investment in cycle storage and pedestrian and cycle links may be required. Further study of congestion in the area and the contribution made by the development to this required.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><b>Likely Significant Effects</b></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><b>Term</b></p> <p>Permanent minor adverse effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>
7. To conserve and enhance water quality and resources	-- -	<p><b>Likely Significant Effects</b></p> <p>The Site is located within 10m of a watercourse or water body (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><b>Term</b></p> <p>Minor adverse effect potentially reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Development directed away from the water course. Discharge into water course managed with onsite drainage to prevent increase in flood risk. Likely need for flood risk management infrastructure along Kelbrook Beck.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Neutral effects with adoption of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b>Assumptions</b></p>

## SA Appendix 6: Assessment of Potential Employment Sites

P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook		
SA Objective	Score	Commentary
		None. <b>Uncertainties</b> Site specific detail to be assessed at the planning application stage.
9. To improve air quality.	0	<b>Likely Significant Effects</b> The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective. <b>Term</b> Likely permanent neutral effects. <b>Mitigation</b> Adoption of measures to promote access and travel by sustainable transport modes. <b>Assumptions</b> None <b>Uncertainties</b> None
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<b>Likely Significant Effects</b> The site has a suitability score of 3.65. The site therefore would have a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. <b>Term</b> 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. <b>Mitigation</b> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes. <b>Assumptions</b> None. <b>Uncertainties</b> 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.	-	<b>Likely Significant Effects</b> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective. <b>Term</b> Permanent loss where developed. <b>Mitigation</b> To be determined in consultation with Lancashire County Council.

**SA Appendix 6: Assessment of Potential Employment Sites**

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

## SA Appendix 6: Assessment of Potential Employment Sites

P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook		
SA Objective	Score	Commentary
		<p>development would be highly visible from public routes including PROW. A significant adverse effect is assessed, reducing to adverse if developed in conjunction with P068/P273.</p> <p><b><u>Term</u></b> Significant adverse reducing with mitigation and if developed with P068.</p> <p><b><u>Mitigation</u></b> Boundary treatments. Layout and form of development. Open Space to break up development and reduce its visibility. Development should be in conjunction with P068/P273.</p> <p><b><u>Assumptions</u></b> None</p> <p><b><u>Uncertainties</u></b> None.</p>
<p><b>Summary:</b> The site adjoins Kelbrook a Rural Service Village, and will increase opportunities for employment within the village and wider local area. Its development will benefit the local economy and could add to local industrial clusters. There are limited services available within Kelbrook, however the site is served by public transport, helping to encourage travel by sustainable forms of transport. The site is accessible from the highway and there are no major notable traffic problems locally. The proposed use is largely compatible with adjacent uses subject to mitigation measures. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. There is potential given the site's close proximity to an existing watercourse that the proposal may affect the integrity of this channel. Safeguarding measures may be required. The site is not known to be affected by flooding, however further assessment will be required. The site is close to a designated site and has the potential to affect this designation. Further detail about the site's ecological role and value is at this stage unknown, and requires further assessment. Adverse effects are assessed for biodiversity objectives. The proposal is not known to affect the historic environment. The proposal is located in the open countryside and does not contain the features which contribute to the local landscape character area. The site however poorly relates to the settlement pattern of Kelbrook magnifying its potential to cause adverse effects to local character including the setting of Kelbrook. A significant adverse effect is therefore assessed for landscape objectives. Overall a neutral effect is assessed for climate change objectives.</p>		

P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><b><u>Likely Significant Effects</u></b> The proposal is not related to this objective and as such has a negligible impact.</p> <p><b><u>Term</u></b> Permanent.</p> <p><b><u>Mitigation</u></b> None.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b></p>

SA Appendix 6: Assessment of Potential Employment Sites

P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick				
SA Objective	Score			Commentary
				None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	+	0	<p><b>Likely Significant Effects</b></p> <p>The make us of land currently undeveloped and located within the settlement boundary and as such is likely to make a minor positive effect for this objective.</p> <p>The Site is adjacent to the Crow Nest Industrial Estate. The proposal could provide for a more efficient and effective use of land, supporting local jobs and the expansion of key sectors within the town.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a positive effect for this objective.</p>
	+			<p><b>Term</b></p> <p>Permanent positive effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>

