

Lives and Landscapes Assessment for Rossendale Borough Council

Volume 2: Site Assessments



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with
Annette Birch Landscape Manager

Rev E
July 2017



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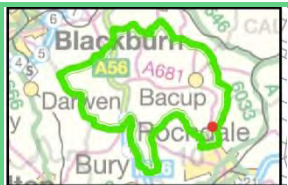
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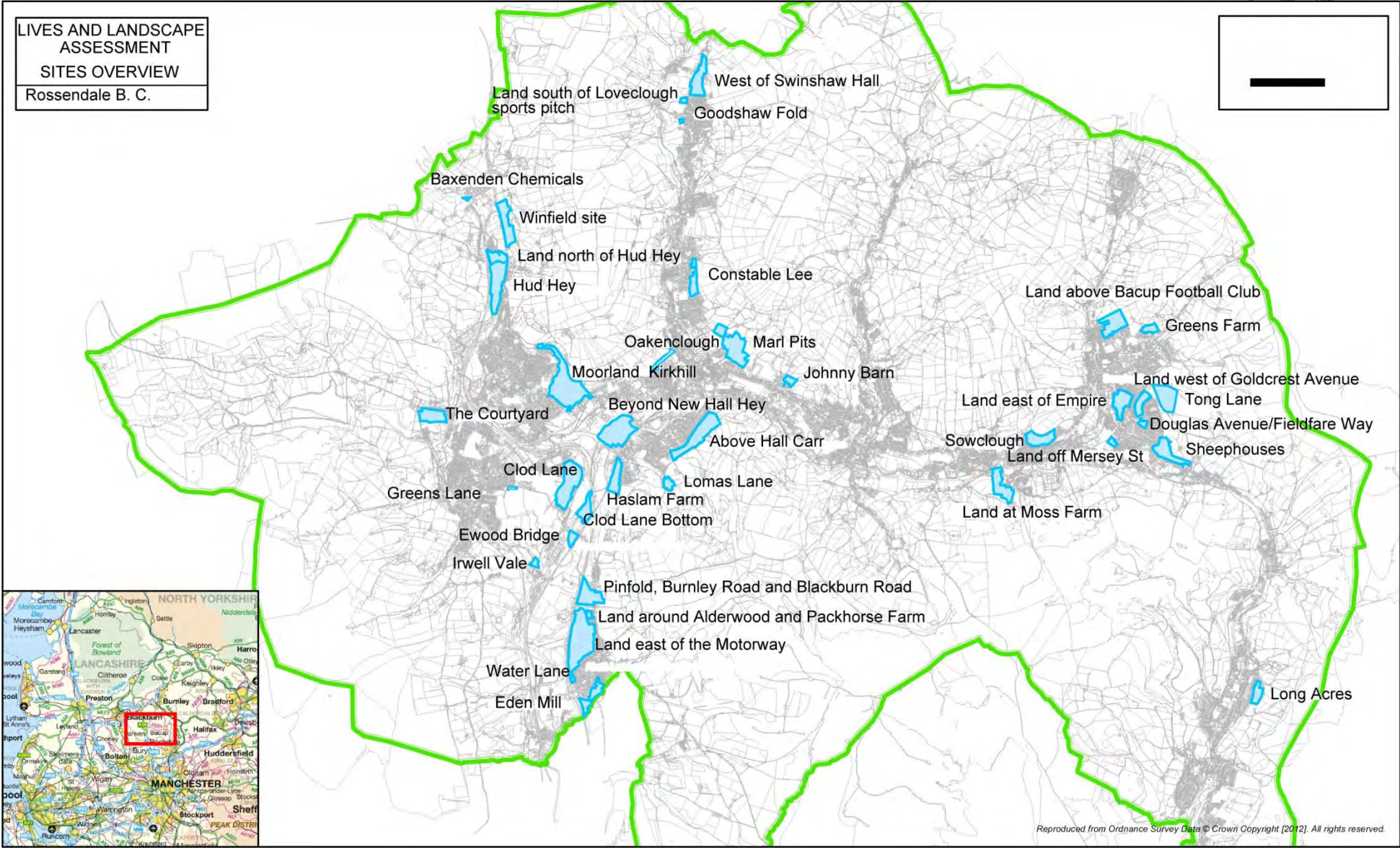
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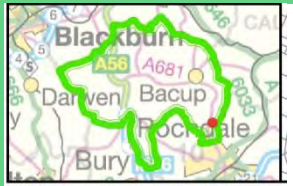


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LIVES AND LANDSCAPE
ASSESSMENT
SITES OVERVIEW
Rossendale B. C.



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The site assessments which have been carried out as part of this appraisal are set out according to the areas within Rossendale where they are located. Each area section is accompanied by a map identifying the sites included in that section, which shows the developability of each site on landscape grounds.

Each assessment includes a site plan showing the existing features on site. The legend for these plans is included in Figure 4 below:

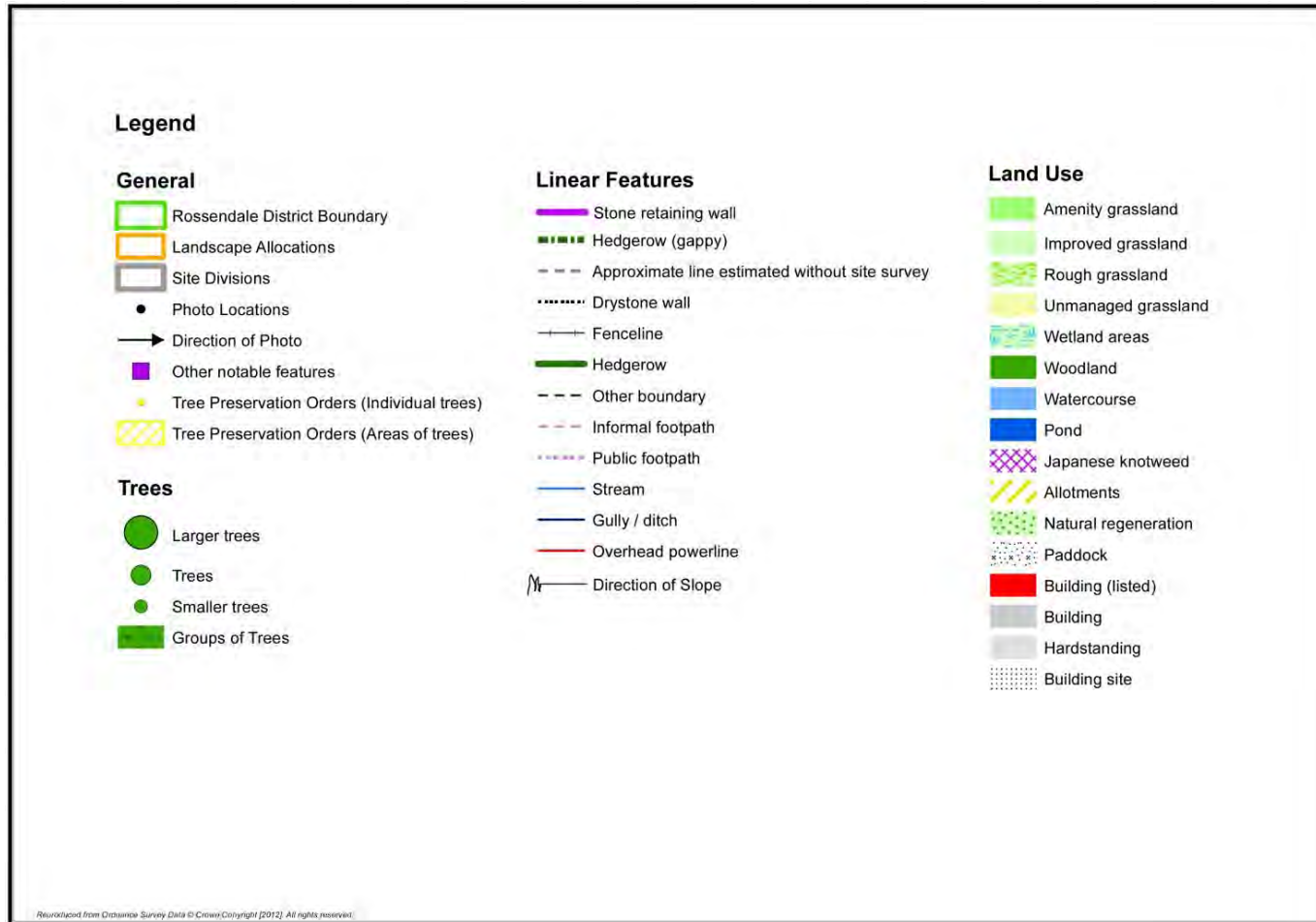
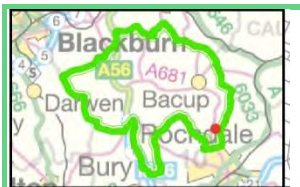
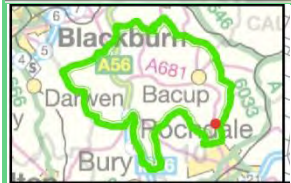


Figure 4





7.1 Whitworth

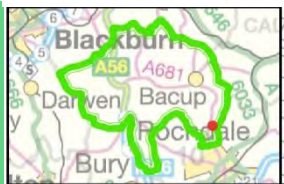
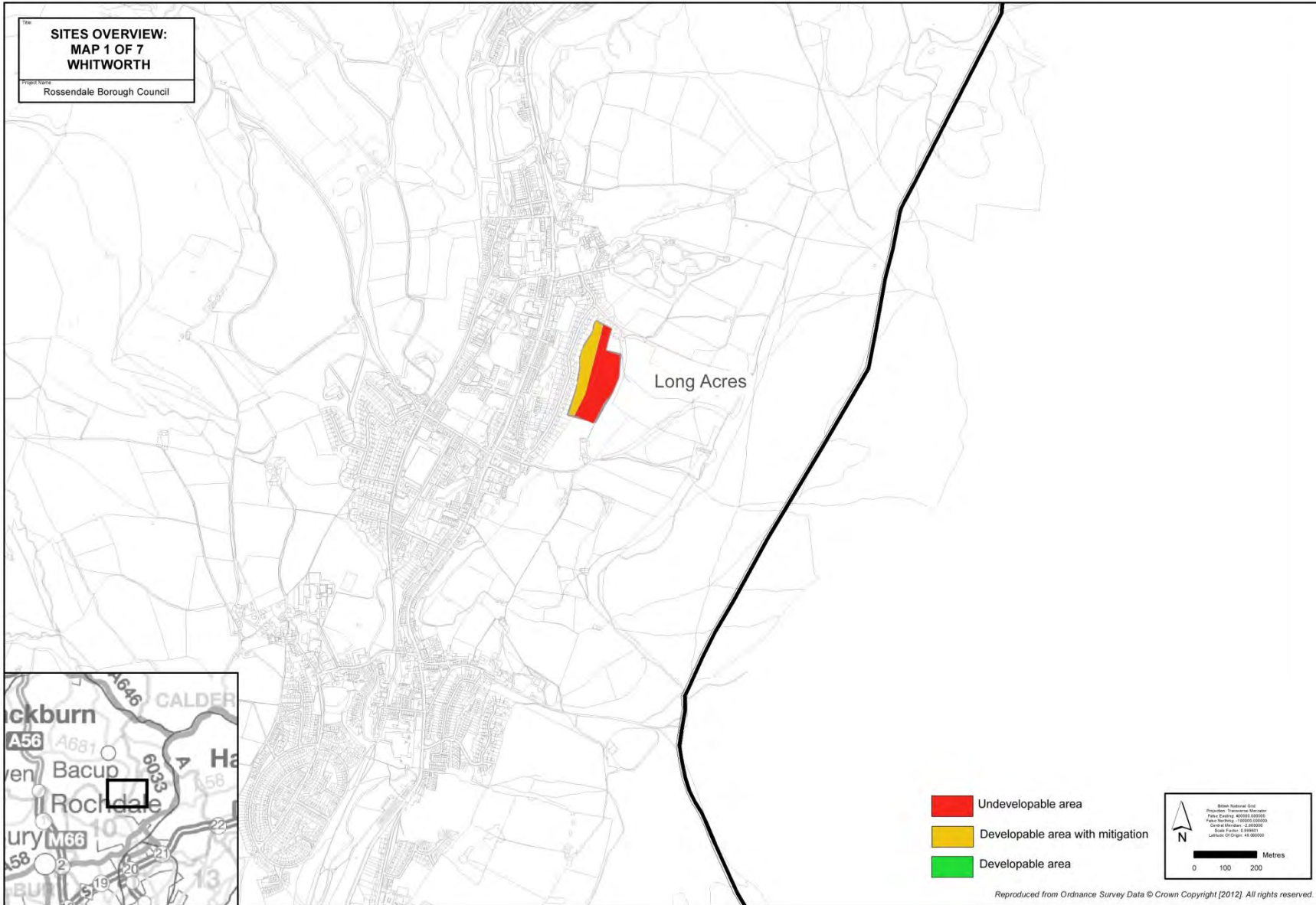


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Sites in Whitworth

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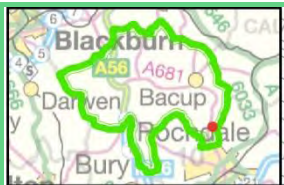
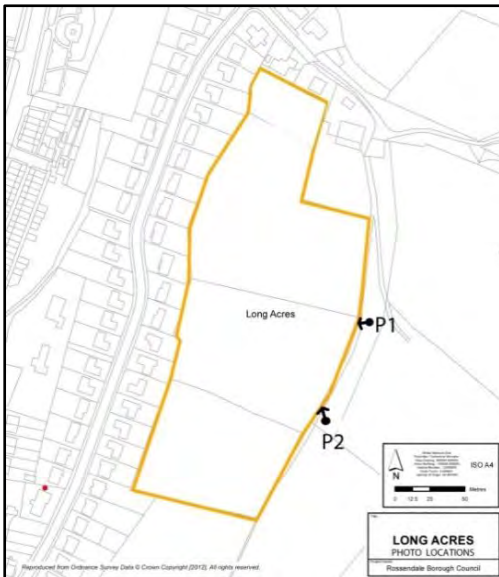
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Aerial photo (above) ©Google Image©2014 Infoterra & Bluesky
Photo locations below



Long Acres, Whitworth

February 2015

Lives and Landscapes Assessment for Rossendale BC



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SITE NAME:	Long Acres		
SHLAA SITE ID:	OTHER SITE REF: n/a	GRID REFERENCE: 889185	
SURVEY DATE: 17.10.14	SURVEY BY: P Bennett	WEATHER: Fine and dry	SITE AREA HA: 3.06
SITE OWNERSHIP:	TBC		
LANDSCAPE CHARACTER TYPE(s):	Settled Valley, Moorland Fringe		
LANDSCAPE CHARACTER AREA:	8a Irwell, 4b Rossendale Moorland Fringe		
SITE DESIGNATIONS:	Not in Green Belt but surrounded on three sides by Green Belt		
SITE LOCATION:	The site lies to the east of Long Acres Drive which runs parallel and east of Market Street(A671) through Whitworth		
LOCAL DESIGNATIONS:			
PLANNING HISTORY:			
SITE ANALYSIS			
Current land use:	Agriculture: Horse grazing on rough grassland, with stabling and small exercise paddock.		
Topography:	Valley side sloping steadily westwards down to valley bottom		
Landscape Features:	Rough grassland, with remnants of dry stone walls running east to west now replaced by post and wire fence subdividing pastures. A man made mound on near the eastern boundary is of unknown origin.		
Historic Landscape / Townscape Features:	Fields are classified as Ancient Enclosure, listed buildings lie on Market Street 300 m to south west; Quarrying was historically carried out both east and west of the site.		
Public Access:	FP 43 runs along the east boundary of the site, Footpath 41 runs east from Long Acres Farm away from the site, and FP 42 runs diagonally north east away from the site from Mid Long Acres Farm		
Boundary Treatment:	<i>West:</i> Various garden boundaries; <i>North:</i> Post and wire, timber rail; <i>South:</i> Not seen <i>East:</i> Dry stone wall		
Site description:	An open site lying on the western slopes of Brown Wardle Hill Whitworth, above existing residential development. Evidence of quarrying lies to the east of the site, and scattered farms lie around the site's perimeter. The area is peaceful and enjoys long views to the far side of the valley, with glimpses of Cwm Reservoir and the woodland that now surrounds it. Nearby housing is generally modern detached, and well cared for but not particularly in keeping with the locality in design. Local housing layout follows the contours along the valley side.		

Landscape Assessment

Site	Significance
Long Acres	Moderate adverse impact

This site lies on the boundary between two landscape character areas, Settled Valley and Moorland Fringe. Sensitively sited, development can be appropriate within the Settled Valley Landscape Character, but rarely within Moorland Fringe, where isolated farmsteads are most typical.

Visual Assessment

Key Visual Receptors	Significance
Walkers on Footpath 43	Major-moderate adverse impact
Walkers on Footpaths 41 and 42	Moderate adverse impact
Walkers on Rossendale Way on opposite side of Valley	Moderate adverse impact
Visitors to Cowm Reservoir	Moderate -slight adverse impact

Key Residential Receptors	Significance
Residents on Long Acres Drive	Major impact
Residents of Long Acre Farm and properties on track to Long Acre Farm	Major impact

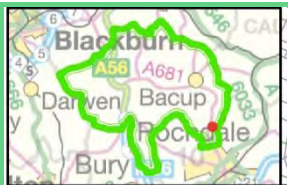
This site has little enclosure and is visible to a number of footpaths and publically accessible spaces locally. In the immediate locality, any development would be very visible to users on footpaths to the east of the site, while on the other side of the valley, walkers on the Rossendale Way would look across to any new development. Visitors to Cowm Reservoir would also see the site from the paths along the reservoir wall. There would be some limited views into the site also from locations such as Cowm Park Way North.



P1 View south west along footpath 43



P2 View north west from footpath 43



Long Acres, Whitworth

February 2015

Lives and Landscapes Assessment for Rossendale BC



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View east from Rossendale Way



View west from below Cowm Reservoir

Generally in Rossendale, the topography and altitude has determined how far settlement extends up the valley sides, and to some extent this is true in Whitworth. However some development in the area, most notably the cemetery immediately to the north of Long Acres and housing at Waingap View off Whitworth Rake to the south, extend beyond this building line. These precedents should not be followed for development from a landscape perspective as they have an adverse effect on the local landscape character. Only part of this site is therefore considered suitable for development, which is the area that lies within Settled Valley Character Area, immediately to the rear of properties on Long Acres Drive. This would keep development below the Moorland Fringe area, which also corresponds to the edge of the built up area. In addition, sensitive mitigation could be beneficial by providing a less suburban edge, providing a buffer zone of screening planting and more sensitive housing design that is more in keeping with the local area.

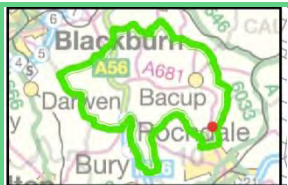
Site	Outcome of assessment
Long Acres	Suitable for development with mitigation

Mitigation

Key areas of mitigation are shown on the plan. These include:

- Development of a narrow strip along the rear of Long Acres Drive, with layout following the line of the contours along the hillside;
- New development to use local building materials, for both buildings and boundaries, and style to be in keeping with that of local farms and hamlets;
- A buffer zone comprising native planting to be located along the eastern boundary of the new development.

