Lives and Landscapes Assessment for Rossendale Borough Council

Volume 3: Appendices 1-8

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Appendix 1

Rationale for new landscape character area Settled Valley 8b Irwell Valley South

The notes below show the original description for Settled Valley Irwell 8a from the Lancashire Landscape Strategy in blue. The additional description of 8b Irwell Valley south is given in black.

Description:

The narrow high sided valleys of the River Irwell and its tributary streams, dissect the high Moorland plateau of the Rossendale Hills and provide one of the most distinctive landscape types in Lancashire.

Between Edenfield and Rawtenstall where the Irwell swings south, settlement is scattered along the valley floor and along main communication routes slightly further up on flatter shelf areas on the valley sides. Clusters of ancient and post medieval settlement have historically developed along ancient communication routes, while more modern industrial development makes use of larger areas of flatter land.

The valley floor for the greater part is undeveloped, with field patterns dating to medieval and post medieval enclosure. Pasture for grazing, horses and other livestock, and meadow areas for hay cropping is the predominant agricultural use.

There are frequently views towards woodlands, the patchwork of in-bye pastures and the moorland edge, on opposite valley sides and across a network of fields and woodland lining the Irwell in the valley bottom. Broadleaved woodlands cling to the steep slopes and fill the steep valley side cloughs giving some sense of enclosure.

Major north south transport routes follow the valley, the steam railway hugging the valley floor while the dual carriageway of the A56, is at a higher level contouring round the valley side. The railway is a tourist attraction as much as a means of travel, and the quality of the typical rural Lancashire landscape that it passes through is important to visitors.

Human influences

Initially part of the medieval Forest of Rossendale (also known as Brandwood), the valleys would have been utilized from early times as route ways. Settlements in the later part of the medieval period would have focused on the "Booths" or farmsteads within the Forest. Later, official and unofficial encroachment on the Forest would have expanded upon these and developed as small hamlets.

The Settled Valley 8b Irwell Valley south contains some legacy of our industrial heritage, concentrated in settlements such as Irwell Vale and New Hall Hey, which is juxtaposed with the pre-industrial settlement and land use. They include the early communications infrastructure of the railways and the very distinctive vernacular architecture of the textile industry. A few areas are brown field sites, some associated with the railway, and lines that are now disused.

Appendix 2

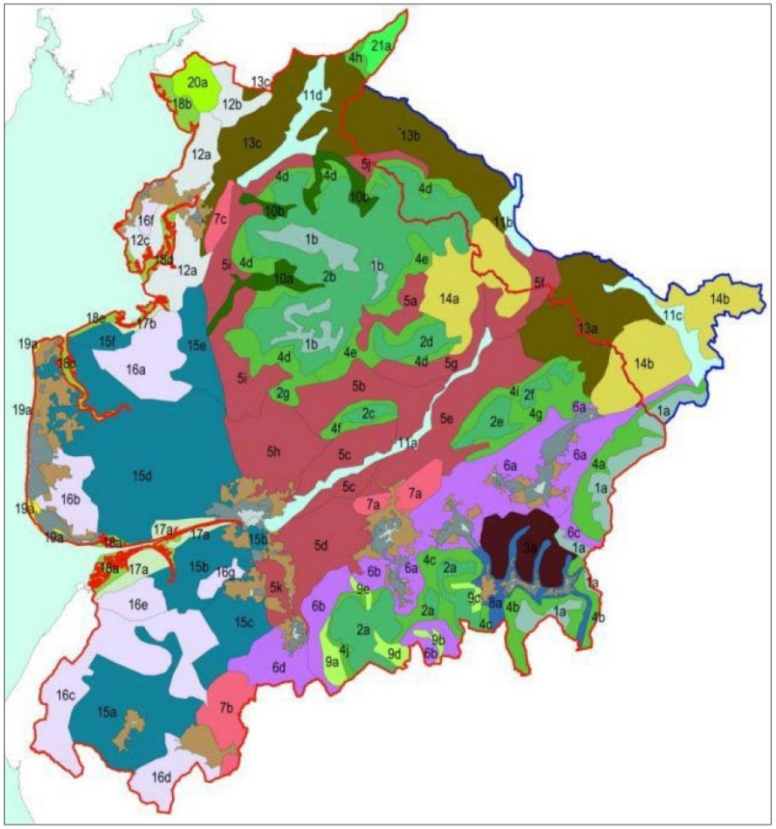


Figure 8: **Landscape Character Types & Landscape Character Areas**

Lancashire County, Blackpool and Blackburn with Darwen Boundary
Craven Study Area

Landscape Character Types & Areas

1 Moorland Plateaux
1a. South Pennine Moors
1b. High Bowland Plateaux

2 Moorland Hills
2a. West Pennine Moors
2b. Central Bowland Fells
2c. Longridge Fell
2d. Weddington Fell
2e. Pendle Hill
2f. White Moor/Burn Moor
2g. Beacon Fell

3 Enclosed Uplands
3a. Rossendale Hills

4 Moorland Fringe
4a. Trawden Fringe
4b. Rossendale Moorland Fringe
4c. Blackburn Moorland Fringe
4d. Bowland Gritstone Fringes
4e. Bowland Limestone Fringes
4f. Longridge Fell Fringes
4g. South Pendle Fringe
4h. Lock Fell Fringe
4i. North Pendle Fringe
4j. West Pennine Fringes

5 Undulating Lowland Farmland
5a. Upper Hodder Valley
5b. Lower Hodder and Loud Valley
5c. Lower Ribble
5d. Stonesbury-Withnell Fold
5e. Lower Ribblesdale (Otterece to Gisburn)
5f. Lower Ribblesdale (Gisburn to Hellifield)
5g. South Bowland Fringes
5h. Goosnargh-Whittingham
5i. West Bowland Fringes
5j. North Bowland Fringes
5k. Querden-Euxton

6 Industrial Foothills and Valleys
6a. Calder Valley
6b. West Pennine Foothills
6c. Clviger Gorge
6d. Adlington-Coppull

7 Formed Ridges
7a. Mellor Ridge
7b. Upholland Ridge
7c. Longhwaite Ridge

8 Settled Valleys
8a. Irwell

9 Reservoir Valleys
9a. Rivington
9b. Turton-Jumbles
9c. Haslingden Grane
9d. Belmont
9e. Roddlesworth

10 Wooded Rural Valleys
10a. Wyre Valley
10b. North Bowland Valleys

11 Valley Floodplains
11a. Lower Ribble Valley
11b. Long Preston Reaches
11c. Aire Valley
11d. Lune Valley

12 Low Coastal Drumlins
12a. Carnforth-Galgate-Cockerham
12b. Warton-Barwick
12c. Heysham-Overton

13 Drumlin Field
13a. Gargrave Drumlin Field
13b. Bentham-Clapham
13c. Docker-Kellet-Lancaster

14 Rolling Upland Farmland
14a. Slaidburn-Giggleswick
14b. Lothersdale and Cringles

15 Coastal Plain
15a. Ormskirk-Lathom-Rufford
15b. Longton-Bretherton
15c. Croston-Mawdesley
15d. The Fylde
15e. Forton-Garstang-Catterall
15f. Knott End-Pilling

16 Mosslands
16a. North Fylde Mosses
16b. South Fylde Mosses
16c. Martin Mere and South West Mosses
16d. Skelmersdale Mosses
16e. Tarleton Mosses
16f. Heysham Mosses
16g. Hoole and Farington Mosses

17 Enclosed Coastal Marsh
17a. Clifton and Hutton Marsh
17b. Cockerham Coast

18 Open Coastal Marsh
18a. Ribble Marshes
18b. West Bank-Silverdale Marshes
18c. Wyre Marshes
18d. Lune Marshes
18e. Pilling and Cockerham Marshes

19 Coastal Dunes
19a. Fylde Coast Dunes

20 Wooded Limestone Hills and Pavements
20a. Arnside and Silverdale

21 Limestone Fells
21a. Lock Fell

Urban Landscape Types
Historic Core
Industrial Age
Suburban

Coastline

Scale approx 1:325,000 at A3 page size

Source: Lancashire Landscape Strategy

Appendix 3

Landscape Character Areas used in this report:

Source: Lancashire Landscape Strategy

ENCLOSED UPLANDS

Character Areas

3a Rossendale Hills

Key Environmental Features

• A high, exposed undulating open plateau with a distinctive pattern of enclosure;

• Network of grit stone walls and historic tracks reinforces the landscape pattern and provides evidence of the extent of upland 18th and 19th century enclosure;

• Wet/rushy pasture conveys an impression of a poorly managed landscape, but may provide habitats for breeding birds.

• Blanket bog crowns the high summits providing both landscape diversity, biodiversity and an important archaeological resource.

• Abandoned coal mines with day holes and bell pits reflect the area's land use history and industrial legacy.

• Quarries contribute to the character of the landscape and its hummocky, uneven landform.

• Distinctive pattern of settlement at high altitude, including clusters of dwellings and short `urban' terraces which reflect the area's industrial past as miner-farmer small holdings and squatter settlements.

• Reservoirs provide water and recreational resources as well as supporting wildfowl and wader species.

MOORLAND FRINGE

Character Areas

4b Rossendale Moorland Fringe

Key Environmental Features

• Dry stone walls of roughly hewn blocks with distinctive construction styles and wall copings create strong patterns within the landscape, reflect the underlying geology and are also of historical/cultural interest.

• Elevated and often long distance views over the surrounding landscape from lay-bys and viewpoints.

• Undulating landform with stunted hawthorns and gorsey roadsides give texture to the landscape and provide a transition between the ordered lowlands and wild uplands.