**SA Appendix 6: Assessment of Potential Employment Sites**

<b>P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick</b>		
<b>SA Objective</b>	<b>Score</b>	<b>Commentary</b>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	<b>+</b>	<p><b><u>Like Significant Effects</u></b>                      The Site sits within the built up area of Barnoldswick occupying a partially occupied employment site. Its development will make use of land which is currently under-utilized. It will also provide opportunity for local jobs and to safeguard existing businesses within the town.</p> <p><b><u>Term</u></b>                      Likely positive effects from the medium term on occupation increasing over time with temporary minor positive effects during construction.</p> <p><b><u>Mitigation</u></b>                      None.</p> <p><b><u>Assumptions</u></b>                      None.</p> <p><b><u>Uncertainties</u></b>                      It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

**SA Appendix 6: Assessment of Potential Employment Sites**

P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	<b>+</b>			<p><b><u>Likely Significant Effects</u></b> The Site is bordered by employment and residential uses. The Leeds and Liverpool Canal is located adjacent to the east. Some adverse effects may occur of adjacent residents/occupiers, and users of the Canal, if mitigation measures are not adopted. The policy benefits health and wellbeing, recognising the role the policy has in promoting job creation in the borough.</p> <p><b><u>Term</u></b> Adverse effects likely to be most pronounced during and limited to the construction period. Effects likely to reduce over the longer term as mitigation measures establish. Overall minor positive effects likely subject to adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b> Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments. Suitable offset between areas of employment and existing/proposed residential. Suitable boundary treatment between employment and the Canal.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	<b>+</b>	<b>0</b>	<b>0</b>	<p><b><u>Likely Significant Effects</u></b> The Site is located within 400m from one or more transport services. No known congestion issues locally. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><b><u>Term</u></b> A minor positive effect from the medium term with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b> Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><b><u>Likely Significant Effects</u></b> The Site is comprised of undeveloped land sitting within the settlement boundary which is underutilised. The proposal will make effective use of land.</p> <p><b><u>Term</u></b> Permanent significant positive effects from completion.</p> <p><b><u>Mitigation</u></b> None.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>
7. To conserve and enhance water quality and resources	-- -	<p><b><u>Likely Significant Effects</u></b> The Site is located within 10m of a watercourse or water body (Leeds Liverpool Canal). The development is may require an upgrade to water management infrastructure noting nearby water infrastructure and the potential effect of redeveloping the site on these. There is potential for the proposal to adversely affect water quality noting nearby watercourses and potential land uses. Remediation measures may be required to address any contamination issues carefully and without polluting local water resources. Overall the proposal is considered to have a minor adverse effect on this objective.</p> <p><b><u>Term</u></b> Adverse effects likely to be highest during construction. Adverse effects will be kept to a minimum provided mitigation measures are adopted for the design and construction of the development. Overtime the effects of the development on the environment would reduce to nil and may become positive provided mitigation is successful and a high quality design is adopted.</p> <p><b><u>Mitigation</u></b> 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><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>
8. To reduce the risk of flooding to people and property, taking	-	<p><b><u>Likely Significant Effects</u></b> 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>

## SA Appendix 6: Assessment of Potential Employment Sites

P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick		
SA Objective	Score	Commentary
into account the effects of climate change.		<p><b><u>Term</u></b> Minor adverse effects potentially reducing with the adoption of mitigation measures where suitable.</p> <p><b><u>Mitigation</u></b> 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><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> Site specific detail to be assessed at the planning application stage</p>
9. To improve air quality.	0	<p><b><u>Likely Significant Effects</u></b> The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b> Likely permanent neutral effects.</p> <p><b><u>Mitigation</u></b> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b> None</p> <p><b><u>Uncertainties</u></b> None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><b><u>Likely Significant Effects</u></b> 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><b><u>Term</u></b> 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><b><u>Mitigation</u></b> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b></p>