Recommendations



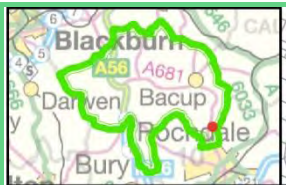
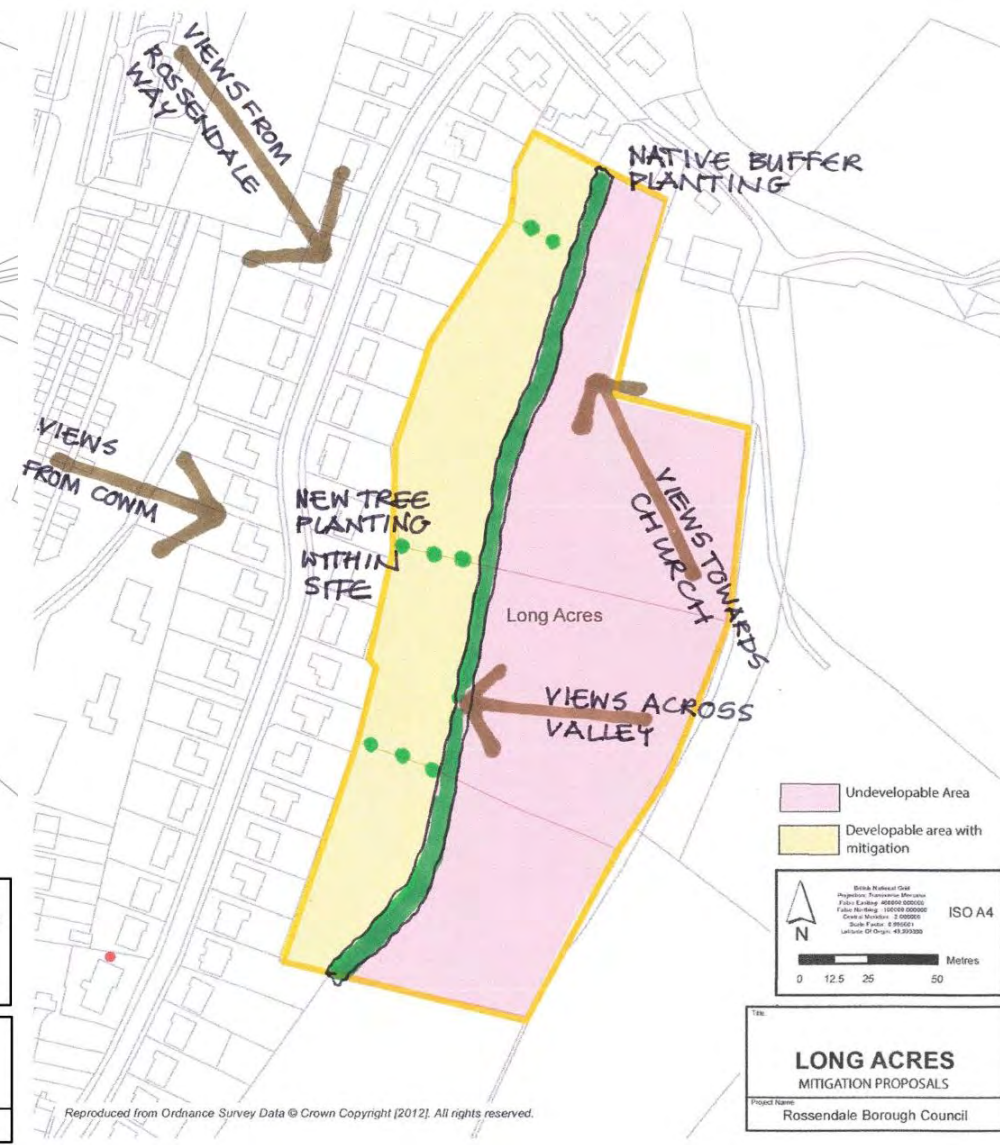
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Long Acres, Whitworth

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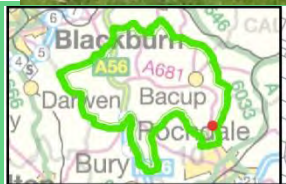
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7.2 Bacup and Stacksteads



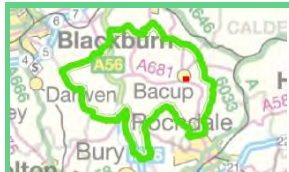
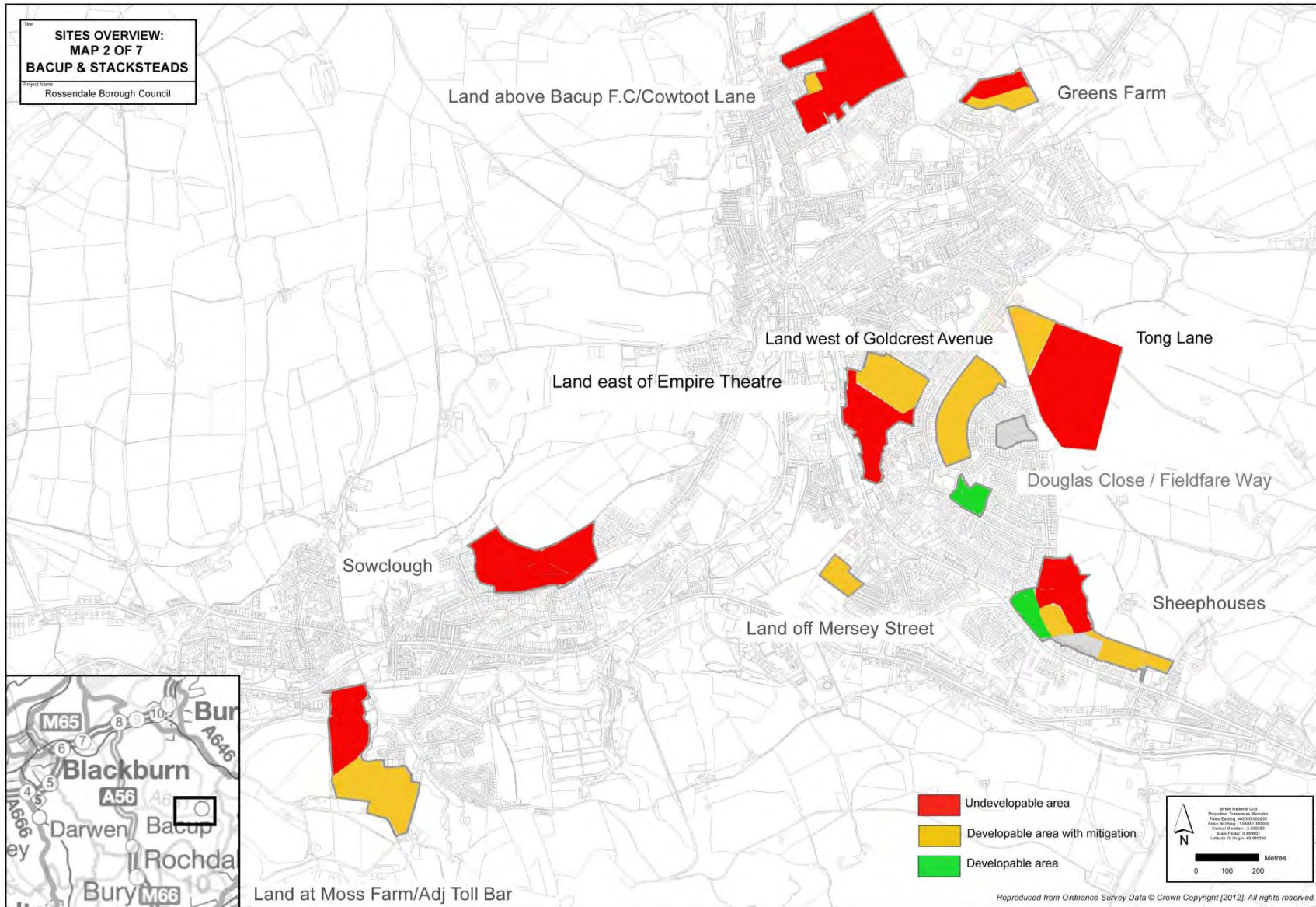
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Sites in Bacup and Stacksteads

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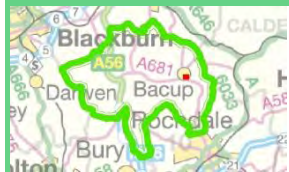
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Photo locations (below)



Douglas Road Fieldfare Way, Bacup

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SITE NAME:	Douglas Road Fieldfare Way		
SHLAA SITE ID:	OTHER SITE REF: n/a	GRID REFERENCE: 875225	
SURVEY DATE: 3.10.14	SURVEY BY: P Bennett	WEATHER: Fine and dry	SITE AREA HA: 0.9
SITE OWNERSHIP:	TBC		
LANDSCAPE CHARACTER TYPE(s):	Settled Valley		
LANDSCAPE CHARACTER AREA:	8a Irwell		
SITE DESIGNATIONS:	Not in Green Belt		
SITE LOCATION:	East of Bacup town centre, on the corner of Douglas Road and Fieldfare Way		
LOCAL DESIGNATIONS:	Classified as a Housing Site on the Proposals Plan		
PLANNING HISTORY:			
SITE ANALYSIS			
Current land use:	Public open space		
Topography:	Land slopes north east to south west		
Landscape Features:	Ornamental shrubbery in western corner, new paved path crosses north west to south east.		
Historic Landscape / Townscape Features:	Land classified as post medieval enclosure		
Public Access:	FP 445 goes along edge of site up Fieldfare Way, the new footpath across the site links with this where it turns west to link into Pennine Road.		
Boundary Treatment:	<i>North:</i> timber fence, masonry stone wall <i>East:</i> timber fence <i>South and west:</i> no boundary		
Site description:	This site has been retained as open space following the development of housing along Fieldfare Way, Ronaldsway Close and Peel Drive. The slope is broken by a slightly flatter area running diagonally across the site. A substation and second small utility building is located in the south east corner. The site is very open and visible from a number of locations particularly to the west and south west.		

Landscape Assessment

Significance	
Douglas Road Field fare Way	Moderate impact

This site's value is in its openness within a relatively built up area, and in its potential to contribute to the local green infrastructure. It is currently underused and offers little visual amenity.

Visual Assessment

Key Visual Receptors	Significance
Walkers on footpath 445	Moderate impact
Travellers on Douglas Road and Fieldfare Way	Moderate impact
Walkers on informal footpath across site	Major-moderate impact

Key Residential Receptors	Significance
<i>Varies, worst case shown *</i>	
Residents on Field fare Way (Major- impact*
Residents on Douglas Road(south side)	Major- impact*
Residents on Ronaldsway Close and Peel Drive	Major- impact*

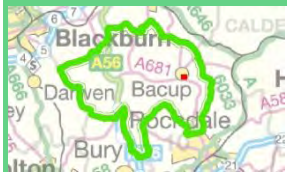
This site is overlooked by a number of properties in the immediate locality, and is conspicuous from a number of pedestrian routes. However, it offers little visual amenity apart from retaining the sense of openness. The site is clearly visible from a number of locations to the west, where the green space breaks up the relatively dense housing in this area.



P1 View north west towards Fieldfare Way



P2 View north from Douglas Road



Douglas Road Fieldfare Way, Bacup

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Recommendations

This site could be developed but opportunities should be taken to introduce planting into the site, which will be of benefit to those in the immediate locality and breaking up views of the development from a distance. New planting could tie in with proposed green infrastructure on Land west of Goldcrest Avenue, just to the north west. There are no play facilities for small children in the locality and there is an opportunity to introduce small scale play facilities in to this site which would be easily accessible from local houses.

	Outcome of assessment
Douglas Road Fieldfare Way	Suitable for development with mitigation

Mitigation

Key areas of mitigation are shown on the plan. These include:

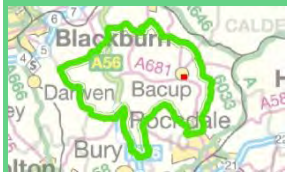
- Utilise steeper slopes on the site boundaries to provide buffer planting between new and existing areas of housing, which will contribute to the green infrastructure, moderate microclimate and add to the visual amenity of the area;
- Retain public access through site and create a green spine, introducing standard trees and other planting along the route;
- Consider introducing a small toddler play area incorporating good quality natural play elements and seating for parents and carers.



P3. View south from site



P4 View from south east from site



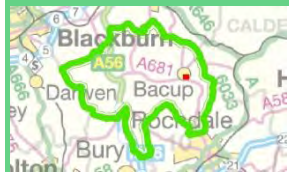
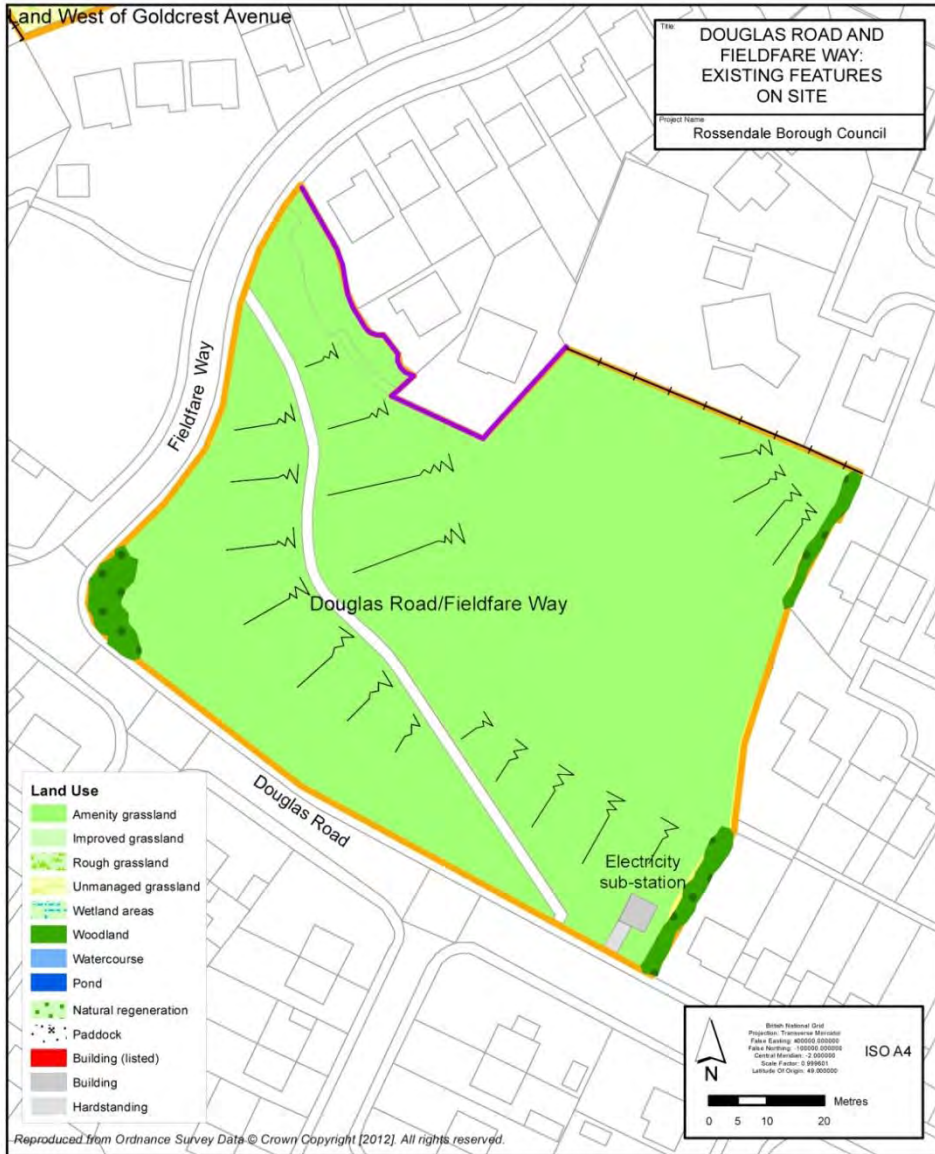
Douglas Road Fieldfare Way, Bacup

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Douglas Road Fieldfare Way, Bacup

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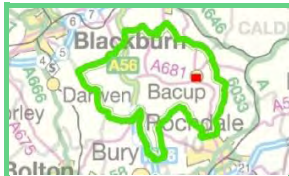
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Photo locations (below)



SITE NAME:	East of Empire Theatre		
SHLAA SITE ID:	OTHER SITE REF: n/a	GRID REFERENCE: 872226	
SURVEY DATE: 9.10.14	SURVEY BY: P Bennett	WEATHER: Wet	SITE AREA HA: 6.7
SITE OWNERSHIP:	TBC		
LANDSCAPE CHARACTER TYPE(s):	Industrial Age, Historic Core		
LANDSCAPE CHARACTER AREA:			
SITE DESIGNATIONS:	Not in Green Belt		
SITE LOCATION:	The site lies to the east of Bacup Town Centre off Rochdale Road		
LOCAL DESIGNATIONS:	Classified as Greenlands on the RBC Proposals Plan		
PLANNING HISTORY:			
SITE ANALYSIS			
Current land use:	Horse grazing on rough grassland, Woodland and open space, Allotments		
Topography:	Steeply sloping ground east to west, on the southern part of the site, northern area, less steeply sloping. Just over half the site is densely wooded, while the remaining area is open. Of the open land two thirds is rough grassland used for horse grazing. Part of this is shown as allotments on MARIO, the site survey indicated that these now just cover a small area at the northern end. The remainder is open space with groups of trees and unmanaged grassland.		
Landscape Features:	The Bacup Town Centre Conservation Area abuts the northern end of the site. A ropewalk stretched north east southwest across part of the site in the Mid 19 th C onwards, and part of the western side was quarried. 68 – 90 Rochdale Rd on the boundary is classified as Historic Core.		
Historic Landscape / Townscape Features:	FP 485 runs south east-north west across the site from Sandfield Road to Rochdale Road. A drive leads from the back of Industrial St on the northern boundary to the site of a property, now demolished, and this links to FP485. Informal paths run north south through the woods, on the along the eastern boundary, and link to a paved path connecting Sandfield Road and Rochdale Road at the south of the site		
Public Access:	<i>West:</i> Stone retaining wall mostly, concrete block retaining wall at south end;		
Boundary Treatment:	<i>North and east:</i> Various garden boundaries; <i>South:</i> no boundary		
Site description:	This site lies just south of Bacup town centre, and west of modern housing on Sandfield Road. The southern part of the site slopes steeply west wards down to Rochdale Road, and is densely wooded with mixed deciduous woodland. The eastern open area at the back of Sandfield Road and Gladstone Street is grazed and retains the old field pattern, but is now cluttered with ramshackle sheds and stables. There is a small well kept allotment area behind Industrial Street, and the site of Thorn Primary School now demolished.		



East of Empire Theatre, Bacup

February 2015

Lives and Landscape Assessment for Rossendale BC



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Landscape Assessment

Site	Significance
East of Empire theatre Area A	Slight –moderate adverse impact
East of Empire theatre Area B	Moderate-substantial adverse impact

This site has been divided into two separate areas: Areas A and B.

This site is classified under the townscape character of Industrial Age, although there has been some industrial activity (the Ropewalk) and quarrying on this site, apart from Thorn Primary School off Industrial Street, this site has remained open. The northern edge of the site has been designated as allotments but it in recent years the area managed for growing has diminished and much of the area is just grazed. There are a number of ramshackle sheds, out buildings and an abandoned caravan near the access onto Gladstone Street and the area looks unkempt and uncared for. Further south, the remaining open land is grazed by horses. The foundations still remain of the school in the northwest corner of the site. The southern area of the site slopes steeply down to the main road, and the noise from the road and nearby factories is noticeable. This area is densely wooded, and has been managed as public open space. There is some evidence of fly tipping within the woodlands but where this isn't obvious the space is attractive.