• Enclosed archaeological sites, dating from the Iron Age, which survive in these marginal locations as they have not been destroyed by the intensity of activity taking place lower down in the river valleys.

• Distinctive vernacular architecture of asymmetric stone dwellings housing living quarters and barns under one roof (laithe houses), stone terraced cottages and farmsteads reflect the underlying geology and provide an insight into the lifestyle of the former inhabitants.

• Victorian reservoirs demonstrate the importance of the landscape for water storage as well as providing important wildfowl and wader habitats.

• Small semi-natural clough woodlands are valuable ecological habitats and prominent landscape features.

• Isolated farmhouses, cottages and short lines of buildings are often prominent on the steep slopes

SETTLED VALLEY

Character Areas

8a Irwell

8b Irwell Valley south (see appendix 1)

Key Environmental Features

• Deep incised valley profile with steps and terraces and deep sided cloughs reflecting the underlying geology and weathering processes.

• Sense of enclosure provided by the presence of woodland, emphasising contrast with the urban form.

• Remnant broadleaved woodland, on the valley sides and in the side cloughs supporting important urban wildlife.
• Characteristic linear pattern of terraced urban settlement on the valley floor and following the contours on the lower south facing slopes from which there are frequently views out to the woodland, pastures and the moorland edges.
• Distinctive impressive stone built industrial and civic buildings of the 19th century are the dominating elements of the built fabric. Surviving vernacular structures such as packhorse bridges and older terraces of weaver's cottages provide evidence of the important role that these valleys played in our industrial history.
• Impressive feats of Victorian engineering to retain the valley sides.
• Gritstone walls create a distinctive, prominent field pattern. They provide shelter and habitat for wildlife, and are also of considerable historical and cultural interest.

RESERVOIR VALLEYS

Character Areas

9c Haslingden Grane

Key Environmental Features

• Open valley profile with gently sloping sides, influenced by glacial activity.
• Dominated by numerous large reservoirs with characteristic ornate Victorian detailing. The reservoirs provide water resources and support important populations of wintering wildfowl and waders; they are also a focus for recreation.
• A well-wooded landscape with broadleaved and coniferous plantations bordering and linking reservoirs. The extensive woodland creates a relatively robust landscape, able to accommodate large numbers of people.
• Important semi-natural habitats, including wetlands, marginal plant communities(particularly in the draw-down zone), species-rich grasslands and hay meadows Remains of abandoned settlement, including farms, roads and quarries, for instance at Haslingden Grane, and general absence of modern settlement.
• Evidence of historical mineral extraction in the form of mines and quarries, usually for sandstone. Many have been reclaimed and provide an important nature conservation and/or recreation resource as well as prominent landscape features.
• A designed landscape at Lever Park of national historic importance.

TOWNSCAPE AREAS

INDUSTRIAL AGE (1800-1930)

Urban Landscape Character

The planned development typical of Victorian and Edwardian residential areas is characterised by a unity of architectural character, with small ed brick or stone built terraces in working class districts and larger brick or stone semi-detached villas in broad, tree-lined streets in areas dominated by middle class residents. The street pattern is rectilinear, on a regular grid. Prominent stone public buildings, built by wealthy patrons, large public parks, promenades and urban squares are landmarks in central districts. This period left a legacy of attractive urban areas, with a formal character. Within this urban landscape type, squares, parks and to a certain degree, urban cemeteries, contribute significantly to the quality of life enjoyed by residents and workers. Many sites retain elements of their original design and planting; for some, however, neglect, vandalism and inadequate management has created a rather utilitarian appearance.

SUBURBAN

Urban Landscape Character

This urban landscape type includes a wide variety of architectural styles and layouts. The majority of urban areas are characterised by a spacious pattern of street, low buildings, garages and gardens, although there are also examples of high-rise tower block estates, with communal amenity grassland and extensive parking. Early suburban housing (1930-40) is typically semi-detached, built of brick and arranged in crescents and wide streets with large front and rear gardens. This type of older suburban housing often forms ribbon development along principal urban routes, with access to more recent housing estates behind. 1950s to 60s estates tend to have predominantly straight streets with some cul-de-sacs and with gardens and garages. Since the 1970s, housing development has been concentrated in relatively dense estates with cul-de-sac layouts, curved streets, small gardens and garages and are often a mixture of many different styles, frequently pastiches of old styles. The use of many different materials, usually not of local origin and

standardised architectural detailing of particular styles has resulted in a loss of regional identity; the same house designs recur across the whole country.

HISTORIC CORE(1100 to 1800)

Urban Landscape Character

Today the Historic Urban Core is typically a relatively small, characterful area at the heart of Lancashire's larger settlements. A historic church and market place are often sited at the central convergence point of the principal radial routes. Most Historic Urban Cores have a denser urban fabric than other parts of the town, with tall red brick or stone buildings and angular streets. There is a general lack of open space and vegetation, although market squares do survive in some towns. In some cases the historic core appears as an isolated island within later development. This may result from the demolition and re-planning of town centres, or from the fusion of isolated small towns by expansion of one or both settlements. Often the historic core is only visibly represented by the street pattern and property boundaries. Apart from churches
and castles the earliest visible fabric are rare16th and 17th century buildings, but typically the oldest buildings of the historic core are18th or 19th century.
Overall, the most enduring feature of the Historic Urban Cores is the organic, winding arrangement of streets and alleys and the distinctive character of historic public buildings.

Appendix 4

Landscape Character Types and Urban Landscape Types used in this report

Source: Lancashire Landscape Strategy

SETTLED VALLEY CHARACTER TYPE

The narrow, high sided valleys of the River Irwell and its tributary streams, dissect the high moorland plateau of the Rossendale Hills and provide one of the most distinctive landscape types in Lancashire. Along the valley floor the urban settlements between Rawtenstall and Bacup, which originated at river crossing points, have now merged to form a dense ribbon of urban and industrial development. The textile mills, with their distinctive chimneys, dominate the urban skyline and are a hallmark of this South Pennines landscape. Gritstone terraces form characteristic features of the hillsides and valley floor and roads are concentrated in the narrow valley floor. North facing slopes usually remain free of development and there are frequently views towards woodlands, the patchwork of in-bye pastures and the moorland edge. Broadleaved woodlands cling to the steep slopes and fill the steep valley side cloughs, reinforcing the sense of enclosure within the valleys, although the Irwell Valley has relatively little woodland. Pockets of adjacent farmland are often underused with attendant derelict structures.

Physical Influences

The alternating geological layers of gritstone, coal and glacial deposits of sand and gravel have been cut by the swiftly flowing rivers to form a distinctive stepped valley profile. Along the steepest valley sides sheer faces of the underlying rocks are exposed and create dramatic features. Elsewhere the sides are mantled with a thin soil cover. The deeply incised valleys, which dissect the upland landscapes, are cut by the Irwell and its tributaries. The river flows in a westerly direction, fed by a ladder pattern of tributaries from the surrounding hills. The steep valley sides are typically 200m in height with a narrow valley floor. The woodlands on the steep slopes of the valley sides include remnants of ancient oak woodland, but are largely planted and make a vital contribution to an otherwise urban landscape. The species composition reflects the harsh industrial climate of past centuries, with a predominance of pollution tolerant species such as sycamore. With the reduction in industrial pollution, the Irwell and its tributaries provide important green links. Together with the few surviving mill lodges they provide valuable fresh water habitats. Some of the in-bye pastures are herb-rich, whilst there are many wet flushes of wildlife importance. On the valley floor the rivers create important green links and, with the reduction in industrial pollution, many provide valuable fresh water habitats.

Human Influences

Initially part of the medieval Forest of Rossendale (also known as Brandwood), the valleys would have been utilized from early times as route ways. Settlement in the later part of the medieval period would have focused on the “Booths” or farmsteads within the Forest. Later official and unofficial encroachment on the Forest would have expanded upon these and developed as small hamlets. The Settled Valleys contain a remarkable legacy relating to our industrial heritage, which itself masks remnants of pre industrial settlement and land use. They include the early communications infrastructure of the railways and canals and the very distinctive vernacular architecture of the textile industry; the enormous factories and chimneys and the rows of Victorian terraced housing. Originally people would have exploited the water power of the rivers, particularly in the steep side valleys, but as coal became an increasingly important source of energy, the factories were concentrated in the main valley floor where major transportation routes were developed and the existing labour force could be exploited. The urban landscapes generated by the process of industrialisation are one of the special and significant features of these valleys. Urban areas, which were confined by topography, tended to grow along the bottoms of the valleys and have tight-knit urban centres. They are dominated by large textile mill buildings with terraces of stone cottages with their characteristic contrasting stonework and pointing, running along the lower valley sides. Many mill buildings survive due to their continuing use in the footwear industry as textile manufacturing has become less viable. Grand civic buildings and urban parks built on the wealth generated by the textile industry are important features of these towns as they reflect the late 19th century fashion for creating strong urban identities and improved conditions for workers in what were the squalid and overcrowded industrial towns. The towns also contain Victorian churches, chapels, schools and engineering features, often retaining the steep valley sides for housing or industrial development.

CHARACTER AREAS -

SETTLED VALLEYS See appendix 3

The Irwell Valley is the only landscape character area associated with the Settled Valleys landscape character type within the study area. It is found in south-east Lancashire.

