

# Heritage Impact Assessment of Housing Sites

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September 2017

Rossendale  
BOROUGH COUNCIL

## Introduction

A heritage impact assessment has been undertaken for the sites identified as deliverable or developable within the Strategic Housing Land Availability Assessment study (2017). The results of the assessment are shown in the following Table 1 and inform the housing site allocations proposed in the draft Local Plan (Regulation 18).

Table 1

SHLAA Site Ref	Site Name & Address	Current planning permission (as of 31/03/2017)	SHLAA Conclusion	Heritage Assessment Conclusion
SHLAA16362	Land off Oaklands and Lower Cribden Avenue, Rawtenstall	Yes	Deliverable in the next 5 years	Planning permission in place, no assessment carried out
SHLAA16369	7 John Street, Haslingden	Yes	Deliverable in the next 5 years	Not assessed, developed
SHLAA16021	Land Behind Buxton Street, Whitworth	Yes	Deliverable in the next 5 years	Providing mitigation measures in place, H63 is acceptable.
SHLAA16128	Waterfoot Primary School	Yes	Deliverable in the next 5 years	Providing mitigation measures followed, H73 is acceptable.
SHLAA16173	Whinberry View, Rawtenstall	Yes	Deliverable in the next 5 years	Not assessed, developed
SHLAA16361	The Hollins, Hollin Way, Reedsholme	Yes	Deliverable in the next 5 years	Acceptable. Impact on wider setting of the farmhouse would be through increased traffic movement but access is not possible along Lime Tree Grove as development includes house to the east thus blocking off potential access route. Access to site via Hollin Lane to east. TPO trees to be retained in any event through TPO process.
SHLAA16080	Land off Rockcliffe Road, Bacup	Yes	Deliverable in the next 5 years	site in construction for housing, no assessment carried out
SHLAA16358	Horse and Jockey Hotel, 85 Market Street, Edenfield, BLO OJQ	Yes	Deliverable in the next 5 years	Providing mitigation in place, H88 is acceptable.

SHLAA16363	The Hollins, Hollin Way, Reedsholme	Yes	Deliverable in the next 5 years	Acceptable. Impact on wider setting of the farmhouse would be through increased traffic movement but access is not possible along Lime Tree Grove as development includes house to the east thus blocking off potential access route. Access to site via Hollin Lane to east. TPO trees to be retained in any event through TPO process.
SHLAA16360	The Hollins, Hollin Way, Reedsholme	Yes	Deliverable in the next 5 years	Acceptable. Impact on wider setting of the farmhouse would be through increased traffic movement but access is not possible along Lime Tree Grove as development includes house to the east thus blocking off potential access route. Access to site via Hollin Lane to east. TPO trees to be retained in any event through TPO process.
SHLAA16006	Albert Mill, Whitworth	Yes	Deliverable in the next 5 years	No predicted heritage impacts
SHLAA16053	Land off Greensnook Lane, Bacup	Yes	Deliverable in the next 5 years	Planning permission in place, no assessment carried out
SHLAA16298	Wavell House, Helmshore	Yes	Deliverable in the next 5 years	No predicted heritage impacts
SHLAA16371	Hollin Way, Reedsholme	Yes	Deliverable in the next 5 years	Acceptable. Impact on wider setting of the farmhouse would be through increased traffic movement but access is not possible along Lime Tree Grove as development includes house to the east thus blocking off potential access route. Access to site via Hollin Lane to east. TPO trees to be retained in any event through TPO process.
SHLAA16063	Former Bacup Health Centre	Yes	Deliverable in the next 5 years	Planning permission in place, no assessment carried out
SHLAA16159	Land Adjacent Dark Lane Football Ground, Newchurch	Yes	Deliverable in the next 5 years	No predicted heritage impacts
SHLAA16190	Reedsholme Works, Rawtenstall	Yes	Deliverable in the next 5 years	Site H5 is not considered to impact on any heritage assets or their settings. This was investigated through desk-based assessment and site visit that confirms the location of any assets are at such a distance with development interrupting any views of the site so that there is no impact on wider setting of any heritage assets. The site H5 is located on low ground in the valley bottom and will not impact on any long distance views from assets. KListed farmsteads on the ridge to the west of the site are bounded by a thick wooded band of trees and are no views to the site H5.
SHLAA16073	Irwell Springs, Weir	Yes	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts
SHLAA16081	Land off Moorlands Terrace, Bacup	No	Deliverable in the next 5 years	Providing above measures are carried out H41 is acceptable.
SHLAA16107	Land north of Blackwood Road, Stacksteads	No	Deliverable in the next 5 years	Acceptable providing mitigation measures are adhered to regarding layout, house types, plot sizes and materials are used.