Visual Assessment

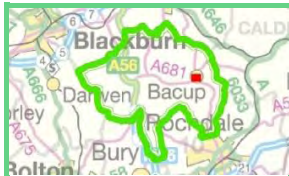
Key Visual Receptors	Significance	
	Area A	Area B
<i>Varies, worst case shown</i>		
Walkers on footpath 485	Major-moderate adverse impact	Major impact
Travellers on Rochdale Road	Moderate adverse impact	Moderate adverse impact
Travellers and walkers on Bankside Lane and Irwell Valley Way	Moderate adverse impact	Moderate adverse impact



P1 View south along informal footpath through woodland



P2 View north from footpath 485 looking towards site of old school



East of Empire Theatre, Bacup

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P3 View south from Gladstone St towards abandoned allotments



P4 View east from Rochdale Road

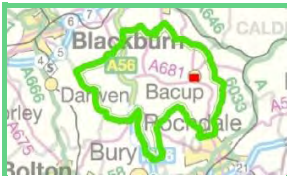
Key Residential Receptors	Significance	
	Area A	Area B
<i>Varies, worst case shown*</i>		
Residents on Rochdale Road	Major- moderate impact*	Major- moderate impact*
Residents on Gladstone St, Pennine Rd	Major impact	Major impact*
Residents on Sandfield Road	Moderate impact*	Major impact

The visual effects of any development on this site will be evident from both footpaths within the site and from many places beyond, particularly to the west. The woodland on Area B acts as a substantial screen, filtering views of the housing on the slopes beyond from the west, and buffering residents to the east from any development on Area A.

Recommendations

Although an extensive area of open space, this site lies in the Industrial Age townscape classification, and dense housing development continues on the hillsides above it. The Historic Core of Bacup town centre, and the Conservation Area associated with that, abuts the northern end of the site.

The site faces west and overlooks the town, the existing woodland on the southern part of the site provides a substantial area of green infrastructure and acts as a green backcloth to this area of town, it is particularly visible from The Irwell Valley Way above Bankside Lane. The steep slopes would have been difficult to develop hence the colonisation by woodland, and the topography would still be a barrier to any new development, consequently it is recommended that Area B is not developed. Area A is again highly visible, from close quarters, it is neglected and underused, its' former use as allotments has shrunk to a small area at the edge of the site. Sensitive development of this area could be positive, including the abandoned allotments, if local use for these is no longer required. The existing allotments which are used for growing should be retained. Any development should reflect the close proximity of the Conservation Area and respond to that in terms of layout, building style and materials.



East of Empire Theatre, Bacup

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Lives and Landscape Assessment for Rossendale BC



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View of woodland on the horizon from below Bankside Lane



View from Irwell Valley Way above Bankside Lane

East of Empire Theatre	Outcome of assessment
East of Empire Theatre Area A	Suitable for development with mitigation
East of Empire Theatre Area B	Not suitable for development on landscape grounds

Mitigation

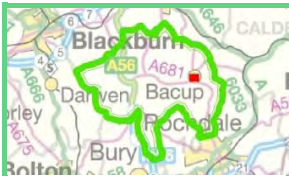
Key areas of mitigation are shown on the plan. These include:

Area A

- Protection and enhancement of the existing allotment area off Industrial Street, and restoration of hedge boundaries;
- Development of a layout within Area A which is sensitive to the historic pattern of building within Bacup, e.g. terraced housing at 90 degrees to the main road in short streets;
- New development to use materials and be of a style which is sympathetic to the buildings within the historic core;
- Native tree planting to be continued as a buffer along the backs of properties on Pennine Road and through the centre of the site to continue green infrastructure through the housing, and provide screening to the existing houses;
- In Area A, native tree planting to be continued along steeper ground along the boundary with Rochdale Road, to screen development from the road and existing properties and to soften the development from vantage points such as Lane Head, Bacup;
- Soft SUDS (sustainable drainage system) to be considered as a means of controlling run off.
- Incorporation of appropriate hardy fruit trees into the structure planting to offer a more informal means of growing food on the site than allotments;

Area B

- Existing woodland to be protected and managed to avoid issues with fly tipping;



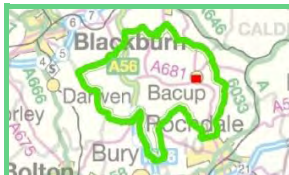
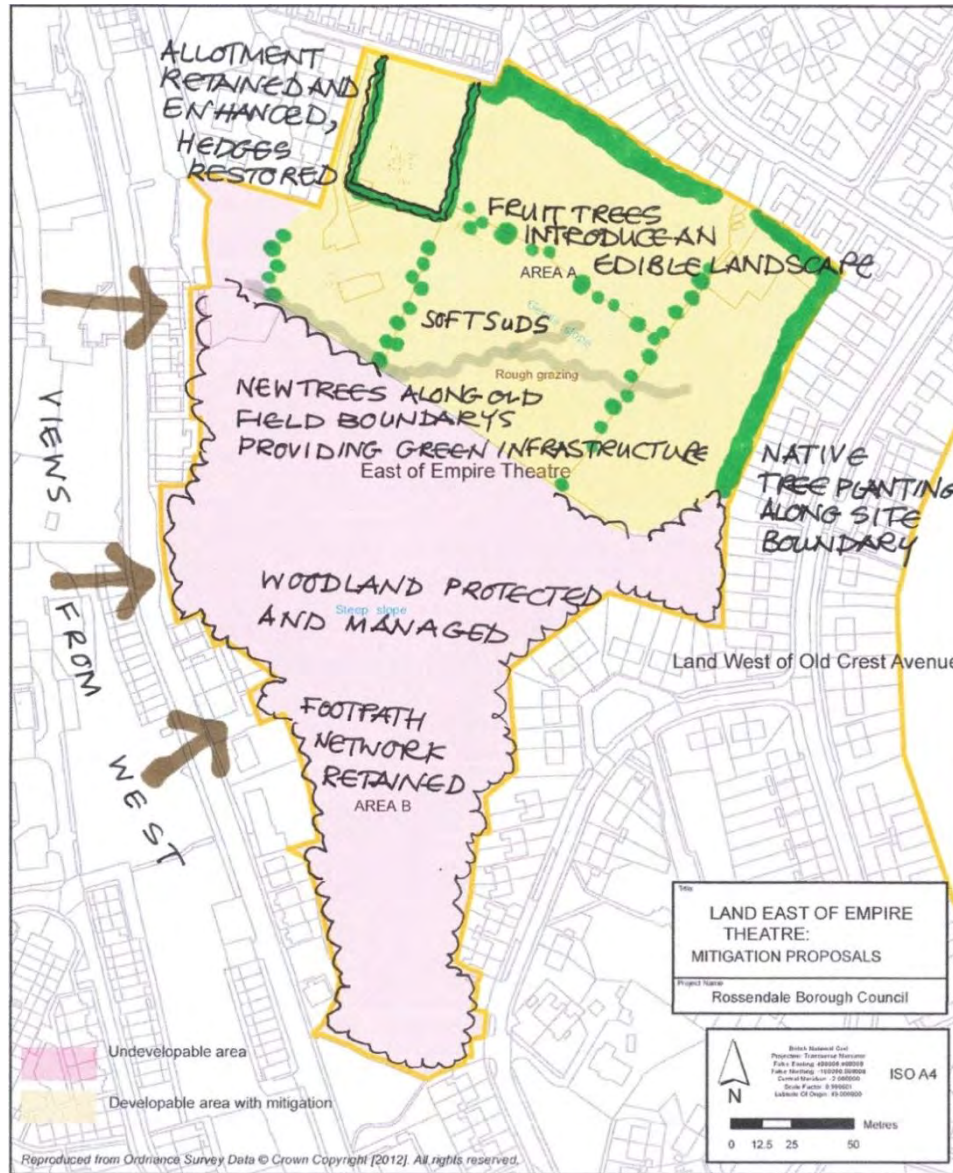
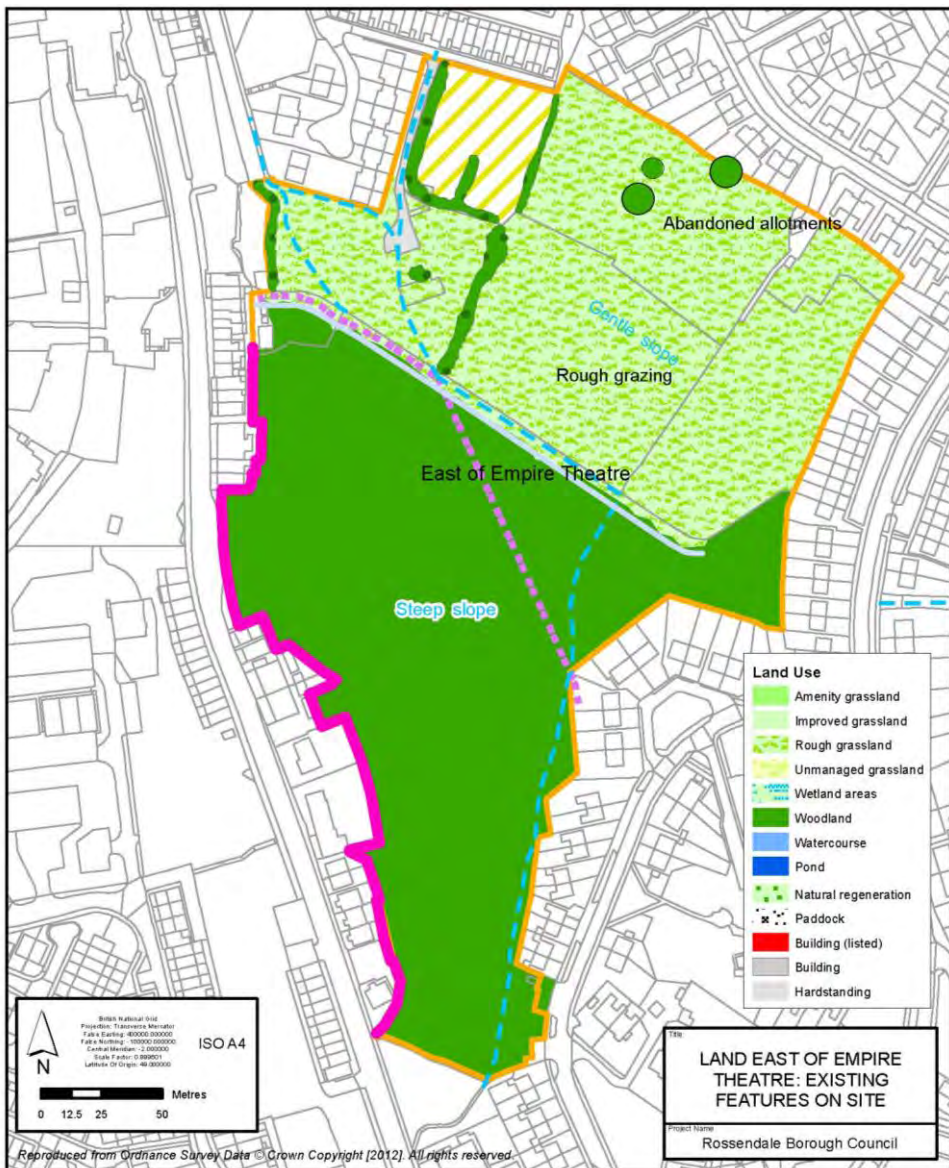
East of Empire Theatre, Bacup

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East of Empire Theatre, Bacup

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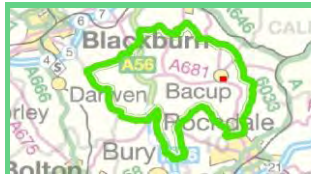
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Photo locations (below)



SITE NAME:	Greens Farm		
SHLAA SITE ID:	OTHER SITE REF: n/a	GRID REFERENCE: 874235	
SURVEY DATE: 3.10.14	SURVEY BY: P Bennett	WEATHER: Dull and dry	SITE AREA HA: 2.0
SITE OWNERSHIP:	tbc		
LANDSCAPE CHARACTER TYPE(s):	Settled Valley, with Moorland Fringe and Industrial Age immediately adjacent		
LANDSCAPE CHARACTER AREA:	8a Irwell		
SITE DESIGNATIONS:	Not in Green Belt, trees on site are covered by Tree Preservation Orders (TPO)		
SITE LOCATION:	North east of Bacup town centre, to the north east of Todmorden Road and the new development on Moorside Crescent		
LOCAL DESIGNATIONS:	Listed buildings at 36 – 42 Todmorden Road, 140 m south and Greens Farm Todmorden Road 160 m south, Christ Church 260 m south west		
PLANNING HISTORY:	A proposal for the development of the site has been prepared by Eades Halwani Partnership		
SITE ANALYSIS			
Current land use:	Agricultural: cattle grazing		
Topography:	The site falls gently southwards.		
Landscape Features:	Mature sycamores line the site along Todmorden Old Road to the west and along part of the northern boundary.		
Historic Landscape / Townscape Features:	Land classified as post medieval enclosure;		
Public Access:	FP 371 runs down the eastern boundary to Bull Hall, FP 372 runs along the northern boundary to Todmorden Old Road.		
Boundary Treatment:	<i>North:</i> remains of dry stone wall on low bank; <i>South, east and west:</i> dry stone walls.		
Site description:	This is a secluded site tucked away behind Moorside Crescent on the north side of Bacup. The site is enclosed by mature trees to the west and partially the north and a copse of deciduous trees to the south east. A high stone wall encloses the eastern side of the site, the remains of dry stone walls which would have subdivided the fields are still visible.		



Greens Farm, Bacup

July 2017

Lives and Landscape Assessment for Rossendale BC



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Landscape Assessment



P1 View looking south footpath 370



P2 View looking east along footpath 371

Significance	
Greens Farm Area A	Moderate adverse impact
Greens Farm Area B	Moderate – substantial adverse

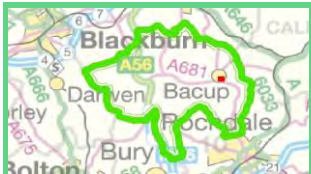
This is a very attractive, tranquil site, lying within a narrow band of Settled Valley landscape character type between Industrial Age immediately to the south and Moorland Fringe to the north. The characteristic features of Settled Valley in this valley side location are scattered settlements, within a patchwork of small fields. The mature trees on the site are important features within the immediate locality and contribute to the sites' secluded feel. The area has been divided into Area A and Area B reflecting the greater sensitivity of Area B which lies furthest up the hillside.

Visual Assessment

Key Visual Receptors	Significance	
	Area A	Area B
Walkers on footpaths 370 and 371	Major-moderate adverse impact	Major adverse impact
Walkers on Todmorden Old Road	Moderate adverse impact	Moderate adverse impact

Key Residential Receptors	Significance	
	Area A	Area B
<i>Varies, worst case shown *</i>		
Residents at Laneside	Major moderate impact	Major moderate impact
Residents on Moorside Crescent	Major impact	Major impact
Residents at Bull Farm	Moderate impact	Moderate impact

The mature trees around the site offer some screening of this site, from the immediate locality, however the visual impact of potential development on the neighbouring properties and the footpaths through the site are significant. The site is also visible from a number of locations on the opposite hillside, for instance from Tong Lane and streets in the vicinity of that.



Greens Farm, Bacup

July 2017

Lives and Landscape Assessment for Rossendale BC



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Recommendations

This site lies on the edge of the built up area of Bacup at around 300m altitude. Although it is a secluded site, there are long views across the valley to this location, particularly from Tong Lane to the south, and high density development would be detrimental to the local character. Development on Moorland Crescent to the immediate south is of low density, and in keeping with the Settled Valley landscape character, any new development should not be at a greater density than this. Any new development must ensure the retention of the existing framework of mature trees, be of high quality, and restricted to Area A which is less visually prominent than Area B. Appropriate mitigation outlined below will be essential to ensure the success of any scheme.

Site	Outcome of assessment
Greens Farm Area A	Suitable for development with mitigation
Greens Farm Area B	Not suitable for development on landscape grounds

Mitigation

Key areas of mitigation are shown on the plan. These include:

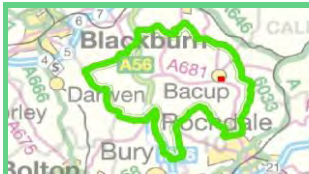
- Protection of mature trees: All development plans should include a tree impact plan and tree constraints plan prepared by a qualified arboriculturalist, which clearly identifies root protection areas (RPA's) for trees on or near the site. This applies to the mature trees beyond the boundary as well as those within the site.
- Layouts must ensure that there are no level changes, or development of any description, e.g. buildings, or roads within the tree roots zone. Rigorous enforcement should ensure that proper tree protection measures are adopted, so that trees are retained in the long term;
- Ensure green infrastructure is retained through the site by creating green corridors along the east and north boundaries to create attractive routes for the two footpaths;
- Existing boundaries to be retained and repaired where appropriate using dry stone walls;
- The style, materials and scale of the properties should be sympathetic to the local character.



P3 looking west from footpath 371 along rear of copse



P4 View looking north along Todmorden Old Road



Greens Farm, Bacup

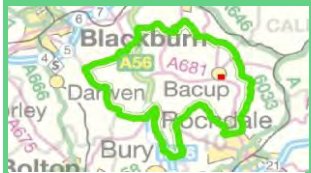
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- Development should be avoided within the root zone of the mature trees within and beyond the site boundaries.