RESERVOIR VALLEYS LANDSCAPE CHARACTER TYPE

The Reservoir Valleys are characterised by large reservoirs constructed in the mid-late nineteenth century to supply water for Lancashire’s growing urban population. They are

dominated by large expanses of water and their associated engineered landforms of bunds and embankments. The Victorian landscape is evident in the form of mixed woodlands, gothic architectural detailing and sturdy dressed stone walls. The valleys are predominantly rural in character with attractive areas of pasture and broadleaved woodland surrounding and linking the water bodies. The extensive woodlands and plantations allow the valleys to absorb relatively high numbers of recreational visitors from the surrounding urban areas, without becoming overcrowded and recreational use is now an important influence on landscape character.

PHYSICALINFLUENCES

The Reservoir Valleys follow faults in the bedrock along a roughly south-east to northwest axis. The whole area was heavily glaciated during the Pleistocene and the retreat of the glaciers formed a deep overflow channel from Brinscall to Horwich. This over deepened valley is now occupied by the Anglezarke and Rivington reservoirs. The valleys contain much evidence of past mining and quarrying, especially for sandstone. The Leicester Mills sandstone quarry at Rivington with its high sandstone edge is now an important landscape feature and recreational resource. Important semi-natural woodlands survive, particularly in the Rivington and Belmont valleys. Farmland and embankments adjacent to the reservoirs are often ecologically important; species-rich hay meadows and pastures and grasslands contain

nationally rare plants. All of the reservoirs, and particularly Jumbles, Wayoh, Delph and Belmont and Rivington are important to wintering wildfowl. Belmont is also significant for the breeding wader assemblage associated with adjacent in-bye pastures. The woodlands and plantations are also valuable for breeding birds including woodcock, redstart and pied flycatcher.

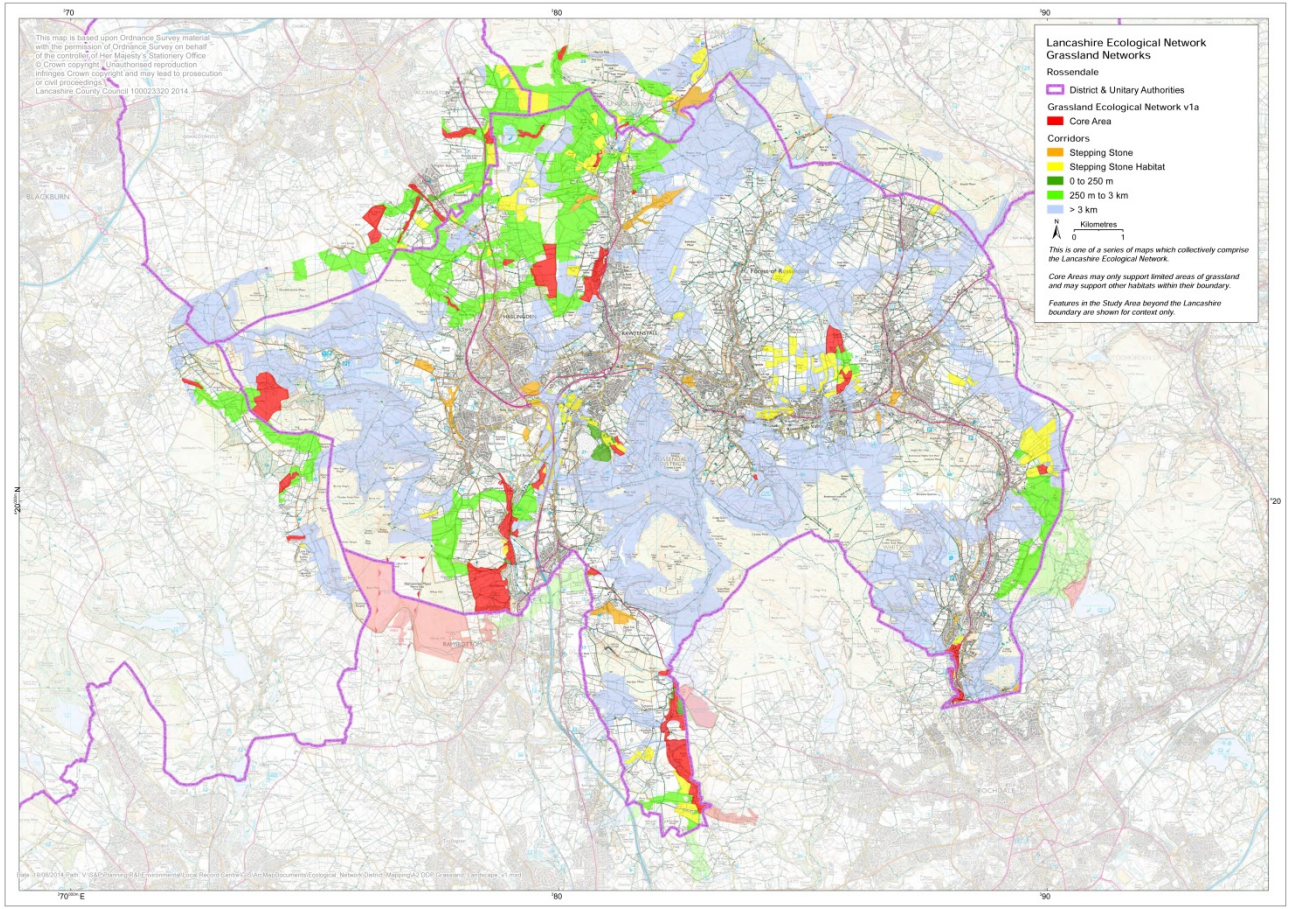
HUMAN INFLUENCES

Evidence of pre-industrial uses of the valleys include field patterns on the lower valley sides, abandoned farmsteads and features such as the medieval manor house at Turton. However the construction of the reservoirs and pre-reservoir mining has destroyed many early remains of land use and settlement. Evidence of later settlement is widespread throughout the valleys for example near Anglezarke remnants of 18th century lead mines containing a waterwheel pit, pumping shaft and stream sluices can still be seen. In the mid-late 19th century the rural landscape of the valleys was transformed by the construction of numerous large water bodies to supply the growing populations of the surrounding conurbations. The appropriation of the land by the water undertakings and consequent depopulation had a significant landscape impact. The remains of these farms are still extant. The reservoirs represent important feats of engineering and constructions, such as feeder conduits, overflow cascades and slipways, embankments and tunnels, are of historical significance.

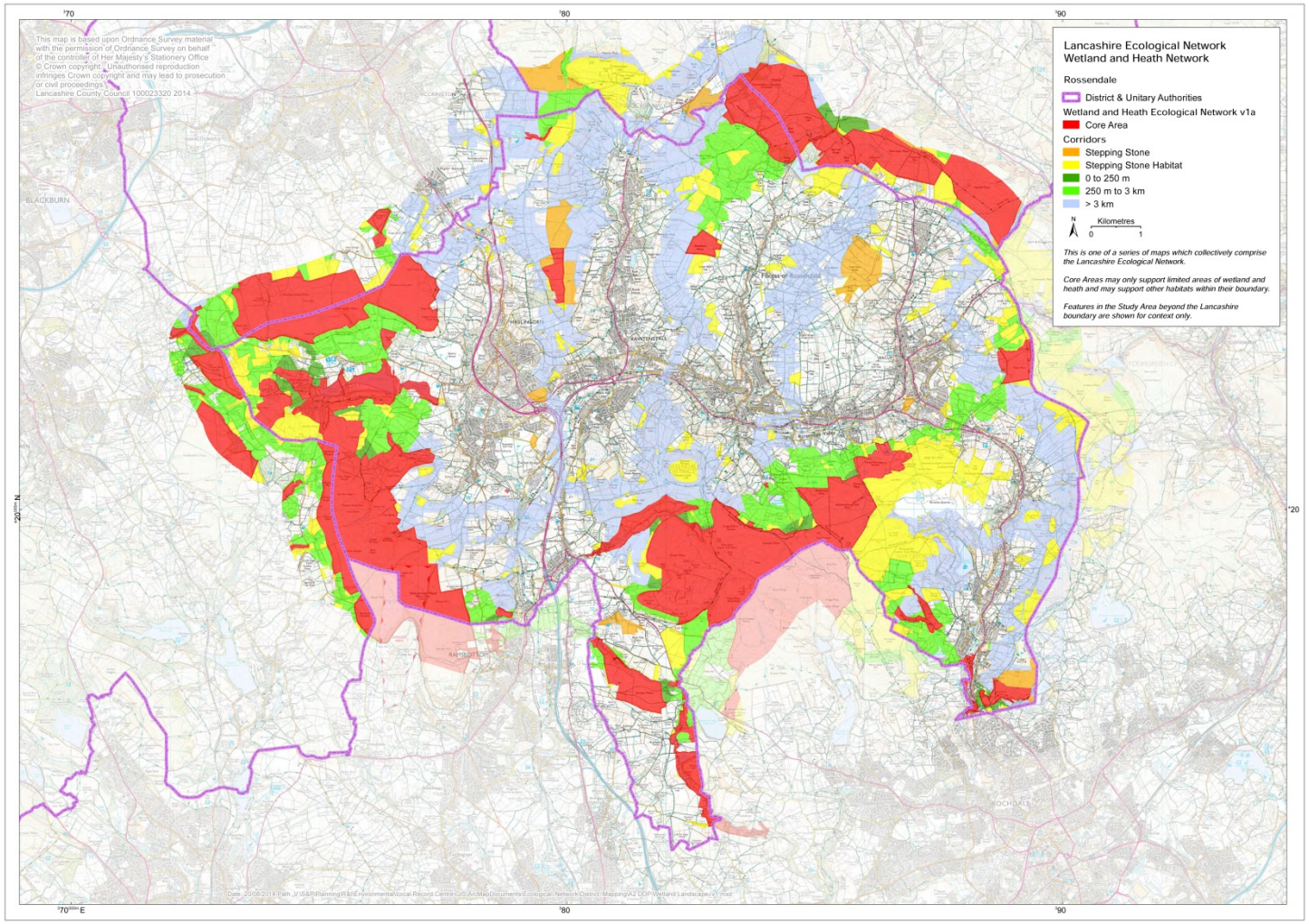
Victorian detailing of the built features of the reservoirs, including gothic style valve towers and crenellated stone walls with decorative reliefs, are important pieces of architectural heritage. Similarly remnants of construction workers' dwellings and places of worship are important reminders of the massive human input involved in their construction. Much of the mixed woodland planting associated with the reservoirs originated as19th century catchment plantings and continues to be managed by the water authorities today. Lever Park is a designed landscape close to Rivington reservoir. Lord Leverhulme, the famous soap manufacturer and art collector, purchased Rivington Hall in 1904 and commissioned Thomas Mawson to design the park and gardens. These were later given to local communities as a public park. It is now an important local recreational resource and feature of the landscape.