## SA Appendix 6: Assessment of Potential Employment Sites

P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick		
SA Objective	Score	Commentary
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium</p> <p><b>Likely Significant Effects</b> The Site is not located within the Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><b>Term</b> Neutral effect for the plan period.</p> <p><b>Mitigation</b> None.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	- ? 0	<p><b>Likely Significant Effects</b> 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 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 considered to have a likely minor adverse effect on this objective.</p> <p><b>Term</b> Minor adverse effect improving towards a neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><b>Mitigation</b> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><b>Likely Significant Effects</b> The Site is unlikely to affect any nearby heritage assets. The Leeds and Liverpool Canal runs adjacent to the site. Whilst the canal has historical significance it has a transitional and varied character through Barnoldswick which would not be significantly altered with the development of the site for employment. The current form of the site (in terms of its vacant and undeveloped elements) does not contribute to the quality of the canal corridor in any way. Taking this into account the proposal is likely to have a neutral effect for this objective.</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick		
SA Objective	Score	Commentary
		<p><b><u>Term</u></b> Likely permanent neutral effect.</p> <p><b><u>Mitigation</u></b> None.</p> <p><b><u>Assumptions</u></b> None</p> <p><b><u>Uncertainties</u></b> None.</p>
14. To conserve and enhance landscape character and townscapes.	<b>0</b>	<p><b><u>Likely Significant Effects</u></b> The Site comprises of vacant land within the settlement boundary. The site is closely related to land used for employment, which of limited visual quality. The current form of the site, together with its surroundings does not contribute positively to urban quality and the proposal to develop this land for employment is unlikely to significantly degrade or enhance urban quality – though opportunities exist.</p> <p><b><u>Term</u></b> Initial adverse effects likely to turn positive in the longer term once the development is completed. Overall neutral effects are assessed from the proposal.</p> <p><b><u>Mitigation</u></b> Existing greenery on site should be incorporated and expanded through the design of the redevelopment. The setting of the canal should be enhanced with greater accessibility.</p> <p><b><u>Assumptions</u></b> None</p> <p><b><u>Uncertainties</u></b> None.</p>
<p><b>Summary:</b> This appraisal relates to the extent of the site which is located outside of the protected employment site only. Positive effects are found for employment and regeneration objectives noting the site's proximity to existing sources of employment and services and the role the site will have in contributing to the local economy. The site is accessible to public transport provision and its development is unlikely to significantly worsen congestion problems. A minor positive effect is assessed for transport objectives. The proposal relates to land which is under used within the settlement boundary of Barnoldswick and therefore has significant positive effects for use of resources and making efficient use of land. The proposal is closely related to the Leeds and Liverpool Canal. The proposal has the potential to affect the structural integrity of the canal. The site is subject to a degree of flood risk. Minor adverse effects are found for this objective. The proposal site is adjacent to a designated ecological site. Its development could adversely affect the integrity and quality of habitats in this designation. The proposal site has unknown value for protected species. Further assessment and surveys are required. The site is adjacent to the green infrastructure network. The proposal has the potential to connect with this network. Overall the proposal has a minor adverse effect for biodiversity objectives. The proposal is unlikely to harm the local historical environment noting the relative poor quality of the existing site, adjacent uses and transitional nature of the canal route through Barnoldswick. The condition of the site and close relationship with adjacent employment uses means that its development is unlikely to harm or enhance the local built environment, though opportunities clearly exist to secure enhancements with a higher quality design. Equally if the proposal is not subject to a high quality and evidenced approach, then the proposal has the potential to harm the local environment. Overall, taking this above in account, the proposal has a minor positive effect for climate change.</p>		

SA Appendix 6: Assessment of Potential Employment Sites

P313 Land at Gyhill Brow, Skipton Road, Barnoldswick				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~			<p><b>Likely Significant Effects</b> The proposal is not related to this objective and as such has a negligible impact.</p> <p><b>Term</b> Permanent.</p> <p><b>Mitigation</b> None.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><b>Likely Significant Effects</b> The proposal seeks to redevelop existing employment land current part of Rolls Royce. The proposal would help to maintain employment levels in the Borough. The proposal would have a neutral effect for this objective. The proposal would make effective use of developed and likely highly contaminated land for employment. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. Accounting for the above, the site is considered to score a positive effect for this objective.</p> <p><b>Term</b> Permanent positive effects.</p> <p><b>Mitigation</b> None.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> None.</p>
	+			

## SA Appendix 6: Assessment of Potential Employment Sites

P313 Land at Gyhill Brow, Skipton Road, Barnoldswick		
SA Objective	Score	Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<p><b><u>Like Significant Effects</u></b></p> <p>The Site forms an economically functional developed site within the open countryside. Its effective re-use for employment would support the regeneration of West Craven.</p> <p><b><u>Term</u></b></p> <p>Likely minor positive effects in the long term with reuse of the site.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P313 Land at Gyhill Brow, Skipton Road, Barnoldswick				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+			<p><b><u>Likely Significant Effects</u></b></p> <p>The Site does not relate closely to any existing development or uses. Its development unlikely to adversely affect existing uses. The redevelopment of the site would enable a highly contaminated site to be addressed and effectively reused. This would benefit the local environment and could enhance local water and air quality. The development will provide opportunities to access employment locally, with associated beneficial effects for health and wellbeing.</p> <p><b><u>Term</u></b></p> <p>Any adverse effects likely to be most significant during construction period. Longer term minor positive effects are assessed for this objective.</p> <p><b><u>Mitigation</u></b></p> <p>Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments. Suitable offset between areas of employment and existing/proposed residential. Suitable boundary treatment between employment and the Canal.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>A minor positive effect from the medium term with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>
	+			