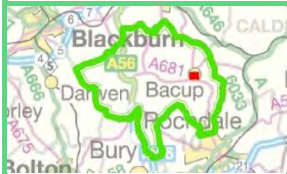
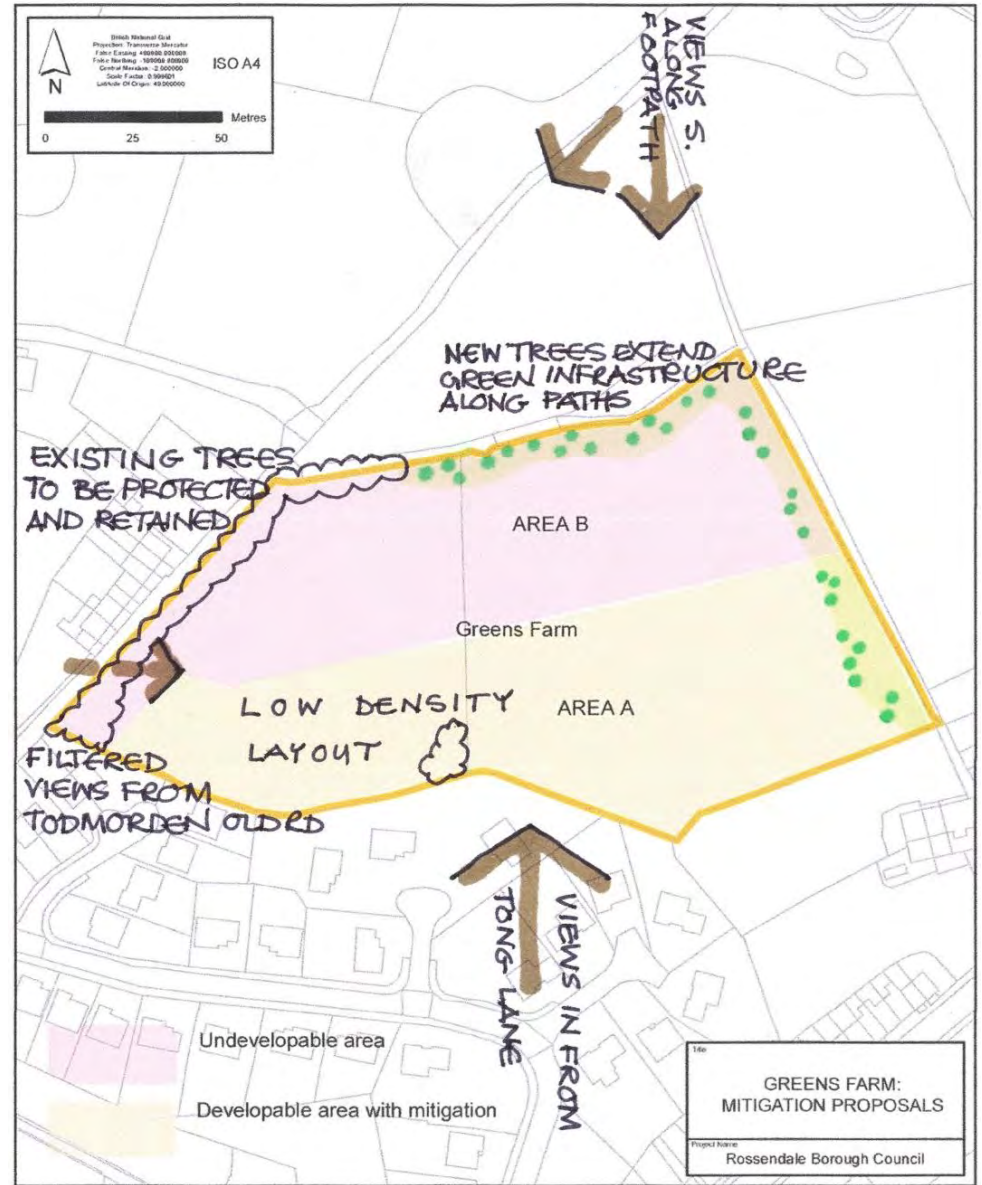
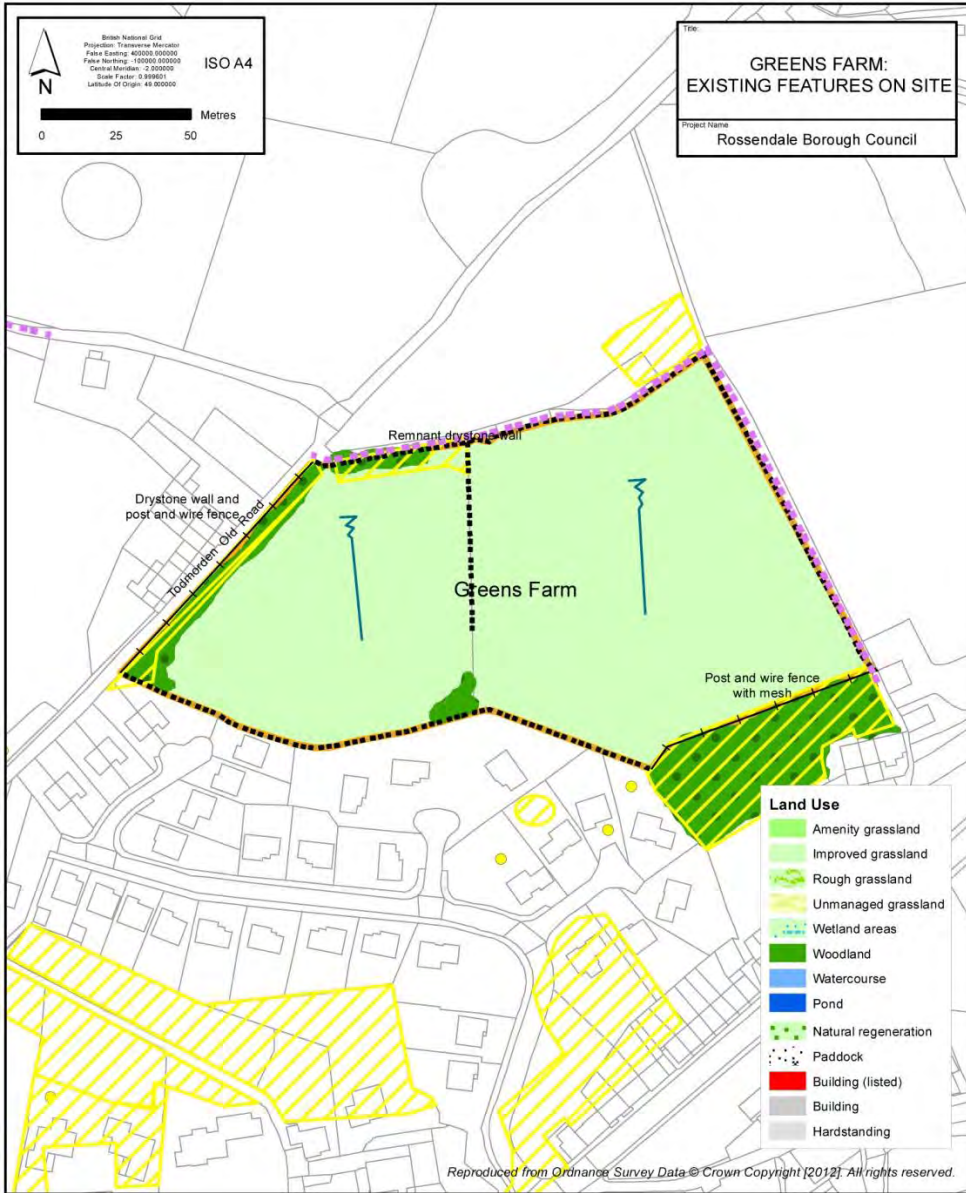
Greens Farm, Bacup

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Lives and Landscape Assessment for Rossendale BC



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Greens Farm, Bacup

September 2014

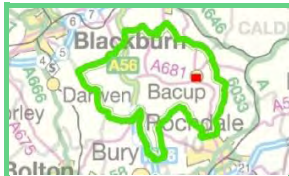




Aerial photo (above) ©Google Image©2014 Infoterra & Bluesky
Photo locations (below)



SITE NAME:	Land Above Bacup FC		
SHLAA SITE ID: ?	OTHER SITE REF n/a	GRID REFERENCE: 868235	
SURVEY DATE: 1.10.14	SURVEY BY: A Birch	WEATHER: dry & clear	SITE AREA HA: 7.8
SITE OWNERSHIP	Tbc		
LANDSCAPE CHARACTER TYPE(s):	Settled Valley, Industrial Age, Moorland Fringe		
LANDSCAPE CHARACTER AREA	8a Irwell, Industrial Age, 4b Rossendale Moorland Fringe		
SITE DESIGNATIONS:	None, Football pitch designated as a Recreational Area on the Proposals Plan		
SITE LOCATION:	East of the A671 Burnley Road north of Bacup and NW of the Bacup & Rossendale Borough FC		
LOCAL DESIGNATIONS:	There is a stepping stone habitat for wetland and heath identified in the Lancashire Environment Network in the fields immediately north of the site.		
PLANNING HISTORY:			
SITE ANALYSIS			
Current land use:	Mainly managed grassland and maybe pockets of unmanaged not accessible for survey		
Topography:	Gently sloping from NE to SW, un-even ground in places, deep ditch along northern boundary		
Landscape Features:	Dry stone walls form field boundaries		
Historic Landscape / Townscape Features	Stone monument situated in east corner of the site recording site of former Old Meadows Colliery		
Public Access:	No access across the site; bounded on 3 sides by public footpaths: Irwell Valley Way FP 377 NE boundary, blocked in part & diverted to informal path within the site, FP no 379 NW boundary.		
Boundary Treatment:	<i>West:</i> football ground, residential properties & farm buildings, mixed boundary treatments <i>North:</i> stone wall & post & wire fencing in gaps; <i>East:</i> stone walls & post & wire fencing in gaps <i>South:</i> stone walls & post & wire fencing in gaps		
Site description	The Site is bounded on two sides by development and lies at the confluence of three distinct landscape character types as illustrated on the map overleaf. The boundary between Settled Valley and Moorland Fringe is not apparent on the ground. There is a small area of seemingly undeveloped Industrial Age landscape adjacent to the FC but this could not be examined on the ground. The majority of the field boundaries still retain stone walls although reinforced with post & wire fencing in places. The land is in the main grazed with an area in the east unmanaged at the time of survey.		



Land above Bacup FC, Bacup

January 2015

Lives and Landscape Assessment for Rossendale BC



Penny Bennett
Landscape Architects

Landscape Assessment

Site	Significance
Land above Bacup FC Area A	Moderate to substantial adverse impact
Land above Bacup FC Area B	Moderate adverse impact

Although this site is generally homogenous in character, one small section has less susceptibility to development, consequently the site has been divided into two areas, Area A, the larger part of the site, and Area B on the south west boundary of the site next to Farm Avenue and Gordon Street. Area B lies entirely within the Industrial Age townscape character, while Area A lies within Settled Valley and Moorland Fringe Landscape Character Types, the boundaries between the Landscape Character Types being defined here by altitude and topography.

The site provides an important separation between Industrial Age, Settled Valley and Moorland Fringe Landscape Character Types and has a key role in forming the edge of the built environment of Bacup. It is situated above the highest extent of the built landscape going north up the Irwell Valley and is only 2 kms from the source of the river in nearby Weir.

The site has historic interest arising from the former Meadows Colliery which would be worthy of further investigation. The Bacup Football Club, recently amalgamated with the Rossendale Football Club, Bacup FC have been playing at the ground since 1889, this is now the only football club in the Borough.

Visual Assessment

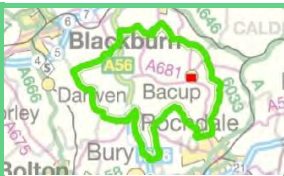
Key Visual Receptors	Significance	
	Area A	Area B
Walkers on footpath north of the site 379	Major-moderate adverse impact	Moderate adverse impact
Walkers on Irwell Valley Way to south and east of the site	Major-moderate adverse impact	Moderate adverse impact
Travellers on Bacup Old Road near Lane End Farm	Moderate adverse impact	Moderate-slight significance
Spectators and players at Bacup FC	Moderate adverse impact	Moderate adverse impact



P1 view west from south east corner of the site



P2 View west from Irwell Valley Way looking west down towards football pitch



Land above Bacup FC, Bacup

January 2015

Lives and Landscape Assessment for Rossendale BC



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Landscape Architects



P3 View east from Gordon Street into area that could be developed



P4 Views from Lane End Farm to the north west

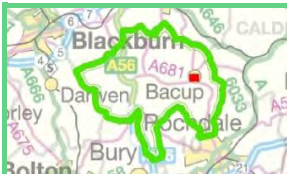
Key Residential Receptors	Significance	
	Area A	Area B
<i>Varies, worst case shown*</i>		
Residents on Windermere Road, Pendle Avenue	Major moderate impact*	Moderate impact
Residents at West View and 50 Cowtoot Lane	Major impact	Moderate impact
Residents at Blackthorn	Major impact	Major moderate impact
Residents on Gordon Street and Farm Avenue, including Higher Blackthorn	Major moderate impact	Major moderate impact

The site is visible from the public rights of way located on its boundaries, including the Irwell Valley Way, except for the section that is sunken along part of the eastern boundary, and from routes on the opposite side of the valley. The view from Lane Head Farm is representative of such views: although the extent of any development within the site when seen from this point would not be great it would be intrusive and out of character with the surroundings.

Recommendations

The upper half of this site lies within the Moorland Fringe Landscape Character Type which is considered unsuitable for development, as throughout Rossendale the extent of building up the valley sides generally lies within the Settled Valley type. Although some modern development has taken place above this line, it is clearly visually intrusive and at odds with the open nature of Moorland Fringe. The openness of this site and its visibility from a range of location to the west and north west, and the local importance of the football club, means that only a small area of Industrial Age landscape, Area B, is suitable for housing development with appropriate mitigation. The historic pattern of housing in Industrial Age is particularly prominent here and could be used to inform the layout of new development.

Site	Outcome of assessment
Land above Bacup Football Club Area A	Not suitable for development on landscape grounds
Land above Bacup Football Club Area B	Suitable for development with mitigation



Land above Bacup FC, Bacup

January 2015

Lives and Landscape Assessment for Rossendale BC



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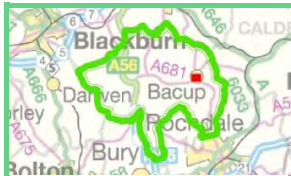
Mitigation

Key areas of mitigation are shown on the plan. These include:

- Development of a layout which is sensitive to the historic pattern of building within Bacup, e.g. terraced housing at 90 degrees to the main road in short streets;
- New development to use materials and be of a style which is sympathetic to the buildings within the immediate neighbourhood
- Buffer planting to screen development from east, and reduce impact on neighbouring properties.
- Use of York stone paving and kerbs to fit in with the character of other streets in the vicinity.



P5 View south from footpath 379



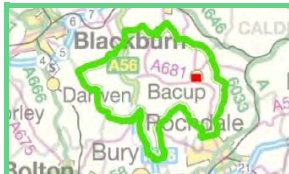
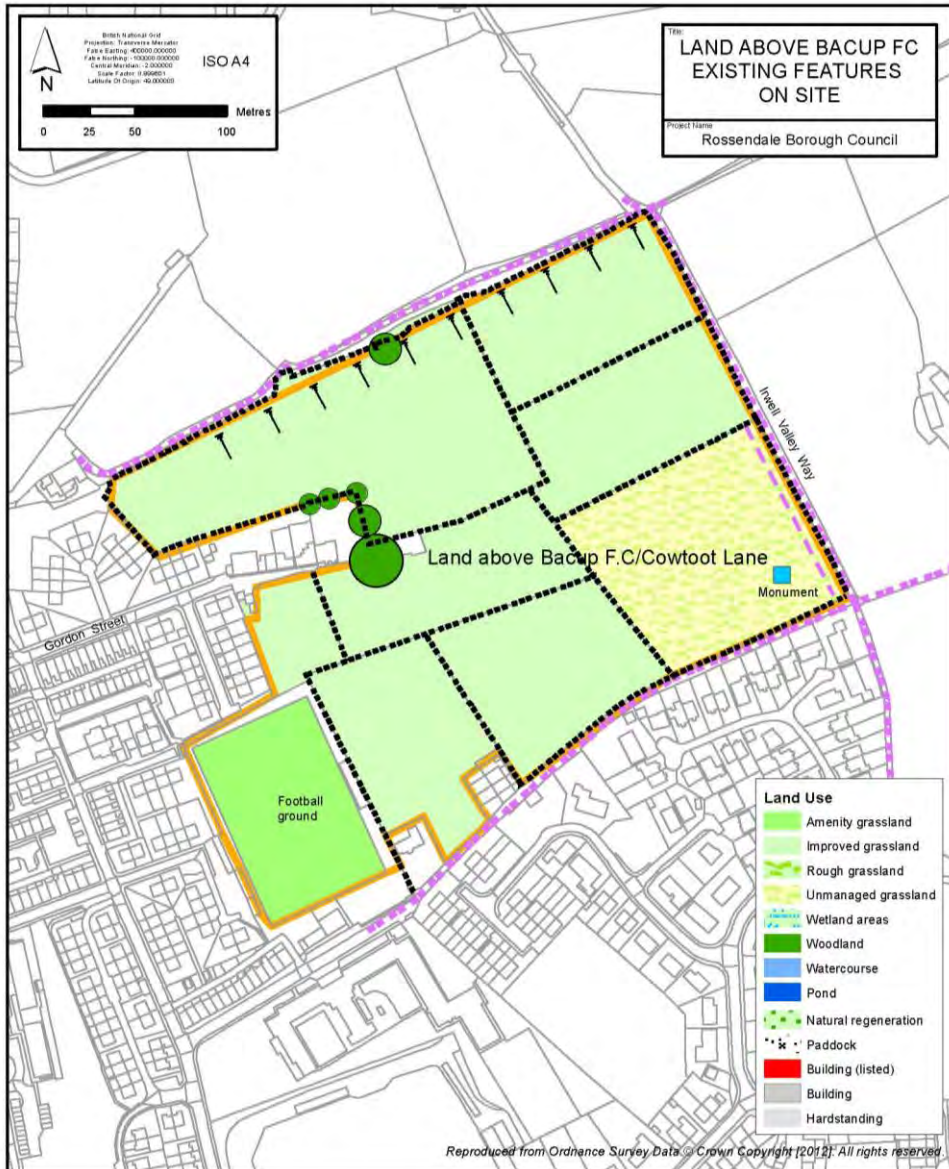
Land above Bacup FC, Bacup

January 2015

Lives and Landscape Assessment for Rossendale BC



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Land above Bacup FC, Bacup

January 2015

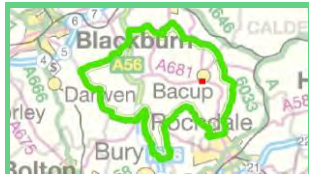
Lives and Landscape Assessment for Rossendale BC



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Landscape Architects



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Photo locations (below)



Land off Mersey Street, Bacup

January 2015

Lives and Landscape Assessment for Rossendale BC



Penny Bennett
Landscape Architects

SITE NAME:	Land off Mersey Street		
SHLAA SITE ID:	OTHER SITE REF: n/a	GRID REFERENCE: 870221	
SURVEY DATE: 3.10.14	SURVEY BY: P Bennett	WEATHER: Fine and dry	SITE AREA HA: 0.9
SITE OWNERSHIP:	TBC		
LANDSCAPE CHARACTER TYPE(s):	Industrial Age		
LANDSCAPE CHARACTER AREA:			
SITE DESIGNATIONS:	Not in Green Belt		
SITE LOCATION:	South of Bacup town centre, off Lane End Road, opposite Ribble Street and Mersey Street		
LOCAL DESIGNATIONS:	Classified as a Housing Site on the Proposals Plan		
PLANNING HISTORY:			
SITE ANALYSIS			
Current land use:	Agriculture: Horse grazing		
Topography:	Land slopes gently northeast to southwest		
Landscape Features:	Rough grassland with semi derelict stable block. Large block of Japanese knotweed extends along northwest boundary.		
Historic Landscape / Townscape Features:	Land classified as modern settlement. Listed building at Lane Ends Farm just north of site off Lane End Road; 6 listed buildings within Stubby Lee Park, 300 m to the southwest.		
Public Access:	FP 486 along northwest boundary is temporarily closed during construction work on the adjacent site.		
Boundary Treatment:	<i>North west, south west</i> , mesh fencing; <i>South east</i> : post and wire remnants of dry stone wall; <i>North east</i> : post and wire fence;		
Site description:	This site is a relict of the agricultural landscape that would have been here before the Industrial Revolution, it is surrounded by non agricultural land uses on all sides. The land and its boundaries are poorly cared for, The site is open and conspicuous from Lane End Road and there are good views to the south and west across the field, all the neighbouring properties are at 90 degrees to the site so few have direct views over the site.		

Landscape Assessment

Significance	
Land off Mersey Street	Slight-moderate adverse impact

Although in a largely residential area, this site is close to the industrial heart of Bacup and is classified as Industrial Age. Most of the development in the vicinity dates from after 1890 apart from Lane End Farm. The properties on Moorlands Terrace and Briar Street immediately adjacent to the site are attractive, and although Ribble Street and Mersey Street are poorer quality, there is a pleasant village feel to the immediate locality. New development currently under construction to the immediate west of the site at Rockcliffe will have a significant impact on this site.

Visual Assessment

Key Visual Receptors	Significance
Walkers on footpath 486	Moderate adverse impact
Travellers and pedestrians on Lane End Road	Moderate adverse impact
Walkers on footpath 91 (Lodge Lane below Bankside Lane)	Moderate adverse impact
Lane End Farm (listed building)	Moderate-slight adverse impact

Key Residential Receptors	Significance
Residents on Briar Street	Major-Moderate adverse impact
Residents on Ribble Street	Major-Moderate adverse impact
Residents of Troughsyke House and Pine Street	Major-Moderate adverse impact

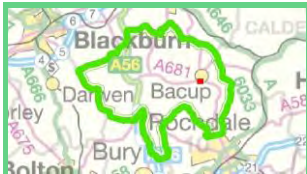
The openness of this site currently allows views across the site to the west side of town, and the moors however new development at Rockcliffe Road will have a significant impact on this. There are good views south west through to Stubblelee Church in the valley below. Walkers on paths on the west side of the valley will have clear views of any development.