Appendix 5

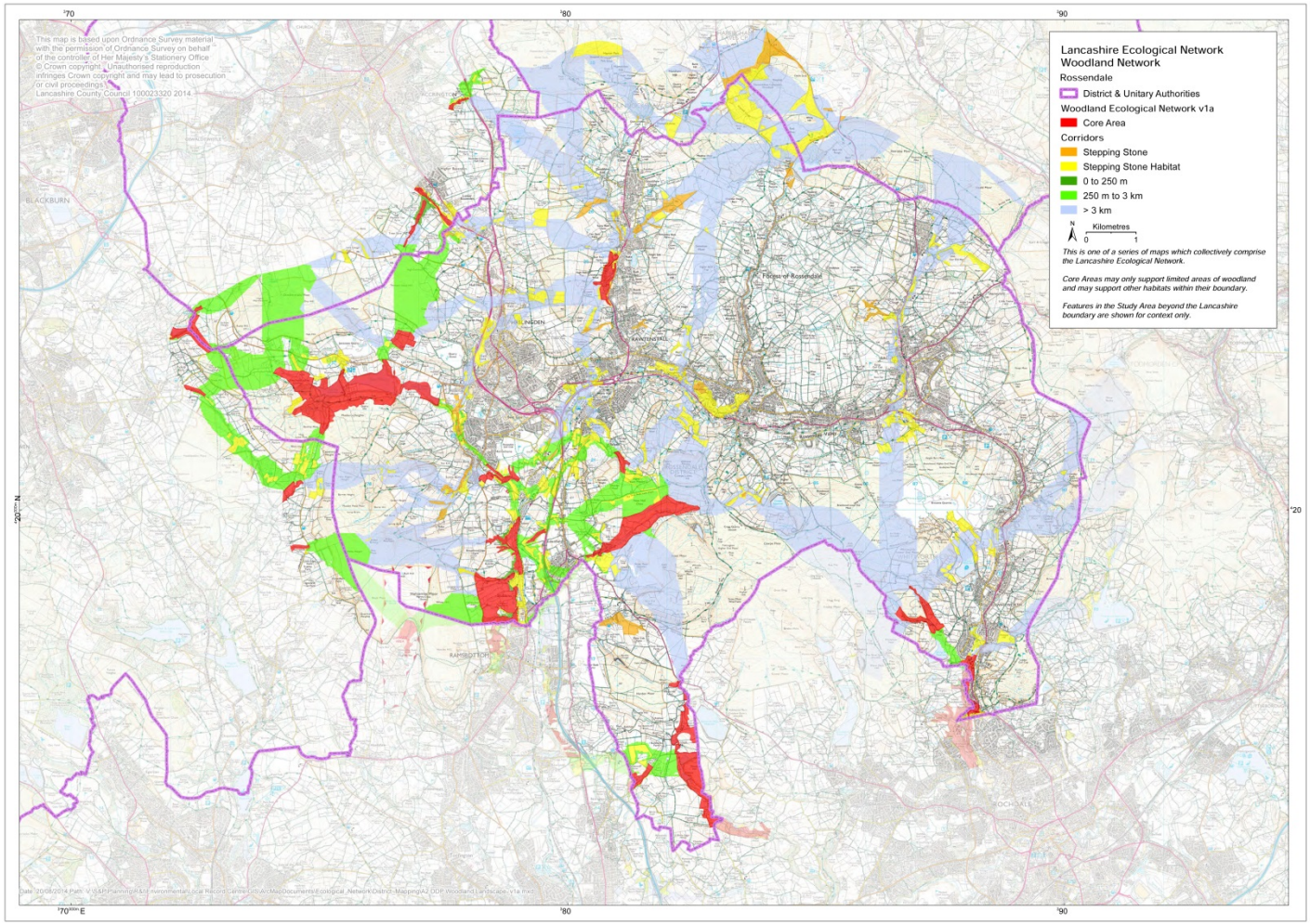
Lancashire Ecological Network: Grasslands map Source LERN Lancashire County Council



Lancashire Ecological Network: Wetlands and Heath map Source LERN Lancashire County Council



Lancashire Ecological Network: Woodland map Source LERN Lancashire County Council



Appendix 6

Landscape Institute's 10 point plan:

1 Developers incorporate landscape design and planning into initial site planning briefs.

2 Developers are encouraged to recognise the power of multifunctional landscapes to achieve their goals as well as environmental and social objectives.

3 Local planning authorities make detailed design, maintenance and management plans for landscape part of planning agreement before full approval is given.

4 Local planning authorities use Section 106 agreements to deliver landscape maintenance and management objectives in line with the original aspirations for the scheme.

5 Planning committees become better informed on the significance of landscape for housing developments.

6 Affordable housing providers recognise the power of landscape to deliver many of the requirements set out in the regulatory framework against which their performance is measured.

7 The Tenant Services Authority and the Audit Commission (which monitor the performance of social housing providers) incorporate qualitative and quantitative landscape measures in their regulatory regimes.

8 Design Review Panels receive all but the most modest schemes for Design Review.

9 Building for Life scores are given equal weight to other economic considerations.

10 The landscape profession is encouraged to make use of current policy, regulation and standards which provide for landscape as an integrating framework in the development of housing and revitalising of existing stock.

Appendix 7 Methodology for the assessment of individual sites

General introduction

This section should be read in conjunction with the **Methodology Summary**, figure 3 and 4 opposite and figure 5 showing the summary breakdown.

As the diagram shows, the assessment is divided into two parts considering the effects on the **landscape** and the **visual effects**. The **landscape** is considered as a shared resource in its own right, while the assessment of **visual effects** considers the effects on specific views and general amenity experienced by the public.

Each site has been assessed to determine whether or not housing development is considered appropriate on landscape grounds. Where development is considered appropriate, any necessary mitigation measures are recommended.

Except where noted otherwise, the assessments only consider the post construction phase in the most general terms, as details of the proposals including the construction phase are unknown for many of the sites.

On some of the larger sites the site may be subdivided into separate areas where the character varies across the site, and each separate area is assessed separately.

For each site, key aspects of the proposed development which are relevant to **landscape** and **visual effects** have been determined, and baseline conditions established and recorded. This allows the **significant** effects to be predicted**. Landscape** and **visual effects** are each measured separately.

Baseline Conditions

Landscape baseline:

These are the factors that need to be looked at to provide an understanding of the landscape in the area being assessed, and are as follows:

- In rural landscapes, Landscape Character Assessment is the key tool for understanding the landscape. The overall character of the landscape in the study area is defined as a distinctive Landscape Character Area and then subdivided into Landscape Character Types and the combination of the elements below that make it distinctive. The Lancashire Landscape Strategy, a pre-existing study of Landscape Character within the region, describes the Landscape Character Types and Areas and these are referred to throughout this study. (See Volume 1 figure 1)
- its constituent elements, physical influences: geology landform, soils, drainage, rivers and water bodies; land cover: different vegetation types and patterns, and types of tree cover, this includes its wildlife value and importance as green infrastructure;

- aesthetic and perceptual qualities: scale, complexity, openness, tranquillity, or wildness;
- its character and the way this varies spatially;
- its geographic extent;
- its landscape history and features of historic and industrial heritage interest and buildings of interest or importance;
- its condition, well cared for, neglected, etc;
- The way the landscape is experienced, e.g. from a moving vehicle at speed, by walkers etc; and
- The value attached to it, evidence from local people and visitors.