## SA Appendix 6: Assessment of Potential Employment Sites

P313 Land at Gyhill Brow, Skipton Road, Barnoldswick		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><b><u>Likely Significant Effects</u></b> The Site is comprised of brownfield land in use for employment. The proposal is therefore considered to have a significant positive effect for this objective.</p> <p><b><u>Term</u></b> Adverse effects during demolition and remediation works. Soon changing to positive and significant positive through the build stages and after completion.</p> <p><b><u>Mitigation</u></b> None.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>
7. To conserve and enhance water quality and resources	- -	<p><b><u>Likely Significant Effects</u></b> The Site is located within 50m of a watercourse (Leeds and Liverpool Canal). The development is unlikely to require upgrading to existing water infrastructure. The proposal may affect water quality as a result of the site's development. Overall the site is considered to have a minor adverse effect for this objective.</p> <p><b><u>Term</u></b> Permanent neutral effect.</p> <p><b><u>Mitigation</u></b> Ground investigation required. Development (including remediation works) to take place in accordance with recommendations for this report.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> 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><b><u>Likely Significant Effects</u></b> The SFRA confirms that is at a low risk of flooding from rivers and medium risk of flooding from surface water. A low chance of flooding from groundwater affects the site. Flood risk is unlikely to affect the site's suitability though may affect its overall capacity. A neutral effect is assessed for this objective.</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P313 Land at Gyhill Brow, Skipton Road, Barnoldswick		
SA Objective	Score	Commentary
		<p><b><u>Term</u></b> Permanent neutral effect.</p> <p><b><u>Mitigation</u></b> 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><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>
9. To improve air quality.	<b>+</b>	<p><b><u>Likely Significant Effects</u></b> The Site is located within of 500m of the Colne AQMA. The redevelopment of the site could benefit local air quality by removing a pollution source and its replacement with a less intense use. The proposal therefore has a minor positive effect on this objective.</p> <p><b><u>Term</u></b> Minor positive effects over the plan period.</p> <p><b><u>Mitigation</u></b> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><b><u>Assumptions</u></b> None</p> <p><b><u>Uncertainties</u></b> 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.	<b>0</b>	<p><b><u>Likely Significant Effects</u></b> The site has a suitability score of 3,61. The site therefore would have a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><b><u>Term</u></b> 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><b><u>Mitigation</u></b> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P313 Land at Gyhill Brow, Skipton Road, Barnoldswick		
SA Objective	Score	Commentary
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><b><u>Likely Significant Effects</u></b> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><b><u>Term</u></b> Permanent loss where developed.</p> <p><b><u>Mitigation</u></b> To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b> Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	- ? -	<p><b><u>Likely Significant Effects</u></b> 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 adjacent to the Green Infrastructure network and has the potential to adversely affect it through contaminants. Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><b><u>Term</u></b> Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b> 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><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	+	<p><b><u>Likely Significant Effects</u></b> The site is located adjacent to a several listed buildings and structures largely associated with the Leeds and Liverpool Canal. The site used for heavy industrial use and has a functional appearance. The site in its current form is therefore likely to detract from this environment if there is any relationship. The redevelopment of the site for a less intensive use will be of benefit to the historic environment, care will however be needed for the specific design, orientation, materials and layout of new buildings constructed particularly those nearest to designated heritage assets. A minor positive effect is assessed for this objective.</p> <p><b><u>Term</u></b> Permanent minor adverse effect.</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P313 Land at Gyhill Brow, Skipton Road, Barnoldswick		
SA Objective	Score	Commentary
		<p><b><u>Mitigation</u></b></p> <p>Care will be needed for the specific design, orientation, materials and layout of new buildings constructed particularly those nearest to designated heritage assets</p> <p><b><u>Assumptions</u></b></p> <p>None</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><b><u>Likely Significant Effects</u></b></p> <p>The site is located within the Drumlin Field (13a) Landscape Character Area. The site used for heavy industrial use and has a functional appearance. It does not therefore reflect the characteristics of the local landscape character in anyway and detracts from this landscape in its current form. The site is located adjacent to a several listed buildings and structures largely associated with the Leeds and Liverpool Canal. The site in its current form is therefore likely to detract from this environment if there is any relationship. The redevelopment of the site for a less intensive use will be of benefit to the historic environment, care will however be needed for the specific design, orientation, materials and layout of new buildings constructed particularly those nearest to designated heritage assets. Whilst noting that the site is isolated from existing settlements, it is nevertheless concluded that a minor positive effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent minor positive effect.</p> <p><b><u>Mitigation</u></b></p> <p>Care will be needed for the specific design, orientation, materials and layout of new buildings constructed particularly those nearest to designated heritage assets and those featuring at the boundaries of the site.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>
<p><b>Summary:</b> Whilst already forming a site used for active employment use, the proposal enables the continued economic use of the site. Positive effects are therefore found for employment and regeneration objectives. Whilst located outside of Barnoldswick and within the open countryside, the site is served by public transport links and there is opportunity to make use of the canal towpath for walking or cycling. The proposal supports objectives seeking the reuse and optimisation of developed land and helps to safeguard wider greenfield land. The proposal is closely related to the Leeds and Liverpool Canal and in particular a number a heritage assets found along this corridor. The redevelopment provides the opportunity to enhance the character and setting of the area, removing industrialised form from an otherwise rural landscape. The same benefits are highlighted for landscape objectives, and the redevelopment will remove risk of pollution entering the wider area from the proposal site when its current use ends, enabling this to be effectively treated. The proposal provides opportunities to create linkages to the green corridor provided by the Leeds and Liverpool Canal. Taking the above into account, and noting the relatively isolated location of the site, the proposal is assessed to have a neutral effect for climate change objectives.</p>		