SHLAA16198	Land Adj Ullswater Way, Loveclough	No	Deliverable in the next 5 years	Providing site is reduced significantly and measures are followed, H82 is acceptable.
SHLAA16199	Thirlmere Way, Goodshaw Chapel	No	Deliverable in the next 5 years	Providing above mitigation measures are adopted, H79 is acceptable.
SHLAA16093	Toll Bar Business Park, Stacksteads	No	Deliverable in the next 5 years	email of 25.10.2016 "Therefore the reuse and conversion is the most viable option, and may (subject to detail) provide an enhancement of the listed building. Some further housing within the site may be accommodated (subject to detail) but I think a good starting point is with retention of the mill in its entirety, and I recommend the agent seeks a view on cost of conversion to give a clear direction on what exactly is viable. "
SHLAA16019	Land North Of King Street, Whitworth	No	Deliverable in the next 5 years	Providing mitigation measures in place the site is acceptable.
SHLAA16393	Land off Newchurch Road, east of Johnny Barn, Rawtenstall	No	Deliverable in the next 5 years	Providing mitigation measures are followed, including reduction of numbers from 60, the site H12 is acceptable.
SHLAA16166	Land Off Lea Bank, Cloughfold	No	Deliverable in the next 5 years	No predicted heritage impacts
SHLAA16042	Land north-east of Pennine Road, Bacup	No	Deliverable in the next 5 years	No predicted heritage impacts
SHLAA16043	Land Behind Pennine Road, Bacup	No	Deliverable in the next 5 years	No predicted heritage impacts
SHLAA16176	Greenbridge Mill (Hall Carr Mill) Lambert Haworth, Rawtenstall	No	Deliverable in the next 5 years	The proposal for reuse of the site as residential in principal is acceptable and any possible concerns or harm can be mitigated. It would present an opportunity to bring the building into a new use and in doing so prevent the deterioration and decay of the site and (subject to detail) may provide an opportunity to enhance the building.
SHLAA16068	Bacup Leisure Centre, Bacup	No	Deliverable in the next 5 years	No predicted heritage impacts
SHLAA16047	To the west of Tong Farm, Bacup	No	Deliverable in the next 5 years	No predicted heritage impacts
SHLAA16234	Land to the north side of Hall Carr Road, Rawtenstall	No	Deliverable in the next 5 years	No predicted heritage impacts
SHLAA16143	Field at Scout Road, Whitewell Bottom	No	Deliverable in the next 5 years	No predicted Heritage impact
SHLAA16325	Land Off Highfield Street, Haslingden	No	Deliverable in the next 5 years	No predicted heritage impacts
SHLAA16265	Bolton Road North, Edenfield	No	Deliverable in the next 5 years	No predicted Heritage impacts

SHLAA16051	Bull Hall Barn, Todmorden Road, Bacup	No	Deliverable in the next 5 years	Acceptable So long as the number of dwellings is reduced all mitigating measures are adhered to.
SHLAA16083	Off Fernhill Drive, Stacksteads	No	Deliverable in the next 5 years	No predicted heritage impacts (site visit)
SHLAA16308	Land Adjacent Park Avenue/Cricceth Close, Haslingden	No	Deliverable in the next 5 years	No predicted heritage impacts
SHLAA16098	Booth Road/Woodland Mount, Stacksteads	No	Deliverable in the next 5 years	No predicted heritage impacts
SHLAA16116	Bolton Mill, Cowpe	No	Deliverable in the next 5 years	Acceptable so long as mitigation measures are adhered to.
SHLAA16132	Park Road Garage Site, Waterfoot	No	Deliverable in the next 5 years	No predicted heritage impacts
SHLAA16060	Reed Street, Bacup	No	Deliverable in the next 5 years	No predicted heritage impacts (site visit)
SHLAA16127	Knott Mill Works, Pilling Street and Orchard Works, Miller Barn Lane, Waterfoot	No	Deliverable in the next 5 years	Acceptable so long as the highest standards of design and materials are met to ensure the sympathetic reuse of the site.
SHLAA16220	Turton Hollow, Goodshaw	No	Deliverable in the next 5 years	No predicted heritage impacts
SHLAA16374	1 Laburnum Street, Haslingden	No	Deliverable in the next 5 years	No predicted heritage impacts (site visit)
SHLAA16259	Land East of Burnley Road, Edenfield	No	Deliverable in the next 5 years	Providing appropriate layout, house types, plot sizes and materials are used, H89 is acceptable.
SHLAA16388	Land adjacent 53 Grane Road, Haslingden	No	Deliverable in the next 5 years	Providing mitigation measures are in place, primarily materials and design the site is acceptable.
SHLAA16020	Barlow Bottoms, Whitworth	No	Deliverable in the next 5 years	It would have a large impact upon the setting of the church. It is in very close proximity and currently forms open green space. It might be possible to accommodate a row of terraces to run along the road, which would need to take example from the existing historic terraces, but development on the wider site would from my perspective had a negative impact on the Listed Church.
SHLAA16147	Foxhill Drive, Whitewell Bottom	No	Deliverable in the next 5 years	No predicted heritage impacts
SHLAA16376	Land adj 83 Booth Road, Tunstead, Stacksteads	No	Deliverable in the next 5 years	Providing mitigation measures are in place the site is acceptable.
SHLAA16350	Northfield Road, Rising Bridge	No	Deliverable in the next 5 years	No predicted heritage impacts