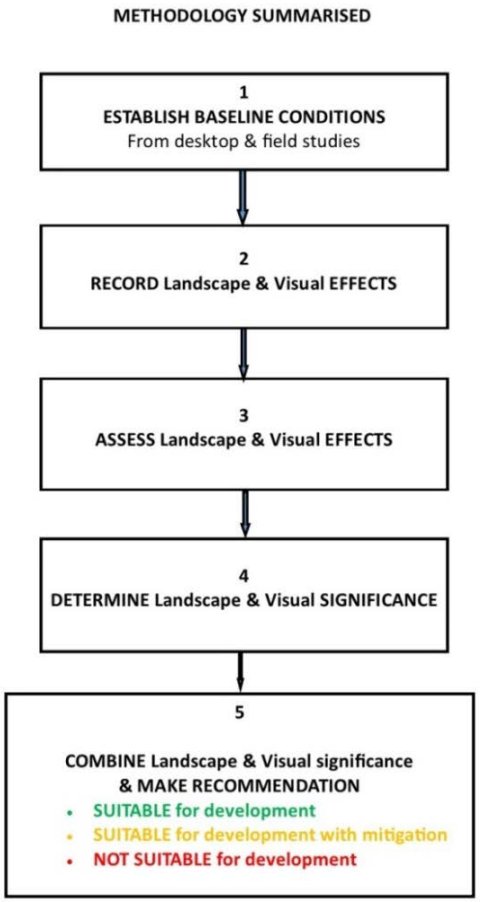


Figure 3

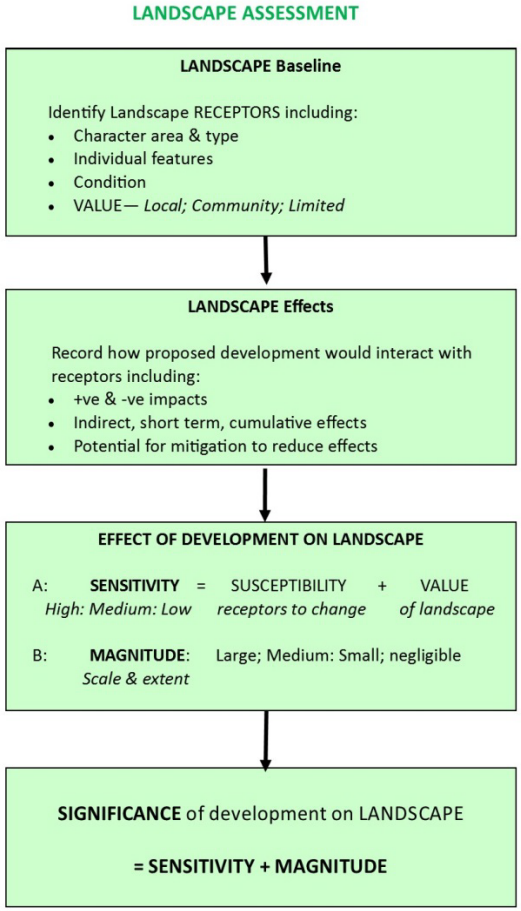

LANDSCAPE ASSESSMENT
LANDSCAPE Baseline
Identify Landscape RECEPTORS including:
Character area & type
Individual features
Condition
VALUE— Local; Community; Limited
LANDSCAPE Effects
Record how proposed development would interact with receptors including:
+ve & -ve impacts
Indirect, short term, cumulative effects
Potential for mitigation to reduce effects
EFFECT OF DEVELOPMENT ON LANDSCAPE
A: SENSITIVITY = SUSCEPTIBILITY + VALUE
High: Medium: Low receptors to change of landscape
B: MAGNITUDE: Large; Medium: Small; negligible
Scale & extent
SIGNIFICANCE of development on LANDSCAPE
= SENSITIVITY + MAGNITUDE

Figure 4

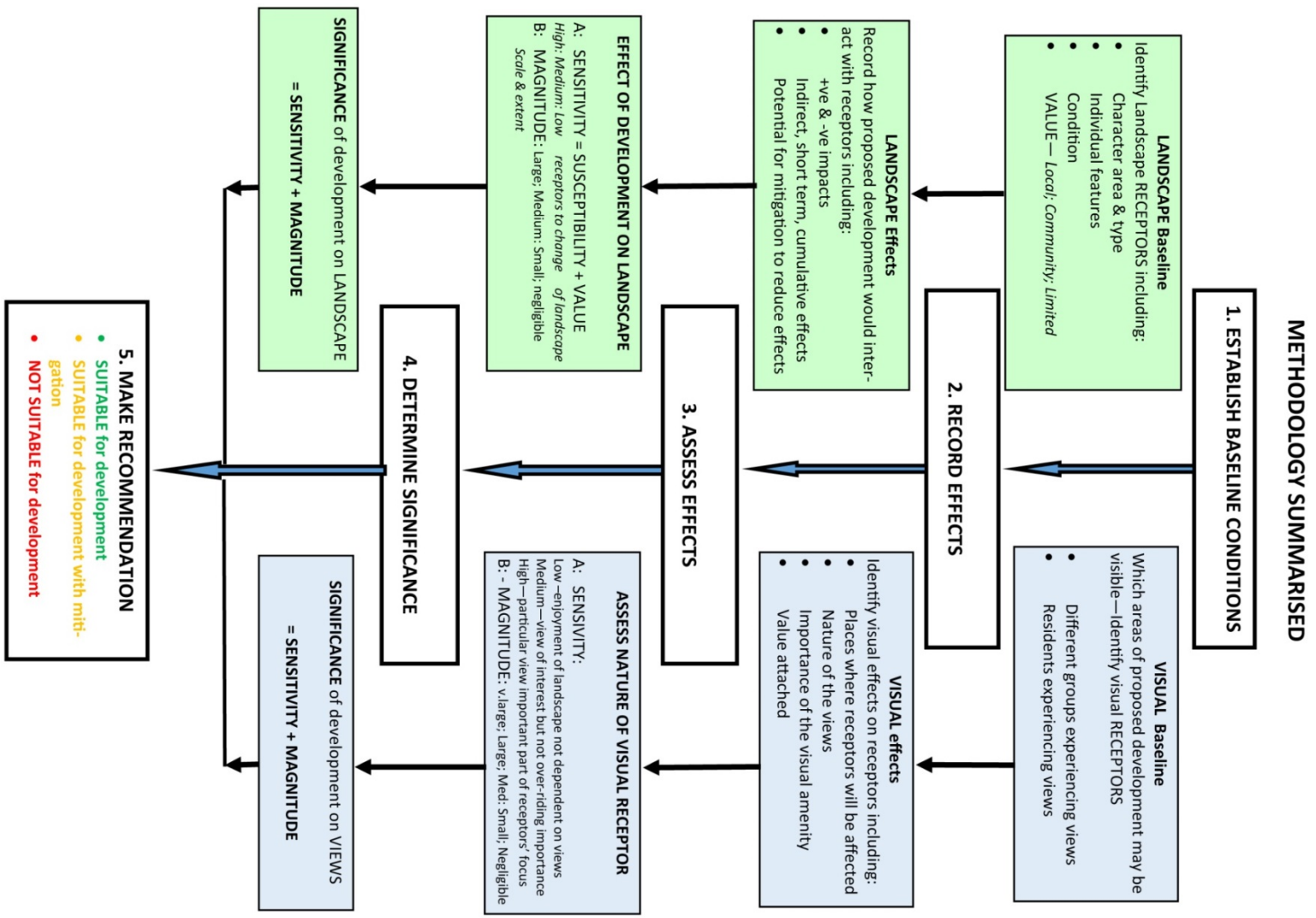

METHODOLOGY SUMMARISED
1. ESTABLISH BASELINE CONDITIONS
LANDSCAPE Baseline
Identify Landscape RECEPTORS including:
Character area & type
Individual features
Condition
VALUE— Local; Community; Limited
VISUAL Baseline
Which areas of proposed development may be visible—Identify visual RECEPTORS
Different groups experiencing views
Residents experiencing views
2. RECORD EFFECTS
LANDSCAPE Effects
Record how proposed development would interact with receptors including:
+ve & -ve impacts
Indirect, short term, cumulative effects
Potential for mitigation to reduce effects
VISUAL effects
Identify visual effects on receptors including:
Places where receptors will be affected
Nature of the views
Importance of the visual amenity
Value attached
3. ASSESS EFFECTS
EFFECT OF DEVELOPMENT ON LANDSCAPE
A: SENSITIVITY = SUSCEPTIBILITY + VALUE
High: Medium: Low receptors to change of landscape
B: MAGNITUDE: Large; Medium: Small; negligible
Scale & extent
ASSESS NATURE OF VISUAL RECEPTOR
A: SENSIVITY:
Low –enjoyment of landscape not dependent on views
Medium—view of interest but not over-riding importance
High—particular view important part of receptors' focus
B: - MAGNITUDE: vlarge; Large; Med: Small; Negligible
4. DETERMINE SIGNIFICANCE
SIGNIFICANCE of development on LANDSCAPE
= SENSITIVITY + MAGNITUDE
SIGNIFICANCE of development on VIEWS
= SENSITIVITY + MAGNITUDE
5. MAKE RECOMMENDATION
SUITABLE for development
SUITABLE for development with mitigation
NOT SUITABLE for development

Figure 5

Establishing the value of the landscape:

This is the relative value given to different landscapes by society. Landscapes may be designated at an international, national, local or community level. This study is only concerned with landscapes of community importance, and occasionally local importance, since there are no national or regional designations in Rossendale. Consequently landscape features that are very much of community importance and perhaps of little wider significance are assessed in this study, for instance veteran trees, buildings that are typical of the area but not necessarily listed, aspects of industrial heritage interest and different styles of dry stone walls.

Local – Locally or regionally designated landscapes (e.g. Area of High Landscape Value, Regional Scenic Areas, National Trust properties); and also areas which local evidence indicates as being more valued than the surrounding area.

Community – 'everyday' landscape which is appreciated by the local community but has little or no wider recognition of its value.

Limited – despoiled or degraded landscape with little or no evidence of being valued by the community, or areas with very limited public access and no features of significance.

For local and community landscapes, there will need to be a greater emphasis on the consideration of Landscape Character Types and to what extent the area being considered conforms to that type. Individual landscape features, e.g. particularly good quality stone walls, can be considered in their own right, but also in the way they contribute to the wider pattern of the landscape.

Field work observations are carried out and retained for future reference.