## SA Appendix 6: Assessment of Potential Employment Sites

P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~			<p><b><u>Likely Significant Effects</u></b> The proposal is not related to this objective and as such has a negligible impact.</p> <p><b><u>Term</u></b> Permanent.</p> <p><b><u>Mitigation</u></b> None.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	+	0	<p><b><u>Likely Significant Effects</u></b> The proposal seeks to provide 1.45 ha of employment land. The proposal would provide additional jobs in an area accessible to existing communities. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. Accounting for the above, the site is considered to score a positive effect for this objective.</p> <p><b><u>Term</u></b> Permanent positive effects.</p> <p><b><u>Mitigation</u></b> None.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>
	+			

## SA Appendix 6: Assessment of Potential Employment Sites

P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<p><b><u>Like Significant Effects</u></b></p> <p>The Site sits near to Kelbrook and Salterforth, and its development would help support and diversify the economy of the villages and wider West Craven Area. A minor positive effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Likely positive effects from the medium term on occupation with temporary minor positive effects during construction.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+			<p><b><u>Likely Significant Effects</u></b> The development will provide opportunities to access employment locally, with associated beneficial effects for health and wellbeing.</p> <p><b><u>Term</u></b> Any adverse effects likely to be most significant during construction period. Longer term minor positive effects are assessed for this objective.</p> <p><b><u>Mitigation</u></b> Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments. Suitable offset between areas of employment and existing/proposed residential. Suitable boundary treatment between employment and the Canal.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><b><u>Likely Significant Effects</u></b> The Site is located within 400m from one or more transport services. No known congestion issues locally. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><b><u>Term</u></b> A minor positive effect from the medium term with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b> Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>
	+			

## SA Appendix 6: Assessment of Potential Employment Sites

P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><b><u>Likely Significant Effects</u></b> The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b><u>Term</u></b> Permanent minor adverse effects.</p> <p><b><u>Mitigation</u></b> None.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> Viability for residential development.</p>
7. To conserve and enhance water quality and resources	-- 0	<p><b><u>Likely Significant Effects</u></b> 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.</p> <p><b><u>Term</u></b> Potential adverse effects reducing longer term with effective mitigation.</p> <p><b><u>Mitigation</u></b> Development should not take place near to the watercourse.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><b><u>Likely Significant Effects</u></b> The SFRA confirms that is at a low risk of flooding. A neutral effect is assessed for this objective.</p> <p><b><u>Term</u></b> Permanent neutral effect.</p> <p><b><u>Mitigation</u></b> 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><b><u>Assumptions</u></b></p>