SHLAA16384	Land at Snig Hole, Helmshore	No	Deliverable in the next 5 years	No predicted heritage impact
SHLAA16117	Carr Mill, Cowpe Road and 1 Carr Lane, Cowpe	No	Deliverable in the next 5 years	Provided that mitigating measures are taken into account and the Mill is treated in a sympathetic manner then this would be acceptable.
SHLAA16038	Lower Stack Farm, Bacup	No	Deliverable in the next 5 years	Providing mitigation measures in place the site is acceptable.
SHLAA16347	Roundhill road/Rising Bridge Road, Rising Bridge	No	Deliverable in the next 5 years	Providing mitigation measures are in place the site is acceptable.
SHLAA16065	Land at Higher Cross Row, Bacup	No	Deliverable in the next 5 years	Providing above measures are taken into account, H42 is acceptable.
SHLAA16170	Land at Conway Road, Higher Cloughfold	No	Deliverable in the next 5 years	Providing mitigation measures are in place the site is acceptable.
SHLAA16171	Johnny Barn Farm, Cloughfold	No	Deliverable in the next 5 years	Providing mitigation measures proposed are implemented, the site H11 is acceptable.
SHLAA16407	Land south of Shawclough Road, Scout Bottom, Whitewell Bottom	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Acceptable with the reduction of the site boundary and if all mitigating measures are adhered to.
SHLAA16305	Land west of Holcombe Road, Helmshore	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Unacceptable, the harm caused to the listed asset is more than substantial and could not be mitigated.
SHLAA16383	Land at Carr Barn, Hardman Ave, Rawtenstall	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Acceptable so long as all mitigating measures are adhered to.
SHLAA16155	Land by St Peter's School, Newchurch	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Acceptable so long as mitigation measures are adhered to.
SHLAA16158	Land to rear of Boars Head pub, Newchurch	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Unacceptable, would have substantial harm on the setting of the Gill* Church.
SHLAA16310	Pike Law Quarry, Haslingden	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Providing mitigation measures are in place the site is acceptable
SHLAA16161	Hareholme, Newchurch	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts for H20 (small part of larger site)

SHLAA16196	Land east of Goodshaw Lane, Crawshawbooth	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Acceptable so long as the site is significantly reduced as stated and so long as the mitigation measures are in place. (verging on Red)
SHLAA16288	Land Off Curven Edge, Helmshore	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Providing mitigation measures are in place and followed the development is acceptable.
SHLAA16069	Waterside Mill, Burnley Road, Bacup, OL13 8AW	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	The would be acceptable so long as the highest standard of works were undertaken, consideration of the Listing of the site and the setting within the Conservation area.
SHLAA16218	Land south of Goodshaw Fold Road, loveclough	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	The site could be acceptable if the scale of development is significantly reduced and pulled back and out from the Conservation Area and see the sympathetic conversion of the former Hargreaves Mill.
SHLAA16016	Cowm water treatment works, Whitworth	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts
SHLAA16238	Spinning Point (former Valley Centre), Rawtenstall	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Acceptable so long as the highest possible design and standards are met and the mitigating measures are ensured.
SHLAA16187	Willow Avenue Off Lime Tree Grove, Rawtenstall	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Providing mitigation measures suggested are implemented this will be acceptable.
SHLAA16049	Tong Farm, Bacup	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted Heritage impact
SHLAA16262	Land west of Market Street, Edenfield	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Acceptable if the site is significantly reduced, inclusive of proposed numbers and boundary pull south of Mushroom House. Highest quality materials and design will be required and standard modern construction will not be acceptable.
SHLAA16240	Carr Farm, Lomas Lane, Rawtenstall	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Providing site size is reduced H22 is acceptable.
SHLAA16174	Land Between newchurch Road and Bacup Road, Lower Cloughfold	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Providing the above mitigation measures are adhered to, H13 is acceptable.