The baseline information will identify the **landscape receptors** which shall include:

- The Landscape Character Area and Type;
- Individual features and elements of the landscape and particular aesthetic or perceptual aspects, these may include qualities like noisy / tranquil, interesting / bland, cared for / derelict.
- A record of the condition of the landscape and its constituent elements.

Visual baseline:

- The aim of the **visual assessment** is to establish which areas of the proposed development may be visible; some assumptions have been made as no detailed proposals exist for the most part. These are as follows:
- Buildings are assumed to be two stories or under generally, i.e. 6 - 7m to the roof crest;
- It is assumed that areas of vegetation which have been recognised as important will remain, and this is noted in the mitigation.

- It should also be noted that much of the survey work done for this study has been carried out while the trees are in full leaf and so this needs to be taken into consideration, as some sites may be more visible in winter.

It is also necessary to establish:

- the different groups of people who experience views of the development (**receptors**)
- the places where they are affected, e.g. from a footpath, from a pavement in an urban area, from a car, from public open space etc., for example where there is a bench located it's a good sign that it's where local people appreciate the view.
- the nature of the views and the visual amenity at those points, for instance is it a formal view point, or is it a glimpsed view of an important landmark which is typical of the Landscape Character Type.

The level of information should be appropriate and proportional to the scale and type of development, so the view of tops of roofs glimpsed from a footpath within an existing housing area, is going to be much less important than the same view perhaps seen from a heritage location, in a predominantly undeveloped landscape. Desk top studies have been carried out to determine any landscape designations, e.g. Conservation Areas, sites of recreational interest, e.g. trails, National Trust landscapes and existing landscape character assessments.

Other information that has been sought and where appropriate included relates to:

- cultural heritage;
- ecological studies;
- details of local walks and trails; and
- planning status and any local authority designations.

Landscape Effects

The **landscape effects** are the effects on the landscape as a resource. Having obtained the **baseline information**, and an understanding of the **landscape receptors**, the **landscape effects** have been described and predicted by identifying how the proposed development will interact with the **landscape receptors**, and where appropriate whether this might be positive or negative. For example:

- Will mature trees forming a strong visual framework locally be affected?
- Will stone walls that form a distinctive pattern in the landscape be removed?
- Will the sense of tranquillity be affected?
- Will the sense of openness be affected?
- Are there opportunities to remove eyesores?
- And most importantly, will the Landscape Character be affected?

On a few sites, e.g.in Bacup, the elements of the local townscape are considered and this includes elements such as:

- The grain of the built form at its relationship to historic patterns;

- Density of development and building types;
- Patterns of land use, including historic uses;

The description of the **landscape effects** have also considered:

- **Indirect effects**: e.g. infrastructure, access roads;
- **Secondary effects**: e.g. where management changes and vegetation cover might change;
- **Cumulative effects**: where one or more developments are in close proximity, or sequential as might be experienced by passengers on the East Lancashire Railway;
- **Short term effects**, relating to construction phase, and
- **Positive effects**, e.g. opportunity to provide screening as part of mitigation works, removal of an eyesore or inappropriate feature.

The effects are described to portray what may happen if the whole site is developed, i.e. the worst case scenario. Where there are known schemes in existence, these are noted in the introductory description of each assessment and referred to in the appendices. Generally the description refers to the development of the whole site except where existing features, e.g. steep slopes, water bodies makes this impossible. Potential changes to the landscape elements and the consequential change to the Landscape Character are outlined where appropriate.

Visual effects

The types of viewers or **visual receptors** are the different groups of people who may experience views of the development, and the places where they are affected are identified in the assessment.

The nature of the **receptor** likely to be affected, i.e. their **sensitivity**, can be described as **low**, **medium** or **high**.

The **receptor**s can generally be divided into clear groups depending on their **susceptibility to change**. Those most **susceptible** include local people and visitors enjoying outdoor activity or attractions where their enjoyment of the view is part of the experience, and communities where the views contribute to the setting. Travellers on roads, railways and other routes e.g. cycle paths, tend to be less **susceptible**, unless the

route is identified for its scenic qualities or other attractions, e.g. the East Lancashire Railway. Those least **susceptible** include people engaged in outdoor sport where appreciation of the view is not important, e.g. football but not golf, and going about their work, though there may be some exceptions to these.

Listed buildings are included as **key receptors** because they are recognised as a heritage resource and their setting is an important part of their value.

Residential receptors

These assessments consider the potential **landscape** and **visual impacts** of any housing development character and users of the landscape not on the occupants of existing properties. The users or **visual receptors** experience the landscape from areas that are accessible to the public. So while it is recognised that Residents are also **visual receptors** and susceptible to **visual effects**, they are assessed separately and the result of that assessment does not affect the overall decision about **developability**. This is line with the Guidelines for Landscape and Visual Impact Assessment, which recognises that residential amenity assessments are separate from landscape and visual impact assessments. Where it is concluded that the site is suitable for housing, mitigation measures are be recommended to ensure optimum integration of new housing within the landscape. Although for planning consideration, occupants do not have a right to a view, mitigation may be recommended to minimise the impact on local residents where appropriate. .

It is recognised that the **receptors** will not be the same for each site, so for each site the **receptors** are listed in tabular form (See table below).

Typical Visual Receptors	SENSITIVITY
Visitors to local attractions where views are an important part of the experience walkers on local paths where enjoyment of the surroundings is important	**High**
Local people using pavements or travelling on local roads	**Medium**
Those with limited opportunity to enjoy the view, due to speed of travel or because their attention is elsewhere; Local workers.	**Low**

The **significance of the effect** on each of them is shown as described in section 4.6 below.

Assessment of landscape effects

The assessment of the **landscape effects** considers the following:

Sensitivity

Landscape effects have been assessed in terms of their **sensitivity**, which is the nature of the **receptor**, combining their **susceptibility to change**, and the **value** attached to the landscape.

SENSITIVITY = **SUSCEPTIBILTY** + **VALUE**

Susceptibility to change

The **susceptibility to change** is the ability of the **landscape receptor** to accommodate the development without **undue consequences.**

This is rated on the following scale:

- **High**: undue consequences are likely to arise from the proposed development;
- **Medium**: undue consequences may arise from the proposed development; and
- **Low:** undue consequences are unlikely to arise from the proposed development;

Value

Landscape value is ranked as **high**, **high to moderate**, **moderate**, or **low**, where

- national or internationally designated landscapes are **high**,
- local and district landscapes **high to moderate**,
- community landscapes, **moderate** and
- landscapes of limited value, **low**.

See the following table**:**

SENSITIVITY	SUSCEPTIBILITY		
	High	**Medium**	**Low**
National/International	High	High-medium	Medium
Local/District	High-Medium	Medium	Medium-low
Community	Medium	Medium-low	Low
Limited	Low	Low-negligible	Negligible

Magnitude, or nature of effect

For the purposes of this study, the **magnitude** of the **landscape effects** relate to the size or scale of the development, and its geographical extent. It is assumed that all the proposed developments are permanent and irreversible.

The scale of the **landscape effects** is difficult to assess in the absence of detailed proposals, however it can be assumed that placing housing on green field sites has a **high** impact, while on previously developed sites, this impact may be less as development has already occurred in some form. Whether this is an **adverse** or **beneficial effect** depends on the quality of the existing landscape.

The geographic extent of the **landscape effects** varies with each site, besides the effect of any development on the landscape, account would need to be taken of any additional landscape features that may be introduced, for instance large scale screening, or new hedgerows, which could be recorded as positive effects.

Magnitude is described as **large**, **medium**, **small** or **negligible**.

Significance

Separate judgements about the sensitivity of the **landscape receptors** and the **magnitude** of the **landscape effects** are combined to find the **overall landscape impact**.

SIGNIFICANCE = **SENSITIVITY** + **MAGNITUDE**

This is shown in the following table:

SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	**Small**	**Medium**	**Large**
SENSITIVITY	**Negligible**	Negligible impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low-negligible	Negligible – slight impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low	Negligible – slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Moderate-Low	Slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Moderate	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High Moderate	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High	Slight – Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact

Assessment of Visual effects

The assessment of the **visual effects** considers the **significance** of the effect by evaluating the **sensitivity** of each **receptor** and the **magnitude** of the change that will be experienced by each. **Key receptors** are noted at this stage, i.e. those most likely to suffer a **significant effect**, and it is recognised that there are likely to be other **receptors** that are not included in the report at this stage.

Sensitivity

The **sensitivity** of the **receptors** is assessed as:

- **High:** where the landscape and a particular view is an important part of a **receptors'** focus.
- **Medium**: where the landscape is of some interest but is not of overriding importance to the **receptor;**
- **Low:** where the **receptors**' enjoyment or use of a landscape does not depend on appreciation of views of the landscape

Magnitude:

The **nature of the effect** likely to occur (**magnitude**) is described in the following table:

MAGNITUDE	
• Where the proposals would form a dominant and unavoidable part of the scene, very significantly affecting the impression of the view	**Very large**
• Where the proposals would form a prominent and immediately apparent element of the scene, and would affect the overall impression of the view.	**Large**
• Where proposals would form a visible and recognisable new development but where it is not intrusive within the overall view.	**Moderate**
• Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene	**Small**
• Where the change is so small that any change is barely perceptible within the viewed landscape	**Negligible**

Significance:

Magnitude and **sensitivity** for each **visual receptor** are combined to give an overall **visual impact** which is recorded in a summary table in the assessment.