P1 View southwest towards Stubblelee Church



P2 View west across to opposite side of the valley



Land off Mersey Street, Bacup

January 2015

Lives and Landscape Assessment for Rossendale BC



Penny Bennett
Landscape Architects

Recommendations

Development would be appropriate on this site subject to mitigation described below. There is an opportunity to create an attractive new development which could be beneficial to the neighbourhood. The positive qualities and small scale of the terraces on Moorland Street and Briar Street could be adopted in new development proposals. The layout of new housing on this site should reflect the need to retain views southwest across the site to Stubblee Church, and westwards to maintain a visual link with the opposite side of the valley. The new development at Rockcliffe Road would need to be reviewed to assess how this could be achieved most successfully. New planting should be incorporated within the site, particularly along the western boundary to form a buffer between this site and the new Rockcliffe Road development, allowing a corridor of green infrastructure to extend towards Stubblee Park, and break up a potentially large area of new development. The long views into the site from the west would be moderated by this planting.

	Outcome of assessment
Land off Mersey Street	Suitable for development with mitigation

Mitigation

Key areas of mitigation are shown on the plan. These include:

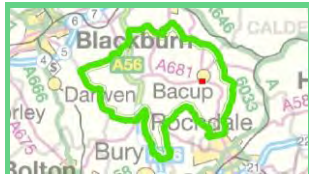
- Layout to allow views through to Stubblee Church to be retained;
- Buffer zone using native planting to be planted along southern and western edges;
- Visual links east west across the site should be retained;
- New development to be sympathetic in style, scale and materials to the adjacent housing, in particular that on Moorlands Terrace.
- Opportunities for fruit tree planting within the site to promote edible landscapes;
- Use of York stone paving and kerbs retaining the character of the other streets in the vicinity.



P3. House frontages on Moorland Terrace



View from Lodge Lane Bacup, looking north east



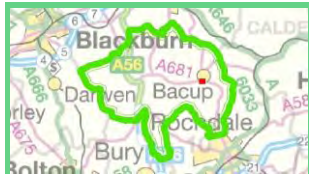
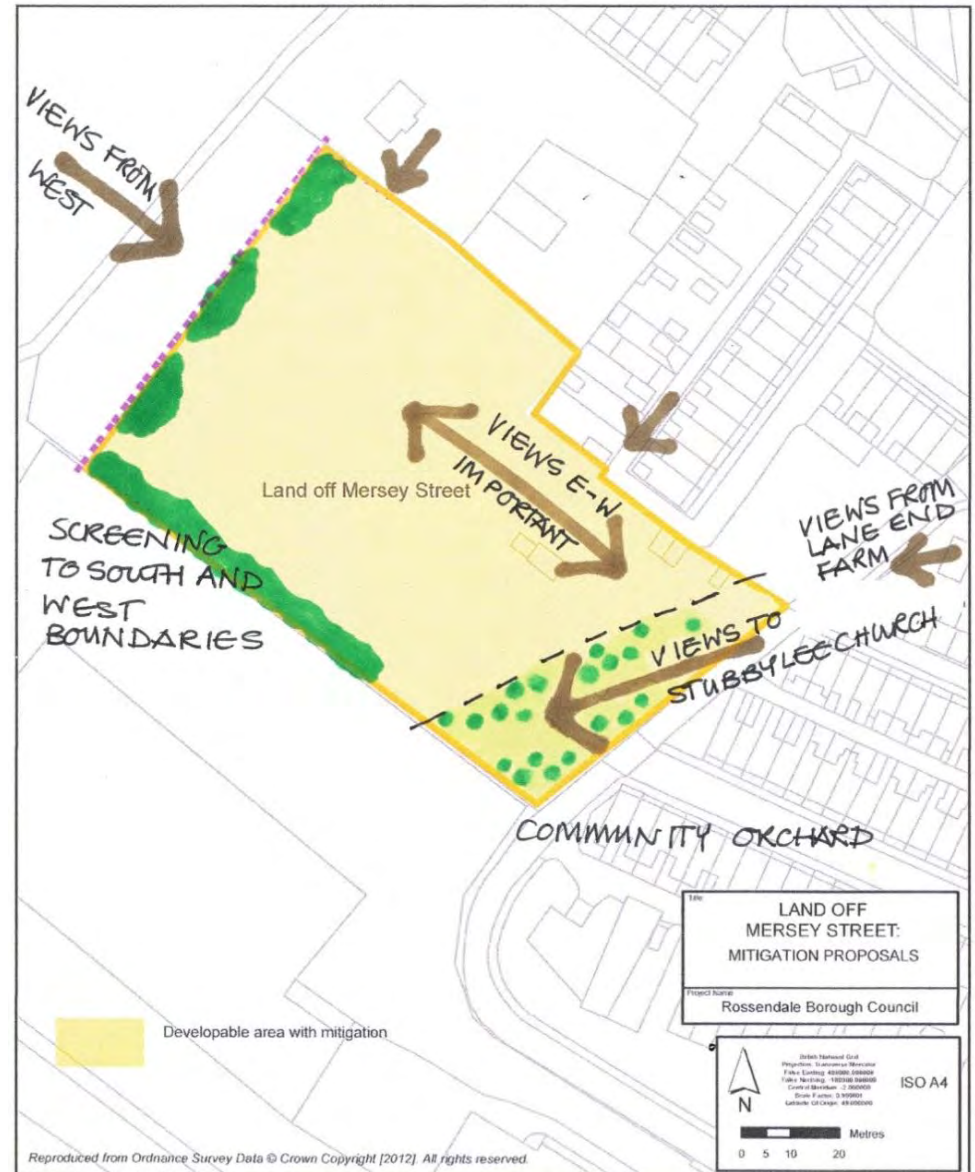
Land off Mersey Street, Bacup

January 2015

Lives and Landscape Assessment for Rossendale BC



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Land off Mersey Street, Bacup

January 2015

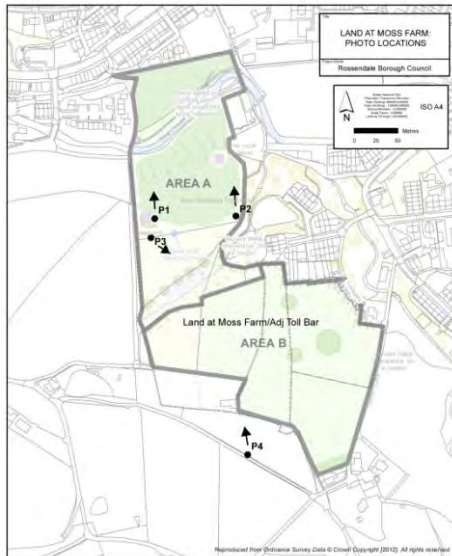
Lives and Landscape Assessment for Rossendale BC



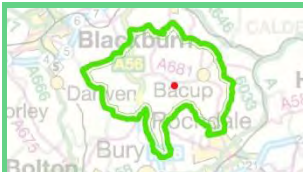
Penny Bennett
Landscape Architects



Aerial photo (above) ©Google Image©2014 Infoterra & Bluesky
Photo locations (below)



SITE NAME:	Moss Farm
SHLAA SITE ID:	OTHER SITE REF: n/a GRID REFERENCE: 854213
SURVEY DATE: 3.10.14	SURVEY BY: P Bennett WEATHER: Dull and dry SITE AREA HA: 6.2
SITE OWNERSHIP:	Woodland Trust; others tbc
LANDSCAPE CHARACTER TYPE(s):	Settled Valley, with small areas in Moorland Fringe and Industrial Age
LANDSCAPE CHARACTER AREA:	8a Irwell, 4b Rossendale Moorland Fringe
SITE DESIGNATIONS:	Not in Green Belt, Woodland Trust site: Moss Meadow Wood
SITE LOCATION:	South of A681 New Church Road, Stacksteads, and west of Greens Lane
LOCAL DESIGNATIONS:	Listed buildings at Holy Trinity Church 180 m north west, 320 – 322 and 366 New Church Road, 160 m and 300 m north west, Toll Bar Business Park 200 m north east; Woodland Trust wood on lower part of site; Wildlife corridor for grass on Lancs Ecological Network
PLANNING HISTORY:	
SITE ANALYSIS	
Current land use:	Agricultural: sheep grazing
Topography:	The site falls south to north, steeply near the River Irwell at the north end, a steep sided stream crosses the site diagonally
Landscape Features:	The River Irwell runs through the northern end of the site, new Woodland Trust planting occupies the slopes above the Irwell, where there's a viewing point and seating and sculpture. Riverside Park runs along the north bank of the Irwell. The upper part of the site is rough grassland.
Historic Landscape / Townscape Features:	Land classified as ancient enclosure. Enormous vaccary walls, (stone flags) form the eastern boundaries to part of the site. Siddals Mill was located on the northern edge, a tram way running from the valley bottom to Helmclough Colliery and Hall Cowm and Frost Hills Quarry on the moors above, runs down the west side of the site
Public Access:	Greens Lane runs along the eastern boundary; FP 536 runs along the southern boundary of the site; FP 528 runs diagonally SE from Law Head to Spring Hill, FP 529 runs down the western boundary, FP 651 runs beside the river, FP531 runs NS from Spring Hill.
Boundary Treatment:	<i>North:</i> no clear boundary <i>South and west:</i> dry stone walls; <i>East:</i> Vaccary walls and various boundaries to properties
Site description:	This site has a varied landscape extending from the Moorland Fringe and pastoral landscape on the southern area, down to landscapes influenced by the industrial revolution by the Irwell on the northern edge. There are strong links to the industrial heritage of the area, particularly quarrying, in the huge flags that form vaccary walls: some are 2m high/wide. Regeneration has resulted in a Riverside Park on the north bank and a community park around the Woodland Trust areas both dating from 2000.



Land at Moss Farm, Stacksteads

April 2015

Lives and Landscape Assessment for Rossendale BC



Penny Bennett
Landscape Architects

Landscape Assessment

Significance	
Land at Moss Farm Area A	Moderate-substantial adverse impact
Land at Moss Farm Area B	Moderate adverse impact

This site has been divided into two areas to reflect the different characteristics of the southern and northern parts of the site. The established community use, with the Riverside Park, and the Woodland Trust community areas on the northern part of the site Area A, combined with the industrial heritage relating to the vaccary flag walls, which are possibly unique in their scale make this area highly susceptible to development. The upper part of the site, Area B is a very open landscape typical of the Settled Valley Landscape Character where it meets Moorland Fringe, with scattered farmsteads and a patchwork of small fields juxtaposed with quarrying and mining.

Visual Assessment

Key Visual Receptors	Significance	
	Area A	Area B
Walkers on footpath 528	Major adverse impact	Major- moderate adverse impact
Walkers on footpaths 531 and 536	Major- moderate adverse impact	Major adverse impact
Walkers on Greens Lane	Moderate adverse impact	Major- moderate adverse impact
Users of Riverside Park and Woodland Trust area	Major adverse impact	nil
Travellers and pedestrians on Tunstead Crescent	Moderate-slight impact	Moderate-slight impact

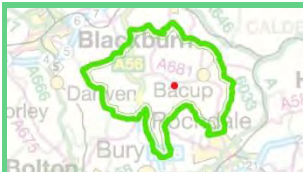
Key Residential Receptors	Significance	
	Area A	Area B
<i>Varies, worst case shown *</i>		
Residents at Blackwood Court	Major-moderate impact	nil
Residents on Springhill Avenue and Lumley house, Greens Lane	Moderate-slight impact	Major impact
Residents at Greens Farm, Greens House and Moss Farm	Major moderate impact	Major impact



P1 View looking north through Woodland Trust site to Holy Trinity Church



P2 View looking north along footpath 528 by vaccary walls



Land at Moss Farm, Stacksteads

April 2015

Lives and Landscape Assessment for Rossendale BC



Penny Bennett
Landscape Architects



P3 View looking east towards Green Lane



P4 View looking north west towards Moss Farm

This is an open site, clearly visible from roads and footpaths on both sides of the valley. Area A is visible from high on the opposite side of the valley, with glimpses through from within the lower built up areas of the valley, where the young woodland offers a green backdrop to the village of Stacksteads. Area B is visible in long views from the many paths south and west of the site, and from the opposite side of the valley to the north. There are good views northwest from the Woodland Trust site to Holy Trinity Church in the Valley bottom.

Recommendations

The lower part of this site, Area A would be unsuitable for development, being well used by the community, on both the Woodland Trust land and the Riverside Park along the Irwell. The industrial heritage linked to the large flag vaccary walls is also important and very susceptible to development. This site is also visually prominent from various locations on the north side of the valley.

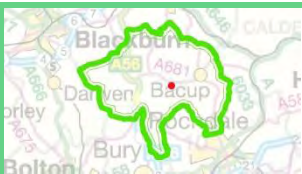
Area B lies on the boundary of Moorland Fringe and Settled Valley. Dense development would be inappropriate and conspicuous here and would not be in keeping with the Settled Valley character. . Sensitive low density development which is sympathetic to the local building style would be acceptable with careful mitigation outlined below.

Site	Outcome of assessment
Land at Moss Farm Area A	Not suitable for development on landscape grounds
Land at Moss Farm Area B	Suitable for development with mitigation

Mitigation

Key areas of mitigation are shown on the plan. These include:

- New development in Area B should be low density, with lowest density away from existing development and higher in the vicinity of existing properties, e.g. along Green Lane, and broken up with blocks of woodland planting to reduce the visual impact from either side of the valley;
- The style, materials and scale of the properties should be sympathetic to the local character.
- Green spine to be retained along route of footpath 531 which runs through the site.



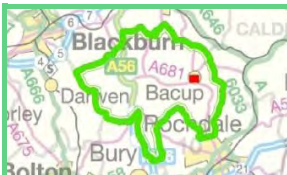
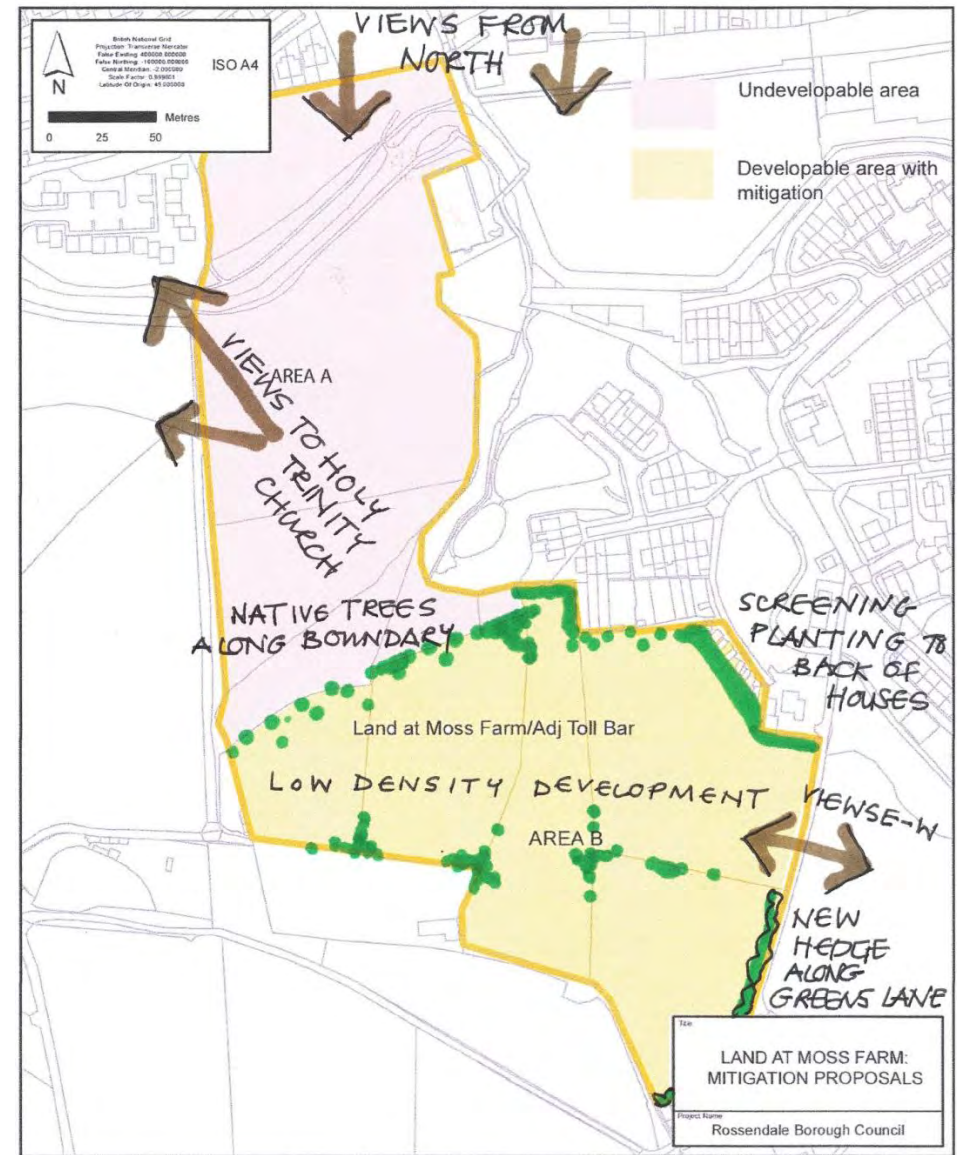
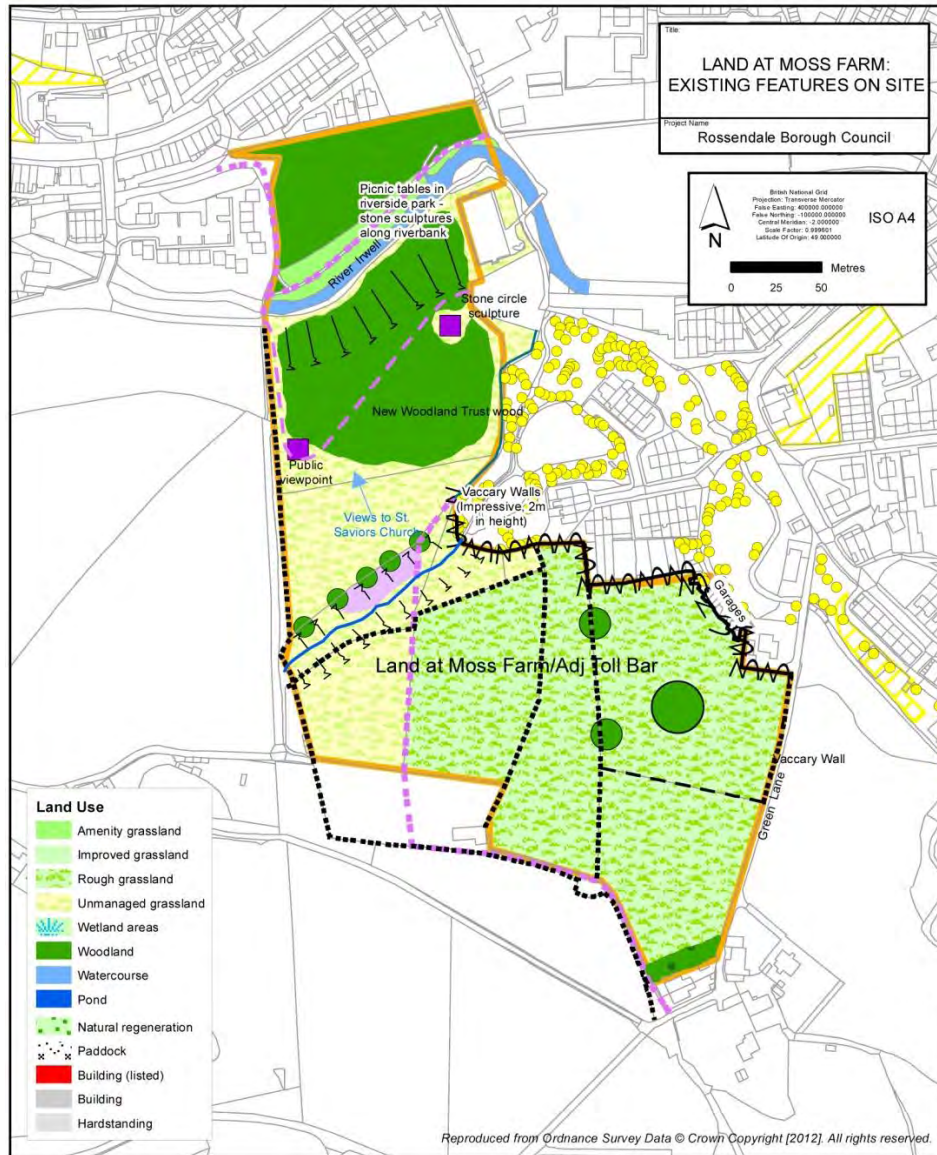
Land at Moss Farm, Stacksteads