SHLAA16197	Land Adjacent Laburnum Cottages, Crawshawbooth	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	The proposal may have the potential to be acceptable, if the mitigation measures are taken into account.
SHLAA16188	Land North of Lime Tree Grove (Constablee 1), Rawtenstall	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Providing mitigation measures above are implemented in any scheme, the site as developed will be acceptable in NPPF and primary legislation terms.
SHLAA16219	Land north of The Jester, Burnley Road, Rawtenstall	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Site is acceptable so long as mitigation measures are adhered to.
SHLAA16079	Land off Newchurch Old Road, Bacup	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Acceptable so long as the mitigation measures are adhered to. Existing woodland retained and TPO'd.
SHLAA16243	Land west of Lomas Lane, Rawtenstall	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted Heritage impact, but a noted impact on the Biological Heritage site.
SHLAA16088	Land west of Sow Clough, Stacksteads	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Acceptable, so long as the site is reduced, pulling it back from the north, retention of the existing trees/ woodland and all mitigating measures are adhered to.
SHLAA16227	Land behind no. 173 to 187 Haslingden Old Road, Rawtenstall	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impact
SHLAA16076	Huttock Top, Bacup	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Visual site assessment required
SHLAA16001	Site of Horsefield Avenue, Tonacliffe	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impact
SHLAA16077	Land south of Huttock Top Farm, Bacup	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impact
SHLAA16082	Anvil Street, Bacup	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts (site visit)
SHLAA16148	Land Off Rock Bridge Fold, Whitewell Bottom	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impact



SHLAA16180	Land to rear of Waingate, Springside, Rawtenstall	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Providing mitigation in place, H15 is acceptable.
SHLAA16164	Former Leprosy Hospital, Waterfoot	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicated heritage impact, but a noted impact on SSSI and Biological heritage site.
SHLAA16160	North Of Staghills Road, Newchurch	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts
SHLAA16184	Land at Hollin Lane, Rawtenstall	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Providing mitigation measures followed above, H6 site is acceptable.
SHLAA16149	Land East of 6 Hargreaves Fold Lane, Chapel Bridge, Lumb	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Acceptable so long as mitigation measures are adhered to.
SHLAA16189	Land East of Acrefield Drive (Hollin Way), Reedsholme	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts
SHLAA16146	Hollin Farm, Waterfoot	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts
SHLAA16109	Land at Blackwood Road, Stacksteads	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts
SHLAA16110	Shadlock Skip, Stacksteads	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts on designated assets, consideration should be given to retaining non-designated assets in accordance with Paragraph 135 of NPPF.
SHLAA16112	Glen Mill, 640 Newchurch Road, Stacksteads	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Proposal is acceptable with the retention of the mill and conversion to residential, with a high standard of design for the conversion and a slight reduction in the number of allocations.
SHLAA16120	Waterhouse, Cowpe	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Acceptable so long as mitigation measures are adhered to.
SHLAA16150	Land opposite Baptist Church, Water	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Acceptable so long as mitigation measures are adhered to.

SHLAA16206	Swinshaw Hall, Loveclough	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Unacceptable, the level of harm on the undesignated heritage asset would be more than substantial.
SHLAA16096	Land At Moss Farm, Stacksteads	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts
SHLAA16209	Land south of 1293 Burnley Road, Loveclough	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts
SHLAA16207	Land to the north of Swinshaw Hall, Loveclough	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Acceptable so long as mitigating measures are adhered to.
SHLAA16205	Cornfield, off Goodshaw Lane adj to Swinshaw Hall, Loveclough	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Acceptable so long as mitigating measures are adhered to.
SHLAA16203	Land Adjacent Goodshaw Bowling Green, Loveclough	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts
SHLAA16192	Land To Rear Of Lyndale Scout Hut, Crawshawbooth	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts (site visit)
SHLAA16191	Land to West of Hollin Way (Constablee 5), Reedsholme	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts
SHLAA16040	Sheephouse Reservoir, Britannia	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts
SHLAA16044	Land at Douglas Road Fieldfare Way, Bacup	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts
SHLAA16045	Tong Farm A, Bacup	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted Heritage impacts
SHLAA16377	Land south of Forest Mill, Water	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Acceptable so long as mitigation methods are adhered to.