SIGNIFICANCE VISUAL EFFECT	SENSITIVITY		
	High	Medium	Low
Very large	Major impact	Major-Moderate impact	Moderate impact
Large	Major-moderate impact	Moderate impact	Moderate impact
Moderate	Moderate impact	Moderate impact	Moderate-slight impact
Small	Moderate-slight impact	Moderate-slight	Slight impact
Negligible	Slight impact	Slight impact	Minimal impact

For the purposes of this study, **residential receptors** will be shown in a separate table and these will not be incorporated in the measure of **significance**. The **residential receptors** only show those **receptors** that would experience the greatest impact at this stage. Value judgements about whether a development will have a **positive** or **adverse** impact are not made for **residential receptors**.

Summary of effects

The **landscape** and **visual effects** are finally summarised by pulling all the judgements together to give degree of **significance of impact** which indicates the **developability** of each site, or area within a site. These are shown in table form in the Recommendations section of each assessment i.e.:

OUTCOME OF SITE ASSESSMENT
Area SUITABLE for development
Area SUITABLE for development with appropriate mitigation measures
Area NOT SUITABLE for development

Where it is considered that no development is appropriate on landscape grounds, mitigation proposals are not given.

Mitigation

Where **adverse significant effects** are identified, mitigation proposals are considered and assessed, and if mitigation can prevent or reduce the effect, or compensate in some other way, then it will be proposed. Where mitigation proposals cannot satisfactorily counter the impact of development then the site is considered undevelopable on landscape grounds.

Large sites may be divided into two or more separate areas, representing those areas which can be developed with some level of mitigation, and those areas that even with mitigation would be unsuitable for development on landscape grounds. Of those sites considered suitable for development with mitigation measures, there is a considerable spectrum varying from sites where development can easily be accommodated and may be positive, to those sites where only very limited development is appropriate, and then only if significant mitigation is undertaken.

Where important landscape elements are identified for each site, e.g. hedgerows, stone walls, groups of trees, mitigation measures are

described relating to these and where required site specific policies put in place to protect key landscape features.

The mitigation proposals identified can only be given in outline and would need to be considered in much greater detail as part of the landscape proposals for each site

Appendix 8 Housing Densities Report

Dickman Associates Ltd

Housing Densities
Land in Rossendale BC

On behalf of
Penny Bennett Landscape Architects
Todmorden

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March 2015

CONTENTS

1.0 INTRODUCTION

1.1 We have been asked by Penny Bennett of Penny Bennett Landscape Architects to provide a calculation of housing densities for each of 6 potential housing development sites in Rossendale BC (RBC) area in support of the Landscape and Visual Assessment Study she is undertaking on behalf of RBC.

1.2 Dickman Associates Ltd are a Chartered Town Planning and Development Consultancy based in Bolton, established in 2009. We work throughout the North of England and have acted for a variety of clients on schemes ranging from large mixed use redevelopment and residential schemes to proposals for change of use; Listed Building re-use and site promotion for developers through the development plan process.

1.3 Prior to setting up DAL our director has worked for over 30 years in the private sector including as the in-house Planning and Development Manager for 2 major national housebuilders, (Westbury Homes and Persimmon Homes) and also in the property development department of British Gas NW; and as a consultant within large real estate firms including GVA Grimley and Savills.

1.4 Thus we have acquired extensive experience pursuing planning applications, appeals, research, assessments, masterplans, layouts, policy promotion and representation work on numerous commercial and residential development schemes and changes of use mainly in the North of England, especially the North West.

1.5 In line with our instructions this is a desktop exercise and the start point for density calculations for each of the 6 sites is the landscape assessment to which we have then been asked to apply the relevant CS and SHLAA policies as confirmed by RBC. Whilst in the policy section we set out the national policy in NPPF no account is taken of this and the general presumption in favour of sustainable development, and no account has been taken of other site constraints unless stated.

2.0 THE SITES

2.1 We have been asked by Penny Bennett Landscape Architects to calculate housing densities on the following sites:

- Greens Farm, Bacup
- Land at Moss Farm, Stacksteads
- above Hall Carr, Rawstenstall
- Clod Lane, Haslingden
- west of Swinshaw Hall, Loveclough
- Lomas Lane Balladen, Rawstenstall

These sites have all been identified in her assessment as sites where low density development would be appropriate on landscape grounds.

2.2 Whilst we are generally familiar with Rossendale BC area and its topography we have not undertaken site visits so this is purely a desktop study.

3.0 PLANNING POLICY

3.1 NPPF sets the national guidance. The NPPF was adopted on 27.3.12 and came into immediate effect. It cancelled the previous PPGs/PPSs. Its underlying premise is a presumption in favour of sustainable development.

3.2 Paragraph 7 of NPPF defines 'sustainable development' as having 3 elements – economic, social and environmental. The underlining premise of planning for growth to provide sustainable homes, economic growth and jobs and healthy communities with good quality of life.

3.3 The NPPF requires LPAs to:

- ensure viability and deliverability of sites
- they should not seek such a scale of obligations and policy burdens as to threaten the viability of a development
- schemes should be providing acceptable returns to willing landowners and developers to enable delivery of schemes
- Promote sustainable transport
- LPAs should give positive weight to schemes for economic and housing development.
- The presumption on planning applications should be in favour of sustainable development and finding ways of overcoming substantial planning objections where practical and consistent with the Framework.
- Planning conditions should only be attached when they can be shown to be necessary, relevant, enforceable, precise and reasonable

3.4 Other factors NPPF takes into account on new housing sites is the design and layout and how this reflects the area and also the type, mix and tenure of the homes.

3.5 It is against this policy background that the local policies sit. Rossendale has an adopted Core Strategy (CS) (8.11.2011)

3.6 CS Policy 1: General Development Locations and Principles states:
'The greatest amount of new development should take place in Rawtenstall with the majority of other development taking place in Bacup and Haslingden.'
This is also reflected in CS Policy 3 in reference to the distribution of additional housing.

3.7 CS Policy 1 continues by adding that the majority of development should be within the urban boundaries **'unless it has to be located in the countryside, and should be of a size and nature appropriate to the size and role of the settlement.'**
It further adds that settlement boundaries will be reviewed under the Site Allocations DPD subject to various considerations including:
'• Anomalies and inconsistencies indicate that amendments need to be made
• An extension/amendment to the urban boundary would not adversely affect aspects of the natural environment such as biological, geological, geomorphological, green infrastructure and landscape character assets, including habitats and species of importance for nature conservation or should be capable of full mitigation'

3.8 CS Policy 1 also makes reference to the former Rossendale Hospital site, which is designated as a Major Developed Site in the Green Belt. Any other Development in the Green Belt or modifications to Green Belt boundaries will be assessed in line with the 5 main purposes of Green Belt as set out in paragraphs 70 and 86 of NPPF.

3.9 CS Policy 2 of the adopted Rossendale Core Strategy refers to Meeting Rossendale's Housing Requirement and point 5 of this policy sets out the density levels to be employed on housing development across the borough.

'The net housing requirement for the period 2011-2026, will be achieved through:
1. Providing at least 3700 net additional dwellings over the plan period 2011-2026 equating to 247 dwellings per year
2. Allocating greenfield and previously developed land to meet the requirement for the period 2011-2026 to meet identified type, size and tenure needs; including indicative phasing where appropriate
3. Delivering an overall amount of 65% of all new dwellings on previously developed land (PDL) across the Borough. Rawtenstall will have a lower PDL figure, with substantially higher levels in Bacup, Haslingden and Whitworth
4. Supporting the reuse and conversion of appropriate buildings for housing
5. Encouraging higher density developments (50+ dwellings per hectare) in sustainable locations, such as within and adjacent to Rawtenstall, Bacup, Haslingden and Whitworth and where well served by public transport, with a minimum density of 30dph across the Borough
6. Safeguarding the character of established residential areas from over-intensive and inappropriate new development; and

7. Prioritising the development of previously developed land. However, development of un-allocated greenfield land will be permitted where:
i. It is for 100% affordable and/or supported housing schemes; or
ii. It forms a minor part (up to 15% of the overall site size) of a larger mixed use scheme or a major housing proposal (10+ dwellings) on previously developed land or
iii. It delivers a significant social, economic, or environmental benefit, or
iv. The application is for a barn conversion and it can be demonstrated that the site has been marketed for economic uses for 12 months, to the satisfaction of the Council, and is not viable for these purposes'

3.10 CS Policy 3 on distribution of additional housing:
'**The scale and distribution of the housing requirement of 3700 within Rossendale will be as follows:**
1. The largest number of additional houses will be built in the Rawtenstall area (Hareholme, Longholme and Cribden wards), equating to approximately 30% of the overall requirement.
2. Smaller but significant numbers of additional houses will be built in the towns of Bacup, Haslingden and Whitworth equating to approximately half of the overall housing requirement. Sites will be allocated in Bacup, Haslingden and Whitworth to provide an even spread of development.
3. Following these settlements/areas, housing development in the areas of Helmshore, Edenfield, Goodshaw, Loveclough, Waterfoot, Stacksteads, Britannia, Facit and Shawforth will be permitted having regard to their relative size and function, the need for urban regeneration, housing market renewal, the capacity of infrastructure, opportunities for new housing, the capacity for growth and past house building trends. The combined total of housing development in these areas equates to approximately 20% of the overall requirement.
4. Minimal numbers of additional houses will be built in other smaller and more isolated settlements to meet identified local needs and help to create sustainable communities, reflecting their relative size and function and their limited capacity to accommodate growth.'

3.11 The housing density criteria reflect the approach set out in the most recent SHLAA
(2010) for Rossendale, specifically Stage 6 - Estimating the housing potential of each site. The SHLAA caveats thus:
'These densities were applied to the sites within the SHLAA unless there were particular site circumstances, opportunities or constraints that warranted reducing them. For example, densities may have been reduced on some sites due to a potential detrimental impact on a feature of the natural or built environment (e.g. listed building).