April 2015

Lives and Landscape Assessment for Rossendale BC



Penny Bennett
Landscape Architects



Land at Moss Farm Stacksteads,

April 2015

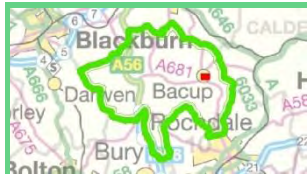
Lives and Landscape Assessment for Rossendale BC



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Aerial photo (above) ©Google Image©2014 Infoterra & Bluesky
Photo locations (below)



Land west of Goldcrest Avenue, Bacup

February 2015

Lives and Landscapes Assessment for Rossendale BC



Penny Bennett
Landscape Architects

SITE NAME:	Land west of Goldcrest Avenue		
SHLAA SITE ID:	OTHER SITE REF: n/a	GRID REFERENCE: 876225	
SURVEY DATE: 9.10.14	SURVEY BY: P Bennett	WEATHER: Dull and dry	SITE AREA: HA 3.5
SITE OWNERSHIP:	TBC		
LANDSCAPE CHARACTER TYPE(s):	Settled Valley		
LANDSCAPE CHARACTER AREA:	8a Irwell		
SITE DESIGNATIONS:	Not in Green Belt		
SITE LOCATION:	The site lies east of Pennine Road on the east side of Bacup		
LOCAL DESIGNATIONS:	Classified as Greenlands on the RBC Proposals Plan		
PLANNING HISTORY:			
SITE ANALYSIS			
Current land use:	Informal public open space		
Topography:	Sloping east to west, steeply from the backs of properties on Goldcrest Avenue and then slackening off.		
Landscape Features:	Unmanaged grassland with patches of regenerating scrub, and dense young planting along the eastern boundary, remnants of dry stone walls, land has been shaped to form a BMX track in the centre of the site. There are a number of wet flushes along the foot of the slope to the west of the site. Tong Clough runs down the northern edge of the site.		
Historic Landscape / Townscape Features:	Remnants of dry stone walls along the lines of old field boundaries to the north of the site		
Public Access:	Informal paths into the site from Pennine Rd to the west, and Fieldfare Way to the south, footpath 660 runs south east- north west along the northern boundary of the site		
Boundary Treatment:	<i>West, south and east:</i> timber fences to properties bounding site; <i>North:</i> mesh fencing, broken in places along boundary with school.		
Site description:	This site is sandwiched between two areas of housing, modern housing along Goldcrest Avenue to the east and older housing along Pennine Road to the west. St Mary's Primary School (RC) lies to the north. Remnants of dry stone walls along historic field boundaries point to the site's earlier use as upland pasture prior to development of the land to the east. In more recent times the area has been used for informal recreation, with a BMX track located in the middle of the site, this does not appear to be well used at the moment. There are informal paths crossing the site, but these have never been paved. There are long views from the site to the west and north particularly.		

Landscape Assessment

Significance	
Land west of Goldcrest Avenue	Moderate impact

This site is classified as Settled Valley, and in other parts of the Rossendale, in similar valley side locations, scattered settlement would be a typical characteristic. However in this location, dense housing has already been built above the site, well into areas of Moorland Fringe, where dense development is an uncharacteristic feature. The land appears reasonably well used by the local community and is overlooked by the school on the northern boundary. There is evidence on site of a range of interesting wetland areas supporting wetland species.

Visual Assessment

Key Visual Receptors	Significance
Pupils and staff of St Mary's Primary School	Moderate adverse impact
Walkers on footpath 660 and other informal paths	Major adverse impact
Travellers and walkers on Bankside Lane and Irwell Valley Way, looking east across Valley	Moderate adverse impact

Key Residential Receptors	Significance
<i>Varies, worst case shown</i>	
Residents on Goldcrest Avenue west side	Major –moderate adverse impact
Residents on Pennine Road east side	Major –moderate adverse impact
Residents on Fieldfare Way overlooking site	Major –moderate adverse impact

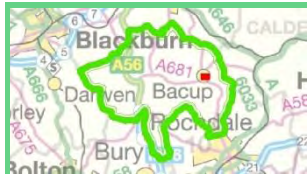
This site is highly visible locally, being overlooked by residential properties on both sides and by St Mary's Primary School to the north. It is also conspicuous from a number of locations on the other side of the valley, such as the Irwell Valley Way in the vicinity of Bankside Lane. The lack of any planting to soften the impact of the new housing above the site is also noticeable. While the area does not offer a high level of visual amenity within the site, it does provide a welcome green space within a relatively dense area of housing.



P1 View north east towards St Mary's Primary School



P2 View west along south boundary of site



Land west of Goldcrest Avenue, Bacup

February 2015

Lives and Landscapes Assessment for Rossendale BC



Penny Bennett
Landscape Architects

Recommendations

Bacup lies near the head of the Irwell Valley at an altitude of 250m, and housing extends up the hillsides to elevations of over 300m, at this altitude, development is conspicuous to many walkers using the uplands as well as those in the immediate vicinity. While development of part of this site would be appropriate, it should be at a much lower density than the new housing to the east, i.e. that on Goldcrest Avenue, Fieldfare Way etc, which would be more appropriate for this landscape character. On that development, there has been little tree planting within or around the new housing, to act as a buffer between the new development and the Moorland Fringe area beyond. Besides adding to the local green infrastructure, planting will provide shelter reducing wind speed and moderating the microclimate, particularly important at this altitude. Any new residential development on this site should incorporate a network of public open spaces, linking the existing access points and possibly the school. There is also scope for developing new wetlands exploiting the wet flushes and these could be incorporated within a 'soft SUDS' scheme. (Sustainable drainage system).

	Outcome of assessment
Land West of Goldcrest Avenue	Suitable for development with mitigation

Mitigation

Key areas of mitigation are shown on the plan. These include:

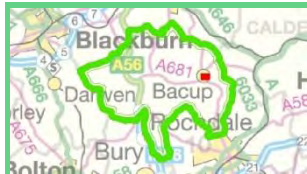
- Development should be aligned along the hillside, following the contours, development at 90 degrees to the slope should be avoided;
- Existing planting to be retained along the eastern boundary of the site, and supplemented where necessary;
- Buffer zone using native planting to be planted along southern and western edges
- Green infrastructure of planting, linking wetland areas and new open space which could link with the school and provide outdoor teaching opportunities for instance as well as soft SUDs.



P3 View looking west across BMX track towards wet flushes.



View from Bankfield Lane Bacup, looking north east towards Goldcrest Avenue



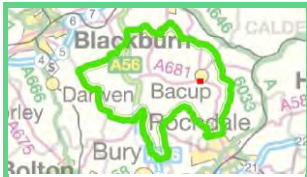
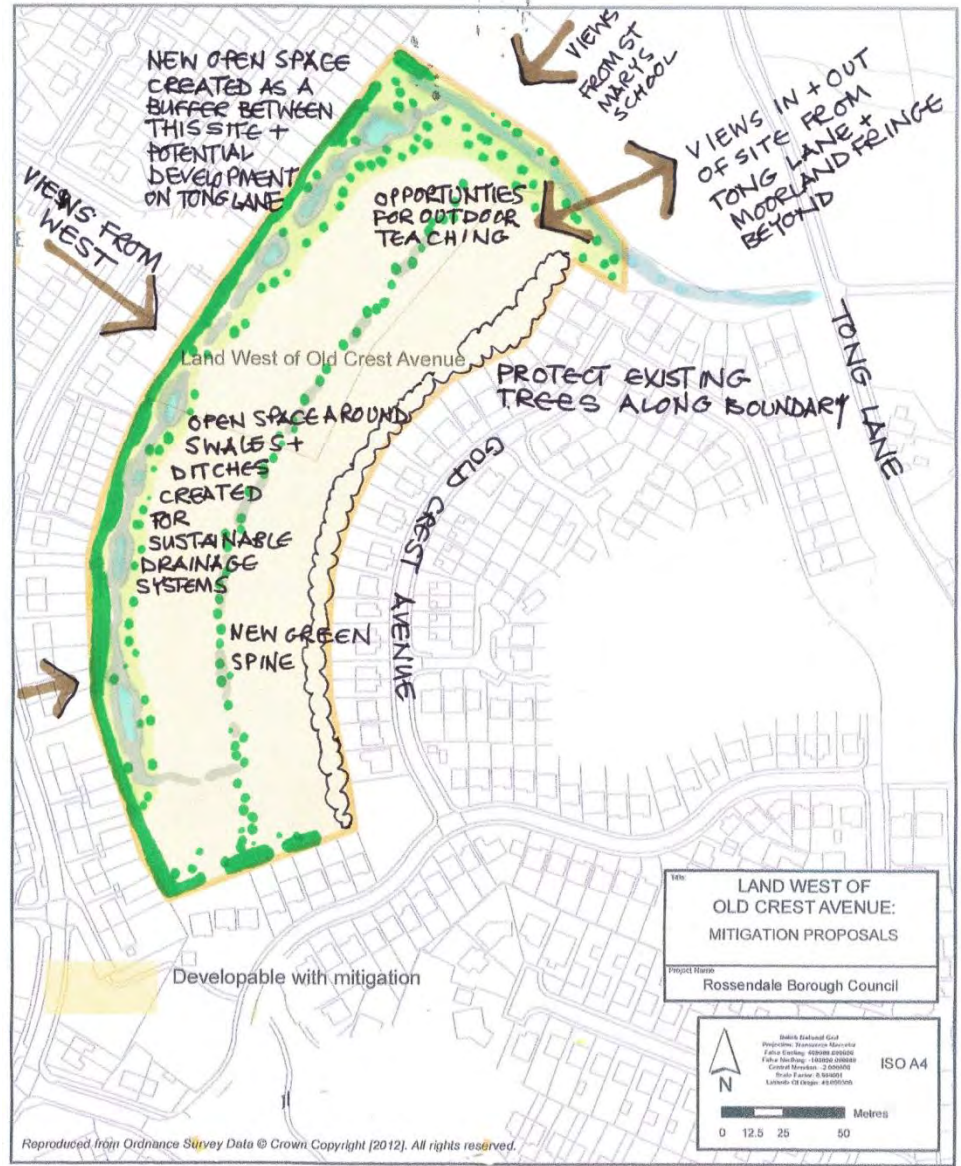
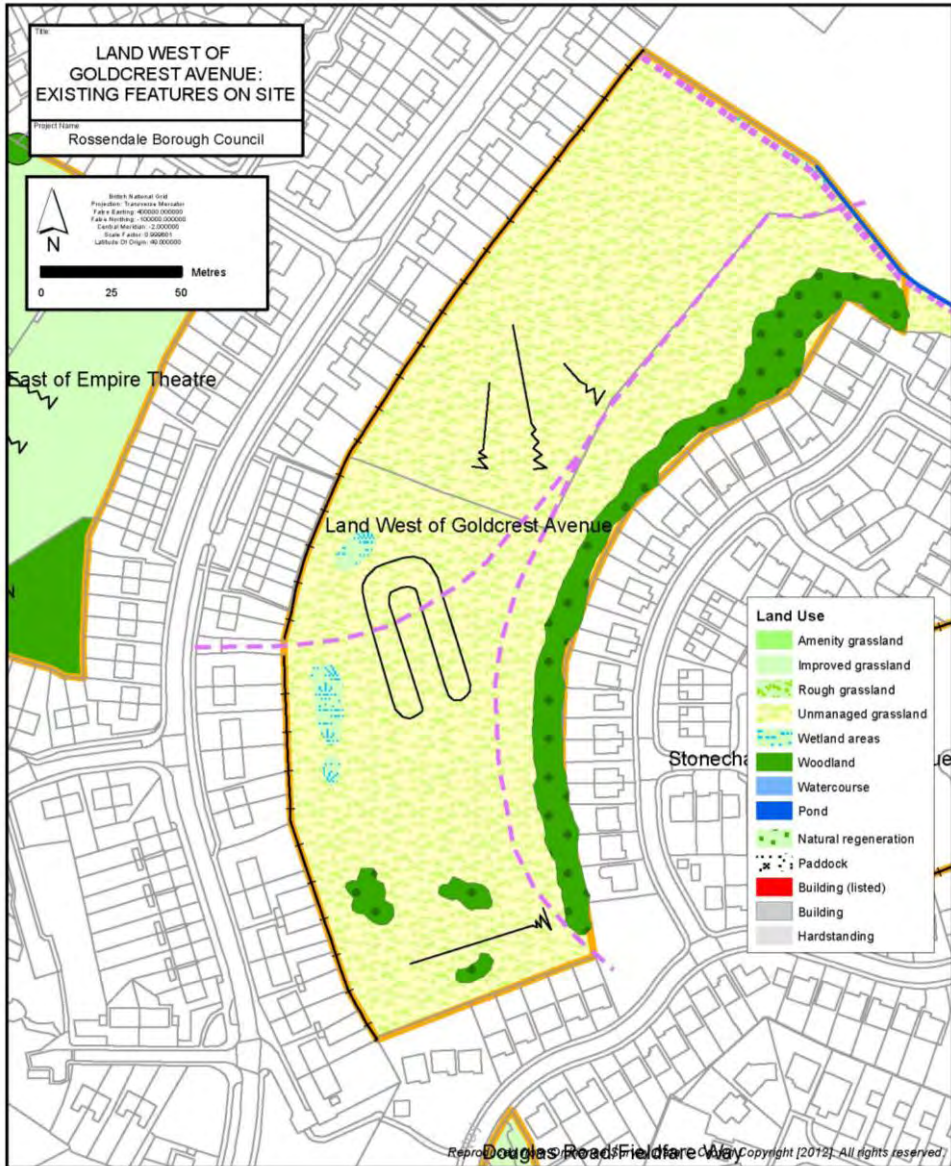
Land west of Goldcrest Avenue, Bacup

February 2015

Lives and Landscapes Assessment for Rossendale BC



Penny Bennett
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Land west of Goldcrest Avenue, Bacup

February 2015

Lives and Landscape Assessment for Rossendale BC



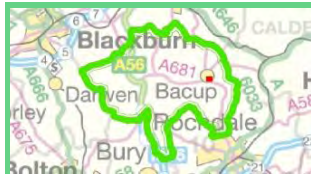
Penny Bennett
Landscape Architects



Aerial photo (above) ©Google Image©2014 Infoterra & Bluesky
Photo locations (below)



SITE NAME:	Sheephouses		
SHLAA SITE ID:	OTHER SITE REF: n/a	GRID REFERENCE: 877220	
SURVEY DATE: 3.10.14	SURVEY BY: P Bennett A Birch	WEATHER: Dull and dry	SITE AREA HA: 6.8
SITE OWNERSHIP:	United Utilities		
LANDSCAPE CHARACTER TYPE(s):	Settled Valley, Industrial Age		
LANDSCAPE CHARACTER AREA:	8a Irwell		
SITE DESIGNATIONS:	Not in Green Belt		
SITE LOCATION:	South east of Bacup town centre, to the north east of Rochdale Road		
LOCAL DESIGNATIONS:	Site is identified as a stepping stone habitat and wildlife corridor on the Lancashire Ecological Network		
PLANNING HISTORY:	A proposal for the development of the site has been prepared by CBRE on behalf of United Utilities		
SITE ANALYSIS			
Current land use:	Underground reservoir, unmanaged grassland, wetland and willow scrub, a private house occupies the western corner of the house		
Topography:	The east of the site falls gently northeast southwest; the northwest part of the site contains a former reservoir, with steep slopes dropping down to the flat reservoir floor, a raised embankment particularly prominent to the west, runs round south and west edges of the reservoir. The embankment has been breached on the west side for an overflow channel.		
Landscape Features:	Willow scrub occupies the sides and part of the base of the old reservoir, in open areas damp heath is establishing within the unmanaged grassland, an extensive wetland with bulrush (<i>Typha</i> sp) fills the reservoir floor		
Historic Landscape / Townscape Features:	Land classified as post medieval enclosure and modern settlement. The reservoir dates from the mid C19th, the battered stone sides and embankments largely remain.		
Public Access:	FP 484 bisects the site running east west, FP 483 runs north south through the east end of the site from Higher Stack Farm, FP 481 runs along the eastern boundary of the site up to Higher Stack Farm. There is informal public access around the perimeter of the reservoir. <i>(No access possible past White Slack Farm)</i>		
Boundary Treatment:	<i>North, east and west around reservoir:</i> dry stone walls; <i>South and north to fields north of Rochdale Rd:</i> post and wire fence and various to rear of properties.		
Site description:	This site can be divided into three separate areas, Area A next to Rochdale Road, Area B the site of the reservoir and Area C the fields north of Rochdale Road including the underground reservoir. Sheep House stands in its own ground on the western edge of Area A, unmanaged grassland and groups of trees cover the rest of this flat area. Area B is the old reservoir, now a wildlife haven, with large areas of regenerating willow scrub, wetland and damp heath, large earth embankments enclose the area. Area C includes the existing underground reservoirs and unmanaged grassland.		



Sheephouses, Bacup

January 2015

Lives and Landscape Assessment for Rossendale BC



Penny Bennett
Landscape Architects

Landscape Assessment

	Significance
Sheephouses Area A	Slight-moderate impact
Sheephouses Area B	Moderate-substantial adverse impact
Sheephouses Area C	Slight-moderate impact

This site has been divided into three separate Areas corresponding to the different landscape character types and land use. Area A is within the Industrial Age townscape type that reflects the industrial legacy of the town. Area B, incorporating the old reservoir, and Area C lie within the Settled Valley landscape character area. Although settlement is an appropriate land use within this character type, there is a graduation from very dense settlement in the valley bottom to scattered settlement higher on the valley sides close to the boundary with Moorland Fringe. Area B, while only formally accessible by footpath 484 along one edge, is well used by the public on informal paths, who enjoy the stunning vistas, wildlife and tranquility. The remains of the reservoir are part of the industrial heritage of the area and add to the landscape interest of the site, as the Victorian engineering has now been softened by nature. Although the embankments surrounding the reservoir are manmade features their reduction or removal will have a significant impact on the landscape. Area C is an area of unmanaged grassland of limited value lying behind properties on Rochdale Road, which in this location represents the edge of the building line.