SHLAA16331	Land west of Fern Terrace, Haslingden	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts.
SHLAA16323	Land To Side And Rear Of Petrol Station, Manchester Road, Haslingden	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	The development is acceptable so long as mitigation measures are followed to ensure minimal impact.
SHLAA16319	Land at Kirkhill Avenue, Haslingden	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts
SHLAA16317	Oak Mount Garden, Rawtenstall	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Could be acceptable if the highest standard of design and finish is achieved and other mitigating measures are adhered to.
SHLAA16337	West View, Haslingden	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	In accordance with the NPPF I would consider this to be unacceptable as the impact on the setting of the church would have a detrimental impact upon the setting of the Listed Church. The proposed development would in no way enhance the listed building.
SHLAA16397	Isle of Man Mill and Garage, Water	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Acceptable, so long as all mitigation measures are considered and adhered to.
SHLAA16002	Land to the east of Tonacliffe School	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted Heritage impact
SHLAA16005	Land off Eastgate, Whitworth	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts
SHLAA16404	Land at Bury Road, Rawtenstall	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Acceptable so long as the mitigating measures are adhered to.
SHLAA16318	Kirkhill Rise (C), Land behind Hospital site, Rawtenstall	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts
SHLAA16394	Land between New Barn Lane and Lomas Lane, Rawtenstall	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts
SHLAA16392	Land North of Hollin Lane, Rawtenstall	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Providing mitigation measures followed above,. H7 is acceptable.

SHLAA16022	Barlow Bottoms Whitworth	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	There is some good tree screening to the north of the site and there is a section of development in close proximity to the north of the site. If the tree buffer was retained (TPO'd) and allocation pushed to the north of the site and reduced to make use of the screening then this might be acceptable, there would however be concerns of visual impact from the church.
SHLAA16026	Land south of Quarry Street, Shawforth	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impact
SHLAA16402	Land off Holcombe Road, Helmshore	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted Heritage impact
SHLAA16271	Edenwood Mill, Ramsbottom	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Acceptable with the retention and conservation and conversion of the Mill with some possible enabling development and all mitigating measures adhered to.
SHLAA16270	Land off Wood Lane, Edenfield	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Acceptable with slight reduction in numbers and all other mitigating measured adhered to.
SHLAA16280	Land at Holme Lane, Haslingden	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impact
SHLAA16071	Land west of Burnley Road, Weir	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Acceptable providing mitigation measures are adhered to
SHLAA16255	Land to the west of Moorlands View, Edenfield	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Acceptable with the reduction in the site boundary and all mitigating measures adhered to.
SHLAA16074	Land To The Rear Of Highfield, Bacup	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts (site visit) for H44
SHLAA16251	Townsend Fold, North of Hill, Rawtenstall	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts (site visit)
SHLAA16250	Woodtop Garage, Townsendfold, Rawtenstall	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Acceptable due to low visibility between sites H21 and assets.
SHLAA16248	Haslam Farm, north of Duckworth Lane, Rawtenstall	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts (site visit)

SHLAA16075	Land at Huttock Farm, Bacup	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impact
SHLAA16052	Green Farm, Todmorden Old Road, Bacup	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Careful consideration is required to design a scheme that has minimal impact on the setting of the asset in development of H43. Subject to design, layout and materials and reduction of site boundary or a buffer zone to the north western edge of the site, H43 may be acceptable.
SHLAA16058	Thorn Bank, Bacup	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts
SHLAA16059	Thorn Gardens, Bacup	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts
SHLAA16306	The Orchard, Land off Helmshore Road, Helmshore	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts
SHLAA16285	Rossendale Golf Club, Haslingden	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts (site visit)
SHLAA16067	Land off Cowtoot Lane, Bacup	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Acceptable so long there is reduction in the number of proposed dwellings and all other mitigation measures are adhered to.
SHLAA16229	Land at Oakenhead Wood, Rawtenstall	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted Heritage impact
SHLAA16304	Grane Village, Land south of Grane Road/ east of Holcombe Road, Helmshore	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	No predicted heritage impacts (site visit)
SHLAA16168	Land off Peel Street, Cloughfold	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Acceptable if the numbers are reduced, proposed area is reduced and pull out and back from the Conservation Area, ensuring that key views and sights lines are retained. Highest standard of design and materials would be required.
SHLAA16263	Land off Exchange Street, Edenfield	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Acceptable so long as the site is and yield is reduced and all mitigation measures are adhered to.
SHLAA16066	Land East of Rochdale Road (East of Empire Theatre), Bacup	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Providing mitigation in place, H54 is acceptable.

SHLAA16381	Land to the west of Dobbin Lane, Lower Cloughfold	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Acceptable, so long as all mitigation measures are considered and adhered to.
SHLAA16172	Land At Higher Cloughfold	No	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Providing mitigation measures in place the site is acceptable