3.12 Table 1 in Stage 6 of the SHLAA

Table 1- Gross to Net Ratios Gross Site Area (ha)	**Percentage Net**
Up to 0.4ha	100%
0.4ha to 2ha	90%
2ha to 10ha	75%
Over 10ha	50%
'Major developed sites' in the Green Belt	Area equivalent to the part of the site that is covered by built footprint

3.13 We have been advised by Mr Adrian Smith of Rossendale Planning Department that the SHLAA is currently being updated but is not yet available so we should base our assessments of densities on the 2010 SHLAA. We note this was a background document to the adopted CS and thus the most up to date information on housing densities to be applied is in fact in CS Policy 2 point 5. The 2010 SHLAA provides a helpful understanding of the background to the policy.

3.14 The 2008 SHMA indicates the predominant house type in the borough is terraced, which is well above the national and regional averages. Whereas semis and detached properties are significantly less than the national and regional averages.

3.15 The SHMA concludes (point 43 of the SHMA Executive summary)

'The figure shows that overall there is expected to be a greater demand for housing than there is the supply to meet it. Also, across all tenures there is an apparent shortfall of 335 dwellings per annum. There is a clear demand for both market and affordable housing in the Borough.'

3.16 It adds at point 44 of the SHMA Executive summary:

'The model shows that the largest shortfall for owner-occupied housing is for four bedroom homes. In the private rented sector the largest shortage is for one bedroom homes, although there is a significant demand for four bedroom dwellings. In contrast there is a surplus of three bedroom properties. There is a small demand for two and three bedroom intermediate homes and a larger demand for three and four bedroom social rented properties.'

4.0 DENSITIES

4.1 The densities for each of the six sites have been calculated in line with the landscape assessment comments only, plus as requested by RBC, being set in the light of the Adopted Rossendale CS policies and the SHLAA 2010 set out in section 3.0 of this report. There is therefore a mismatch as the density figures used in the policy documents are based on all the material development criteria whereas this study is a

landscape assessment only, which is only one of the criterion that would normally form part of assessing any development scheme potential. The figures therefore should be treated with caution bearing these atypical factors in consideration. The 2010 SHLAA site numbers, areas and estimate of dwellings per site are included for ease of cross reference but the site areas do not necessary exactly match those in the landscape assessment report.

4.2 As this has been purely a desktop study and Dickman Associates have not visited the sites, the densities do not take account of any other issues normally assessed when considering a development proposal including amongst other things detailed planning matters, affordable housing, design, layout, ground or other constraints or any other material considerations and NPPF. We have been made aware that some of the sites have had residential permissions previously which may or may not now have lapsed and some have current proposals going through your application process. These are indicated as applicable in the following site specific paragraphs.

4.3 **Greens Farm, Bacup** - Total site area 2ha applying 90% net to gross and 30dph would give 54 dwellings. However the landscape assessment only identifies area A as suited to development. Area A site area is 1.2ha so equates to 36 dwellings at 30dph and against the total site area means a 60% net to gross, whilst there is a policy case to argue for up to 54 dwellings on the site given the 2010 SHLAA (Site No. 617) estimate of 61dwellings on 2.032ha, the landscape assessment errs toward the 36dph on Area A. The site is not in the Green Belt. It is adjacent to one of the other identified main settlements for growth in the borough, Bacup which in CS Policy 3 is in the second tier after Rawtenstall. The adjacent existing properties are mainly large detached homes so in assessing the density on this site against CS Policy 2 it is a balance of safeguarding the character of the area rather than just applying the 50dph. The current housing densities in the area are low as adjacent existing housing is detached homes in large gardens. The minimum CS policy 2 suggests is 30dph. Thus in this case in line with adopted policy 30dph has been applied, which is still potentially high for the area.

4.4 **Land at Moss Farm, Stacksteads** – Total site area 6.2ha. Area A is 3.3ha but the topography and the listed structures make this undevelopable. Area B is 2.9ha so applying 75% net to gross and medium density (40dph) gives 87 dwellings. The site is not in the Green Belt. Stacksteads under CS Policy 3 comes into the third tier of settlements so should development should reflect the size and function of the settlement as well as its current environs. So we suggest the density across the site would average to 40dph with higher density closer to the existing settlement fading to lower density at the urban/rural interface. The 2010 SHLAA (Site No. 647) estimates 170 dwellings on 4.539ha.

4.5 **Above Hall Carr, Rawtenstall** – Total site area 12.2ha. Area A has a site area of 1.25ha, and Area B is 1.31ha.These 2 areas are mutually exclusive from each other and thus would be seen as separate developments with each their own access. The site is not Green Belt, however it does abut the main and most sustainable town in the borough and existing adjacent properties are at a high density thus 50dph has been applied to Areas A and B giving Area A = 63dwellings at 50dph and Area B = 79 dwellings at 50dph. There is arguably scope for additional development on the site, by developing within the new woodland, while still retaining some as a screen buffer. Thus the maximum this site could take weighing also the recommended gross to net ratio referred to in the SHLAA 2010 would be 50% of the area to be developed so 6.1ha or thereabouts at 50dph i.e. 310 dwellings or thereabouts. We are advised by Penny Bennett Landscape Architects there is a current application (LPA ref No.2014/0310) pending for 26 detached homes on 1.4ha of this site (part of Area B) with access off Yarraville Street which equates to approximately 20dph but have not seen any documents to justify this dph rate. The 2010 SHLAA (Site No. 824) estimates 194 dwellings on 5.182ha.

4.6 **Clod Lane, Haslingden** – Total site area 12.9ha. Area A has a site area of 3ha, Area B is 2.5ha and Area D is 3.5ha. The site is Green Belt but much of Area A is PDL so the density to apply would relate to the footprint of the previous development on the site. Measuring from 1:1250 OS plan the existing footprint of the buildings is approximately 0.8ha but this would need to be verified by a topographic survey. Assuming 0.8ha then this would equate to 40 units at 50dph. Areas B&D are well screened by existing trees but again the issue will be the release of the land from the Green Belt. We note that RBC are currently in the process of reviewing Green Belt boundaries so have also calculated the densities based on the hypothesis that this area may be taken out of Green Belt. Haslingden is one of the main settlements which in CS Policy 3 is in the second tier after Rawtenstall. The existing properties are mainly semis with a ribbon of terraced properties to the south of Area C which we are advised by Penny Bennett Landscape Architects, is a steeply sloping area unsuitable for development. There is a case to argue Clod Lane does not fulfil the main reasons for Green Belt, thus if the boundary was modified to include it within the settlement boundary, given it is a sustainable location abutting one of the main settlements then the densities would be, applying the 50% net to gross would mean 6.45ha or thereabouts at 50dph 323 dwellings. The densities based on the CS and SHLAA policies, if it were not Green Belt for each of the Areas A,B &D would be respectively: Area A 68dph; Area B 57dph and Area D 79dph a total of 204dph overall. Whereas applying the same policy criteria to the total site area (12.9ha) a figure of 194dph results due to the net to gross proportion differential on site area sizes. In the 2010 SHLAA (Site No. 718) equates to approximately the southern part of Area A and proposes 47 units on 1.305ha. There is no indication on the SHLAA sheet that the 47 units equates to replacement footprint rather than a set dph multiplier. SHLAA 2010 site No 716 covers part of Area B and shows 64 dwellings on 2.117ha and SHLAA 2010 site No 619 covers part of Area B with 19 units on 0.518ha. The rest of the site identified in the landscape assessment, including the PDL area in the north of Area A is not in the 2010 SHLAA.

4.7 **West of Swinshaw Hall, Loveclough** – Total site area 6.8ha. The developable area is 1.1ha so at 100% and 30dph equals 33 dwellings. The site is not in the Green Belt. Loveclough under CS Policy 3 comes into the third tier of settlements so should reflect the size and function of the settlement as well as its current environs. SHLAA 2010 site No 585 gives 53 dwellings on 2.334ha which is part of the site identified in the landscape assessment but not the part identified for development.

4.8 **Lomas Lane Balladen, Rawtenstall** –Total Site area 1.8ha of which the landscape assessment shows 1.5ha to be developable at 30dph equates to 45 dwellings. Not Green Belt. It currently has very poor access via a narrow single track lane with poor visibility. Surrounding area is low density housing so although on the edge of Rawtenstall in assessing the density on this site against CS Policy 2 it is a balance of safeguarding the character of the area rather than just applying the 50dph. In contrast the minimum density of 30dph on 90% of 1.8ha would give 49 dwellings. SHLAA 2010 site No 1124 gives 40 dwellings on 1.849ha so virtually the identical site to the one in the landscape assessment.

5.0 CONCLUSIONS

5.1 In line with our instructions this has been a desktop exercise and the start point for density calculations for each of the 6 sites has been the landscape assessment then, as requested by RBC, applying the relevant CS and SHLAA 2010 policies. There is therefore a mismatch as the density figures used in these policy documents are based on all the material development criteria whereas this study is a landscape assessment only. Whilst in the policy section we have set out the national policy in NPPF no account has been taken of this and the general presumption in favour of sustainable development and no account has been taken of other site constraints unless stated. The figures therefore should be treated with caution bearing these atypical factors in consideration.

5.2 The densities can therefore at best be considered as an estimation and guide but should not be taken as an absolute as if assessed against all the usual planning criteria when assessing a site for development the figure may differ.