Visual Assessment

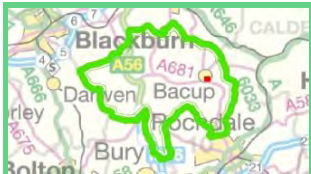
Key Visual Receptors	Significance		
	Area A	Area B	Area C
Walkers on footpath 484	Moderate impact	Major adverse impact	Major –moderate impact
Travellers on Rochdale Road	Moderate impact	Slight adverse impact	Moderate-slight impact
Walkers on footpath 483	Slight impact	Moderate adverse impact	Major moderate impact



P1 View north from Farrington Road towards Rochdale Road



P2 View across site from footpath 484 of willow scrub and wet heath



Sheephouses, Bacup

January 2015

Lives and Landscape Assessment for Rossendale BC



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P3 View west from footpath 483



Long view east from Lodge Lane below Bankside Lane, Bacup

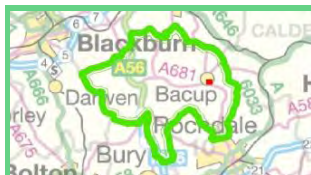
Key Residential Receptors	Significance		
	Area A	Area B	Area C
<i>Varies, worst case shown *</i>			
Residents on Rochdale Road including Sheep House and properties on Farrington Road facing north	Major- impact*	Major-moderate impact*	Major impact*
Residents on Ramsay Avenue and Douglas Road	Major impact*	Major impact*	Slight impact*
Residents at Higher Stack Farm and Cottages	Slight impact	Moderate impact	Major-moderate impact

Most of Areas B and C are only visible from the two public footpaths that run across it, impact on these is recorded above. However should Area B be developed, any screening benefit of the woodland would be lost and the development site potentially visible over a much larger area, as is indicated in the photograph opposite from Lodge Lane Bacup. Depending on the final ground levels and consequently the eventual height of the development within Area B, rooflines may be visible from Tong Lane to the east.

Recommendations

Area A adjacent to Rochdale Road, could be developed successfully and any proposals should consider how the frontage of the development can contribute to the streetscape.

Area B is highly susceptible to development and its qualities would be largely lost if the reservoir was developed, the earthworks required to make the area developable would be very significant and highly intrusive during the construction phase. However, small scale development that can be proposed which retains the woodland, wetland and wet heath areas largely intact and requires minimal disruption of the existing landform may be acceptable. A benefit of permitting some development within the reservoir could be the opening up of the perimeter of the reservoir formally to the public, where the stunning south facing views could be enjoyed by the community. Sheephouses lies almost on the watershed between the Irwell and the Spodden, and while dense housing development has taken place in the locality, a lower density of development is more appropriate in this part of Settled Valley landscape character area. Some low density



Sheephouses, Bacup

January 2015

Lives and Landscape Assessment for Rossendale BC



Penny Bennett
Landscape Architects

development could be proposed on Area C, but this should take account of the extent of the building line in this area, and the sites' wider visibility.



P4 View north west from footpath south of Higher Stacks Farm

Site	Outcome of assessment
Sheephouses Area A	Suitable for development
Sheephouses Area B	Suitable for development with mitigation
Sheephouses Area C	Suitable for development with mitigation

Mitigation

Key areas of mitigation are shown on the plan. These include:

Area A

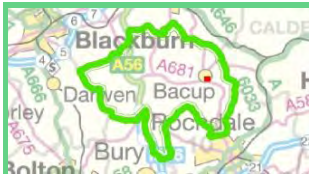
- Ensure frontage to development on Rochdale Road addresses the level change and contributes positively to the streetscape;

Area B

- Subject to an ecological survey, a small scale development within the southwest corner reservoir could be permitted, which retained the most important areas for wildlife, careful consideration would be needed to limit the impact of earthworks on the site;
- To compensate for any development within the reservoir, public access should be made available around the perimeter of the reservoir from where there are stunning views of the valley. There are opportunities to interpret both the wildlife and the industrial heritage of the area.

Area C

- Native tree buffer planting to extend along the northern boundary to reduce the impact of the development on the Moorland Fringe area beyond;
- Housing layout should follow the contours and run parallel to the existing properties on Rochdale Road;
- New development to use local building materials, for both buildings and boundaries, and style to be in keeping with that of local farms and hamlets.



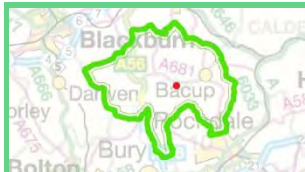
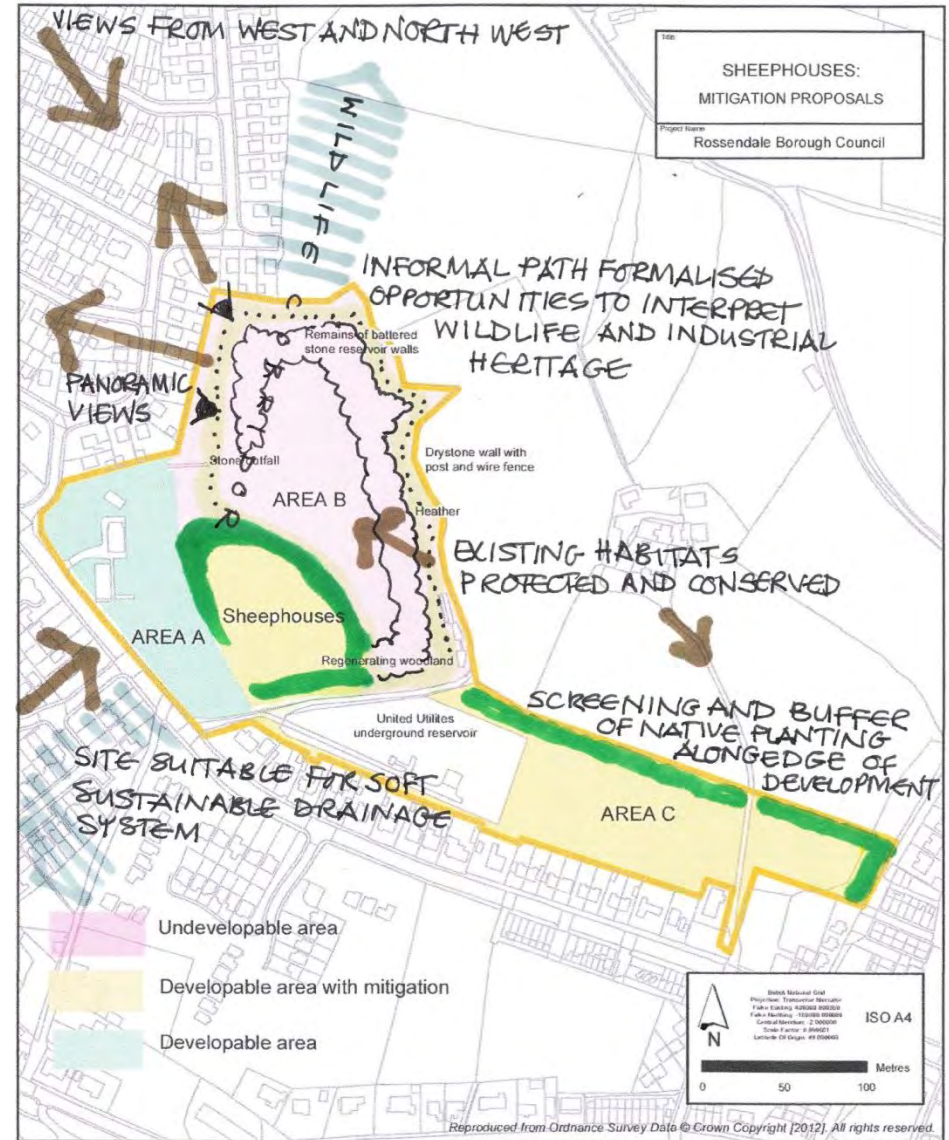
Sheephouses, Bacup

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Sheephouses, Bacup

January 2014

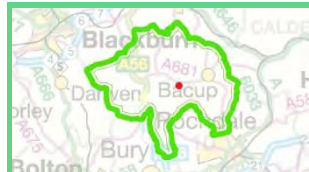
Lives and Landscape Assessment for Rossendale BC



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Landscape Architects



Aerial photo (above) ©Google Image©2014 Infoterra & Bluesky
Photo locations (below)



Sowclough, Stacksteads

January 2015

Lives and Landscapes Assessment for Rossendale BC



Penny Bennett
Landscape Architects

SITE NAME:	Sowclough
SHLAA SITE ID:	OTHER SITE REF: n/a GRID REFERENCE: 860221
SURVEY DATE: 3.10.14	SURVEY BY P Bennett, A Birch WEATHER: Fine and dry SITE AREA HA 5.7
SITE OWNERSHIP	tbc
LANDSCAPE CHARACTER TYPE(s):	Settled Valley, Industrial Age and Suburban with Enclosed Uplands immediately adjacent
LANDSCAPE CHARACTER AREA	8a Irwell
SITE DESIGNATIONS:	Not in Green Belt
SITE LOCATION:	East of Hill Crest and Sowclough Avenue, Stacksteads
LOCAL DESIGNATIONS:	Listed buildings at Rockcliffe Wood House, 300 m Rockcliffe House and Rockcliffe House Farm 130 m White gates Farm 380 m Part of site classified as Greenlands on RBC Proposals Plan. The site lies close to a core habitat for grassland and includes grassland wildlife corridor identified on the Lancashire Ecological Network.
PLANNING HISTORY:	
SITE ANALYSIS	
Current land use:	Agricultural: sheep grazing, informal public open space
Topography:	The site falls steeply along the southern boundary and gently east to west across the upper flatter area..
Landscape Features:	Mature woodland on the steep southern slopes, enclosed pasture to the west, open unmanaged grassland with regenerating woodland to the east, large stone retaining wall to the edge of New Church Road where it leaves Hill Crest
Historic Landscape / Townscape Features	Classified as Ancient Enclosure New Church Road, an unpaved track is an ancient route from Bacup to Stacksteads
Public Access:	The Irwell Valley Way (IVW) runs through the site from Hill Crest to the north east corner of the FP 84 site loops through the woods, linking Osborne Terrace and the IVW FP 82 runs north west south east across the site linking to FP 84. There are a number of informal paths criss crossing the site.
Boundary Treatment:	<i>North: east:</i> dry stone wall, post and wire fence; <i>West:</i> garden boundaries, properties on Bankside Lane; <i>South:</i> Dry stone retaining wall along one section, no boundaries elsewhere.
Site description	This site sits on the edge of the rolling plateau characterised by Enclosed Uplands landscape character. Apart from the woodlands occupying the north facing slope, it is an open site with long views east and west, and north across the upland area. It is a popular and well used areas on the edge of housing.

Landscape Assessment

Significance	
Sowclough	Moderate-substantial adverse impact

This is a very attractive, open site, of value to wildlife, very well used by local people and well cared for. Although the landscape character of a large part of the site is classified as Settled Valley, topographically it shares more characteristics with the Enclosed Upland Landscape Character Type. The modern housing on Bankside Lane the east side of the site is conspicuous and clearly out of character with the surrounding landscape.

Visual Assessment

Key Visual Receptors	Significance
Walkers on footpaths 82 and 84, users of open space	Major adverse impact
Walkers on the Irwell Valley Way	Major adverse impact
Whitegates Farm (listed building)	Major moderate adverse impact

Key Residential Receptors	Significance
<i>Varies, worst case shown *</i>	
Residents on Bankside Lane and Rooley View	Major impact
Residents of Mitchell Nook	Moderate impact
Residents of Sowclough Avenue and Hill Crest	Major impact

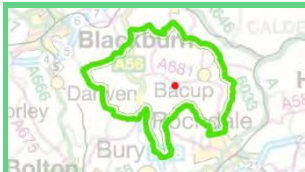
The openness of this site means that it would be very visible to a number of receptors in all directions, although the woodland on the southern edge of the site screens immediate views from the north. Any development would be very prominent to walkers enjoying the upland areas as well as important routes such as the Irwell Valley Way. Residents on the east and west boundaries would be particularly affected as would the more remote farms at Whitegate and Mitchell Nook.



P1 View looking east along footpath 84



P2 View looking East along informal path



Sowclough, Stacksteads

January 2015

Lives and Landscapes Assessment for Rossendale BC



Penny Bennett
Landscape Architects

Recommendations

This site would be highly susceptible to development. Its location on the break of ground at the boundary between the Settled Valley and Enclosed Uplands landscape character areas indicate that development would be inappropriate. This susceptibility is clearly evident on site, as the area is well used and enjoyed by local people, and walkers on the Irwell Valley Way from further afield. Development would be highly intrusive to the long views of this site and it would not be possible to mitigate against it.

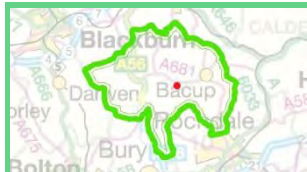


P3 view looking west along footpath 82



P4 Irwell Valley way as it leaves Hill Crest

Site	Outcome of assessment
Sowclough	Not suitable for development on landscape grounds



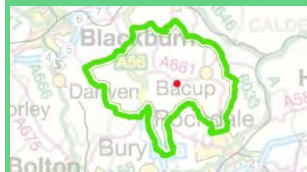
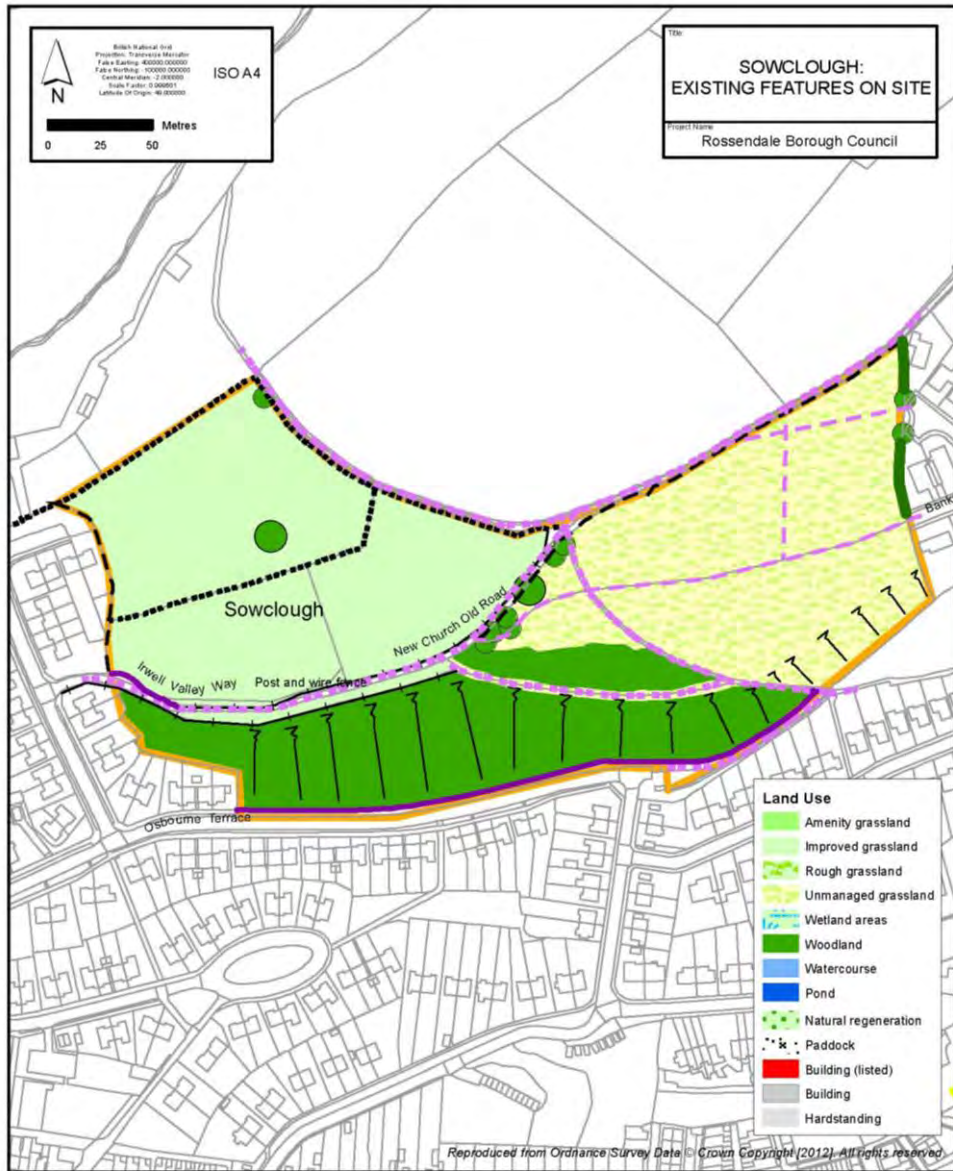
Sowclough, Stacksteads

January 2015

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Sowclough, Stacksteads

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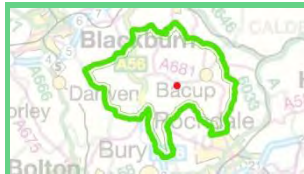
Lives and Landscapes Assessment for Rossendale BC



Penny Bennett
Landscape Architects



Aerial photo (above) ©Google Image©2014 Infoterra & Bluesky
Photo locations (below)



Tong Lane, Bacup

July 2017

Lives and Landscapes Assessment for Rossendale BC



Penny Bennett
Landscape Architects

SITE NAME:	Tong Lane, Bacup		
SHLAA SITE ID:	OTHER SITE REF: n/a	GRID REFERENCE: 876228	
SURVEY DATE: 2.10.15	SURVEY BY: P Bennett	WEATHER: Low cloud	SITE AREA HA
SITE OWNERSHIP	tbc		
LANDSCAPE CHARACTER TYPE(s):	Settled Valley, with small areas in Moorland Fringe and Industrial Age		
LANDSCAPE CHARACTER AREA	8a Irwell, 4b Rossendale Moorland Fringe, Industrial Age		
SITE DESIGNATIONS:			
SITE LOCATION:	The site lies to the east of Tong Lane on the east side of Bacup, opposite St Mary's RC Primary School		
LOCAL DESIGNATIONS:	Listed buildings: at 40 Oakenclough Road, Bacup 200 m north; One field on the east side of the site is designated as a stepping stone habitat for wetland and heath;		
PLANNING HISTORY:	Part of the site is currently quarried by Morland Aggregates who applied for an extension to their operations in Autumn 2014.		
SITE ANALYSIS			
Current land use:	Agricultural: grazing land, farm buildings and horse related activities; Infrastructure for quarrying of sand gravel and clay just off site. Areas of unmanaged grassland along western edge.		
Topography:	The site slopes unevenly from south east to north west, Tong Clough lies in a small ravine in the south west corner of the site.		
Landscape Features:	Small blocks of larch dominant woodland across site;		
Historic Landscape / Townscape Features	Land classified as ancient enclosure. Sandstone quarrying in 19 th C and aggregate quarrying from 1960's onwards.		
Public Access:	FPs 446 and 448 bisect the site along a track, running SW-NE, FPs 464 and 449 run along part of the northern boundary, FP 472 runs along the southern boundary, FP 447 runs east west from the quarry back to the track, but was not apparent on site. Tong Lane runs along the west boundary of the site..		
Boundary Treatment:	<i>West:</i> Mostly drystone wall, in places poor and post and wire fence added; <i>East:</i> no boundary; <i>North:</i> post and wire fence; <i>South:</i> Drystone wall in poor condition, post and wire fence.		
Site description	Morland Aggregates are actively quarrying land immediately to the east of the site, while these operations are not immediately visible, the noise and presence of heavy vehicles is obvious during the week. Land to the south east of the site appears well managed and fenced, while that to the north west in the vicinity of Tong Farm is untidy and there are numerous large sheds of varying appearance. There is some evidence of fly tipping and areas immediately adjacent to Tong Lane appear to be unmanaged. There is a sizeable area of porta cabins and hard standing at the quarry entrance. The small blocks of trees form useful shelter belts within the site and screen some of the activities. Residential properties lie on Tong Lane at Daisy Isle and Sunnyside Lodge.		