## SA Appendix 6: Assessment of Potential Employment Sites

P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
		None. <u>Uncertainties</u> None.
9. To improve air quality.	0	<b>Likely Significant Effects</b> 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. <b>Term</b> Neutral effects over the plan period. <b>Mitigation</b> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures. <b>Assumptions</b> None <b>Uncertainties</b> 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.	+	<b>Likely Significant Effects</b> The site has a suitability score of 4.22. The site therefore would have a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. <b>Term</b> 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. <b>Mitigation</b> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes. <b>Assumptions</b> None. <b>Uncertainties</b> 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	<b>Likely Significant Effects</b> 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. <b>Term</b> Permanent Neutral effect <b>Mitigation</b> None.

## SA Appendix 6: Assessment of Potential Employment Sites

P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
		<p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	- ? 0	<p><b>Likely Significant Effects</b> The Site is located within 100m of any locally designated site. It is unclear whether the Site fulfils an important role for protected species. The Site is not located within the Green Infrastructure Network of Pendle. A minor adverse effect is assessed for this objective.</p> <p><b>Term</b> Minor adverse effects likely to reduce in the longer term with the adoption of net gain measures for biodiversity.</p> <p><b>Mitigation</b> Implementation of net gains for biodiversity on site in line with policy.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><b>Likely Significant Effects</b> 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><b>Term</b> Likely permanent neutral effects</p> <p><b>Mitigation</b> None.</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><b>Likely Significant Effects</b> The site is located within the Drumlin Field Landscape Character Area (13c). It has some of the features of this character area and has good connectivity with wider land to the north which makes a stronger contribution. Whilst contained to the south and east by strong boundary features (as provided by the road and former railway), the site is nevertheless isolated and its topography increases its</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
		<p>visibility from wider areas to the north. The proposal would therefore result in adverse effects for this objective. The effects are limited noting the relatively small scale nature of the proposal.</p> <p><b><u>Term</u></b> Likely permanent adverse effect.</p> <p><b><u>Mitigation</u></b> Layout, density and design of development. Use of landscaping. Consideration should be given to a much reduced scale of proposal.</p> <p><b><u>Assumptions</u></b> None</p> <p><b><u>Uncertainties</u></b> None.</p>
<p><b>Summary:</b> The proposal has positive effects for employment objectives due to the opportunities created for jobs situated near to existing communities. Positive effects are assessed for transport objectives noting the site's accessibility by public transport. There is also opportunity to walk and cycle to the site from nearby settlements. There are adverse effects for securing the effective use of land noting the site's greenfield condition. The site is not known to be subject to a significant degree of flood risk however further study will be required informing the layout and capacity of the development. The proposal is located close to a designated ecological site. Its development has the potential to adversely affect this designation. Further study is necessary to understand the degree and importance of this relationship and how to best consider its effects on the development proposal. The proposal is unlikely to affect the historic environment. The site makes some contribution to the local landscape area with connectivity to land making a more important contribution towards this area located beyond. The site is in an isolated location. It is however limited in scale and contained by man-made features. Overall a minor adverse effect is assessed for this objective. A minor positive effect is assessed for climate change objectives.</p>		

P317 Fields south of Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><b><u>Likely Significant Effects</u></b> The proposal is not related to this objective and as such has a negligible impact.</p> <p><b><u>Term</u></b> Permanent.</p> <p><b><u>Mitigation</u></b> None.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>

## SA Appendix 6: Assessment of Potential Employment Sites

P317 Fields south of Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	+	0	<p><b><u>Likely Significant Effects</u></b></p> <p>The proposal seeks to provide 4.68 ha of employment land.</p> <p>The proposal would provide additional jobs in an area accessible to existing communities.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent positive effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+			<p><b><u>Like Significant Effects</u></b></p> <p>The Site sits near to Kelbrook and Salterforth, and its development would help support and diversify the economy of the villages and wider West Craven Area. A minor positive effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Likely positive effects from the medium term on occupation with temporary minor positive effects during construction.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>
	+			

## SA Appendix 6: Assessment of Potential Employment Sites

P317 Fields south of Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+			<p><b><u>Likely Significant Effects</u></b> The development will provide opportunities to access employment locally, with associated beneficial effects for health and wellbeing.</p> <p><b><u>Term</u></b> Any adverse effects likely to be most significant during construction period. Longer term minor positive effects are assessed for this objective.</p> <p><b><u>Mitigation</u></b> Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments. Suitable offset between areas of employment and existing/proposed residential. Suitable boundary treatment between employment and the Canal.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><b><u>Likely Significant Effects</u></b> The Site is located within 400m from one or more transport services. No known congestion issues locally. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><b><u>Term</u></b> A minor positive effect from the medium term with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b> Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>
	+			

## SA Appendix 6: Assessment of Potential Employment Sites

P317 Fields south of Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><b><u>Likely Significant Effects</u></b> The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b><u>Term</u></b> Permanent minor adverse effects.</p> <p><b><u>Mitigation</u></b> None.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> Viability for residential development.</p>
7. To conserve and enhance water quality and resources	-- 0	<p><b><u>Likely Significant Effects</u></b> 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.</p> <p><b><u>Term</u></b> Potential adverse effects reducing longer term with effective mitigation.</p> <p><b><u>Mitigation</u></b> Development should not take place near to the watercourse.</p> <p><b><u>Assumptions</u></b> None.</p> <p><b><u>Uncertainties</u></b> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><b><u>Likely Significant Effects</u></b> The SFRA confirms that is at a low risk of flooding. A neutral effect is assessed for this objective.</p> <p><b><u>Term</u></b> Permanent neutral effect.</p> <p><b><u>Mitigation</u></b> 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><b><u>Assumptions</u></b></p>

## SA Appendix 6: Assessment of Potential Employment Sites

P317 Fields south of Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
		None. <u>Uncertainties</u> None.
9. To improve air quality.	0	<b>Likely Significant Effects</b> 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. <b>Term</b> Neutral effects over the plan period. <b>Mitigation</b> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures. <b>Assumptions</b> None <b>Uncertainties</b> 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.	+	<b>Likely Significant Effects</b> The site has a suitability score of 4.30. The site therefore would have a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. <b>Term</b> 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. <b>Mitigation</b> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes. <b>Assumptions</b> None. <b>Uncertainties</b> 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	<b>Likely Significant Effects</b> 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. <b>Term</b> Permanent Neutral effect <b>Mitigation</b> None.

## SA Appendix 6: Assessment of Potential Employment Sites

P317 Fields south of Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
		<p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	- ? 0	<p><b>Likely Significant Effects</b> 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><b>Term</b> Minor adverse effects likely to reduce in the longer term with the adoption of net gain measures for biodiversity.</p> <p><b>Mitigation</b> Implementation of net gains for biodiversity on site in line with policy.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><b>Likely Significant Effects</b> 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><b>Term</b> Likely permanent neutral effects</p> <p><b>Mitigation</b> None.</p> <p><b>Assumptions</b> None</p> <p><b>Uncertainties</b> None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><b>Likely Significant Effects</b> The site is located within the Drumlin Field Landscape Character Area (13c). The site makes a limited contribution to this character area. Whilst contained to the north and west by strong boundary features (as provided by the road and former railway), the site isolated and highly visible to the south. The proposal would therefore result in adverse effects for this objective.</p> <p><b>Term</b></p>

## SA Appendix 6: Assessment of Potential Employment Sites

P317 Fields south of Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
		<p>Likely permanent adverse effect.</p> <p><b><u>Mitigation</u></b> Layout, density and design of development. Use of landscaping. Consideration should be given to a much reduced scale of proposal.</p> <p><b><u>Assumptions</u></b> None</p> <p><b><u>Uncertainties</u></b> None.</p>
<p><b>Summary:</b> The proposal has positive effects for employment objectives due to the opportunities created for jobs situated near to existing communities. Positive effects are assessed for transport objectives noting the site's accessibility by public transport. The site's location also provides opportunities for access by foot and bicycle. There are adverse effects for securing the effective use of land noting the site's greenfield condition. The site is not known to be subject to a significant degree of flood risk however further study will be required informing the layout and capacity of the development. The proposal is located close to a designated ecological site. Its development has the potential to adversely affect this designation. Further study is necessary to understand the degree and importance of this relationship and how to best consider its effects on the development proposal. The proposal is unlikely to affect the historic environment. The site makes some contribution to the local landscape area. The site is in an isolated location and whilst contained by man-made features to the north and west, is open to views from the south. Overall a minor adverse effect is assessed for this objective. A minor positive effect is assessed for climate change objectives.</p>		