Landscape Assessment

Significance	
Tong Lane Area A	Slight to moderate adverse impact
Tong Lane Area B	Moderate adverse impact

This site has been divided into two areas to reflect the different characteristics of the upper and lower parts of the site. Area A is the lower area, lying close to the junction of Tong Lane and Pennine Road, while Area B lies to the south east. Area B lies entirely within the Moorland Fringe Landscape Character Type (LCT) and the boundary between Area A and B follows the boundary of Moorland Fringe, and the 315 m contour. The upper part of Area A lies within Settled Valleys, and the lower section in Industrial Age. Parts of this site show signs of neglect with evidence of fly tipping and walls in a poor state of repair along the frontage of Tong Lane opposite St Mary's school, though the area around Bent House and Daisy Hall is well cared for. The site is very much a working environment with frequent heavy traffic passing through to the quarry operated by Morland Aggregates to the east, the noise from the quarry is particularly evident in the north east of the site. Despite the quarrying activities just off site, the fields along the eastern boundary are well kept and fenced while those north west of Tong Farm in Area A are largely unmanaged. Blocks of predominantly larch woodland provide a useful buffer between the quarrying activities and residential properties and tracks.

Visual Assessment

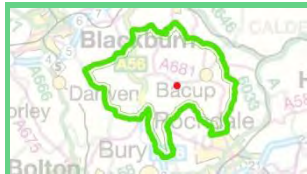
Key Visual Receptors	Significance	
	Area A	Area B
Walkers along footpath 448 crossing site	Moderate impact	Major moderate significance
Walkers on footpath 464 along northern boundary	n/a	Moderate impact
Walkers on footpath 472 along southern boundary	n/a	Moderate impact
Staff and pupils at St Mary's RC Primary school	Moderate impact	Moderate impact
Users of open space off Higher Cross Row, Lane Head Bacup	Moderate – slight impact	Moderate impact



P1 View north from footpath 472 looking across to Bent House



P2 View south east towards Tong Farm with unmanaged land in foreground



Tong Lane, Bacup

July 2017

Lives and Landscapes Assessment for Rossendale BC



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P3 View southwest towards the primary school from north side of the site



P4 View north east towards Tong Farm from Tong Lane

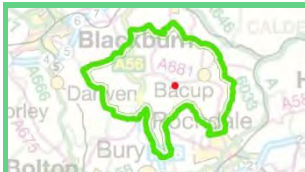
Residential Receptors	Significance	
	Area A	Area B
<i>Varies, worst case shown *</i>		
Residents of Bent House and 1&2 Daisy Isle	Major moderate impact	Major impact
Residents on Bramble Close, Fieldfare Way	Moderate impact	Major – moderate impact
Residents on Siskin Avenue	Moderate impact	Major moderate impact
Residents of Slack Gate and 4- 12 Fairview Road and Sunnyside Lodge	Major- moderate impact	Moderate impact
Residents of Tong Farm	Major moderate impact	Major impact

This site is situated high up on the hillside on the eastern side of Bacup and is consequently very visible from both the immediate locality, and from a number of places on the opposite side of the valley, for instance around Lane Head and the properties, roads, paths and open space in the vicinity of the cricket club. The existing properties on Siskin Avenue, on the opposite side of Tong Lane demonstrate how prominent development can be in this location, where development extends above the skyline.

New development would be conspicuous for walkers on paths heading eastwards from the edge of the urban area into the uplands, and from properties in the immediate vicinity, in particular St Mary's RC Primary School. Existing blocks of woodland would be important in helping to break up the impact of any new development.

Recommendations

Parts of this site are clearly suffering from neglect and the areas of unmanaged grassland below Tong Farm while contributing to the openness of the area, offer little in the way of visual amenity. The upper part of the site, while suffering the noise and disturbance of the quarrying activities off to the east, are well cared for, and long views across the Moorland Fringe area to Hogshead Law Hill and the surroundings uplands are typical of the area. Development of the lower part of the site which coincides with the Industrial Age and Settled Valleys Landscape Character Types, could be beneficial to the immediate locality, providing suitable



Tong Lane, Bacup

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P5 View north along footpath 448 towards Bent House, to left, and quarry right and centre



P6 looking towards Tong Farm from footpath 449

mitigation measures are undertaken. Close examination of the landscape character type map shows that the current boundary between Moorland Fringe and Settled Valleys corresponds exactly with the 315 m contour, and site observations show that any development above this contour would be highly visible from the north and west sides of Bacup, and would continue the inappropriate sky-lining effect seen in the adjacent housing development on Siskin Avenue, and extend development into Moorland Fringe where it should be avoided on landscape grounds.

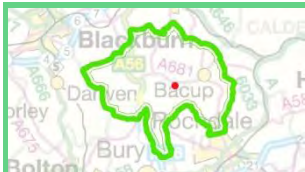
The cumulative effect of development here, where there are definite proposals for housing to the west of Stonechat Close, and possible development on land west of Goldcrest Avenue, and Douglas Road needs to be considered carefully. The primary school in particular would become surrounded by built development rather than lying on the edge of urban area. Mitigation proposals would need to take account of this and consider the development of this site in the context of other development in the immediate locality.

Site	Outcome of assessment
Tong Lane Area A	Suitable for development
Tong Lane Area B	Not suitable for development on landscape grounds

Mitigation

Key areas of mitigation are shown on the plan. These include:

- New development should ensure that the new boundary fronting Tong Lane is a drystone wall;
- Tree planting should be incorporated into any new development to break up the mass of building and provide a partially green outlook to the school;
- Robust screening is required along the track running north of Tong Farm to screen new properties from heavy vehicles travelling to and from the quarry;
- A green spine should be continued east west across the site following the existing clough north west of Bent House, this would link with potential open space development on the land west of Goldcrest Avenue and the school playing fields.



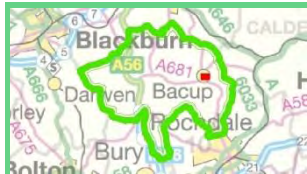
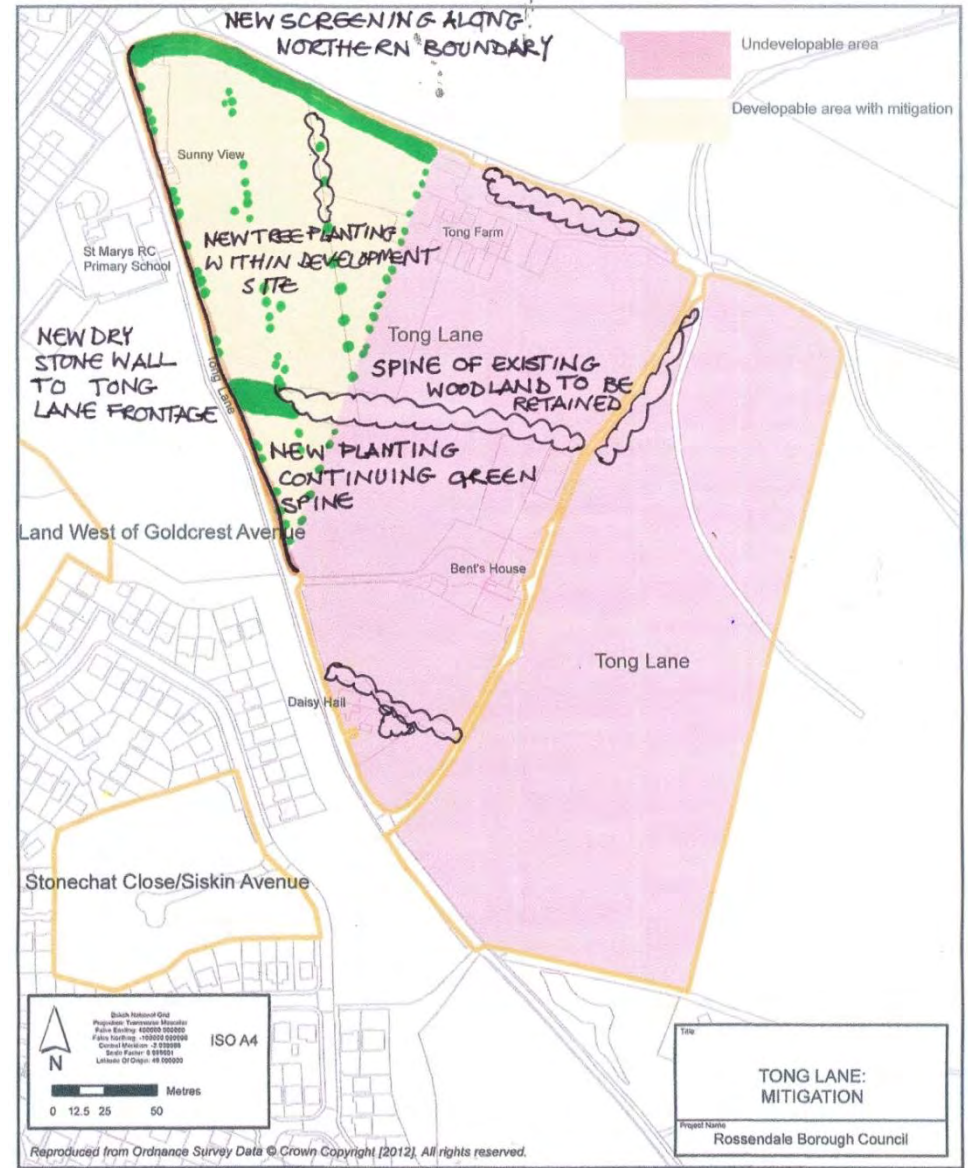
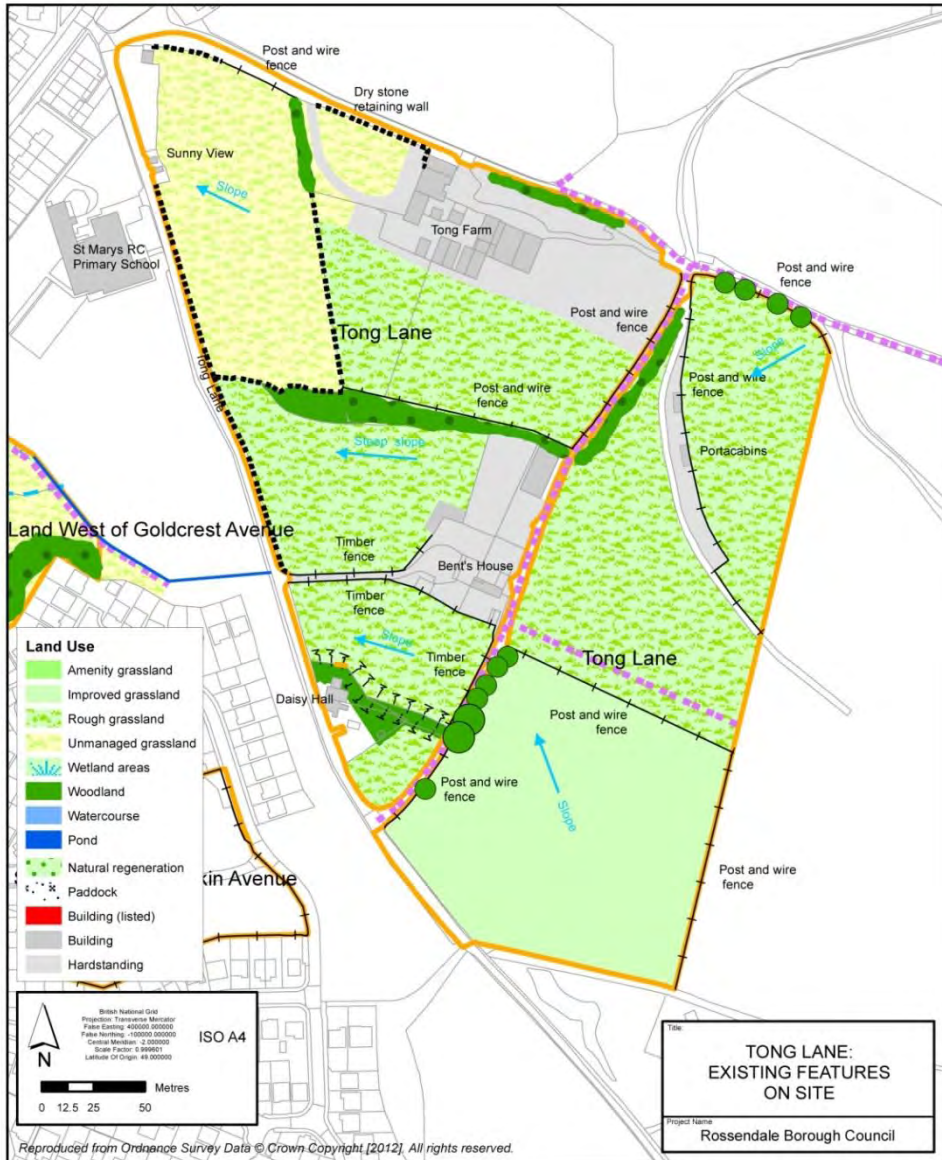
Tong Lane, Bacup

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Tong Lane Bacup

January 2015

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7.3 Love Clough, Goodshaw and Crawshawbooth

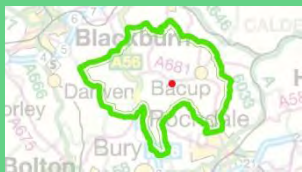


Image: View looking east towards Goodshaw

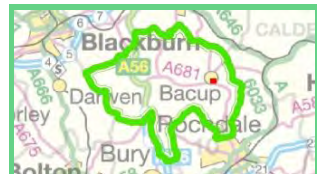
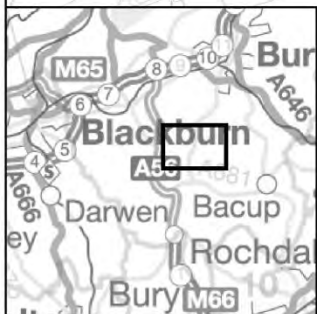
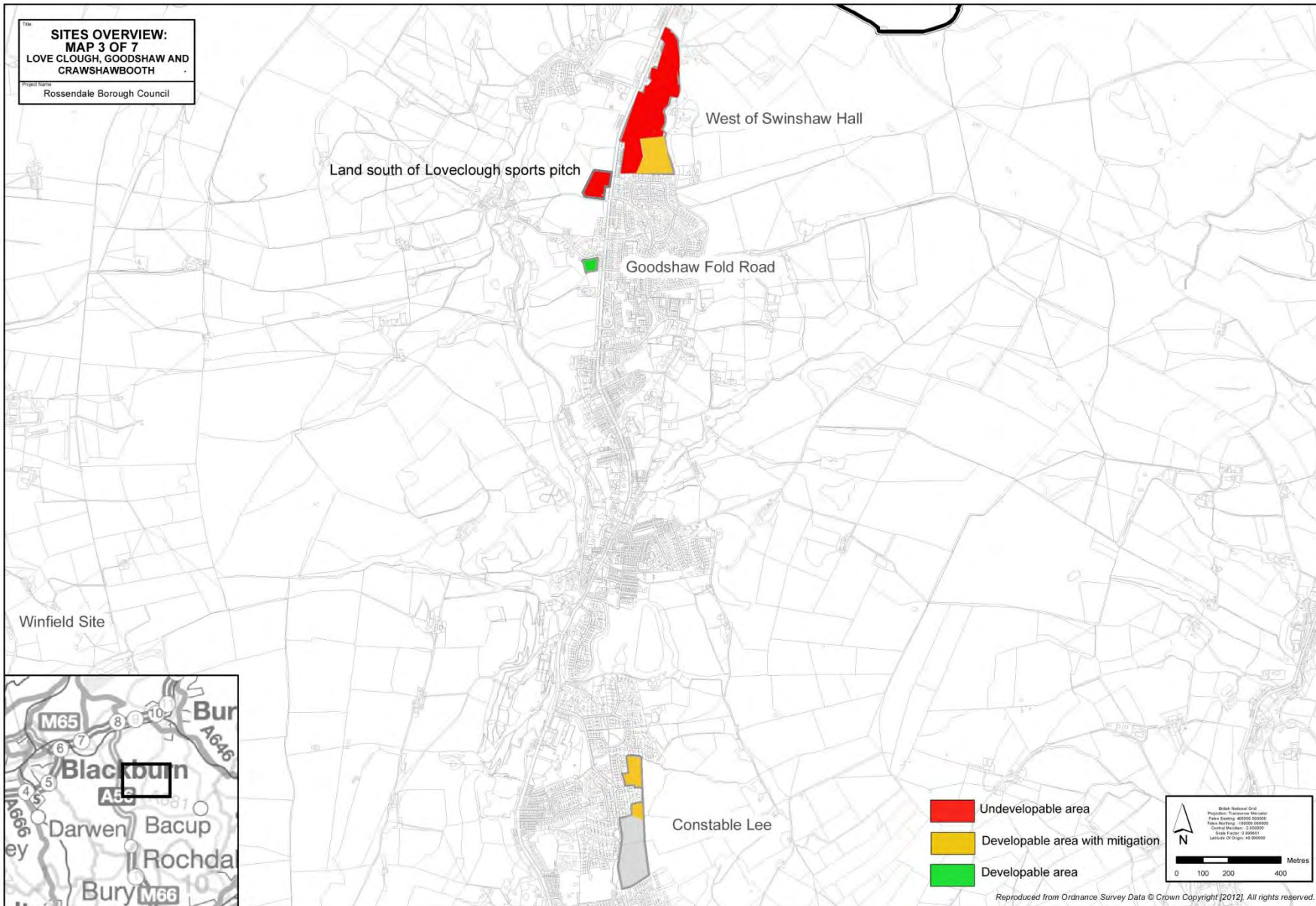
January 2015

Lives and Landscapes Assessment for Rossendale BC



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SITES OVERVIEW:
MAP 3 OF 7
LOVE CLOUGH, GOODSHAW AND
CRAWSHAWBOOTH
Project Name
Rossendale Borough Council



Sites in Love Clough, Goodshaw and Crawshawbooth

December 2015

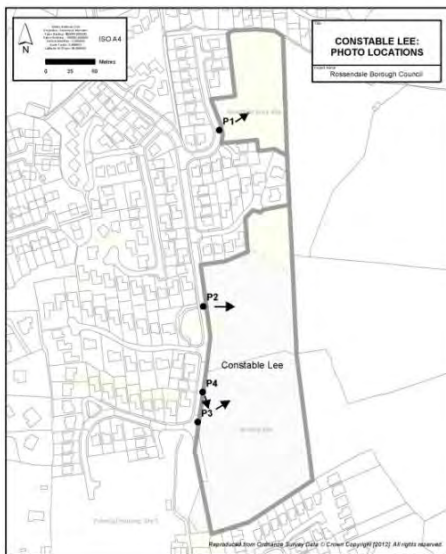
Lives and Landscape Assessment for Rossendale BC



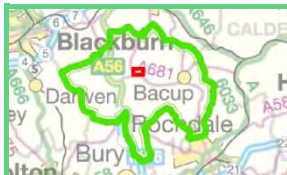
Penny Bennett
Landscape Architects



Aerial photo (above) ©Google Image©2014 Infoterra & Bluesky
Photo locations (below)



SITE NAME:	Constable Lee, Rawtenstall		
SHLAA SITE ID: ?	OTHER SITE REF n/a	GRID REFERENCE: 813243	SITE AREA HA: 3.5, undeveloped area c 1HA
SURVEY DATE: 3.10.14	SURVEY BY: A Birch	WEATHER: dry & clear	
SITE OWNERSHIP	Tbc		
LANDSCAPE CHARACTER TYPE(s):	Settled Valley, abutting Suburban to south, Industrial Age to north		
LANDSCAPE CHARACTER AREA	8a Irwell		
SITE DESIGNATIONS:			
SITE LOCATION:	To the north of Rawtenstall, off A682 and located at eastern boundary of Constable Lee housing area, dividing Hollin Way at the southern end of the site		
LOCAL DESIGNATIONS:	TPO on 3 trees (subject to on-site tree survey)		
PLANNING HISTORY:	Housing development underway (2014/0128 & 2014/0291) except for small area at northern end of site off Acresfield Drive		
SITE ANALYSIS			
Current land use:	Unmanaged grassland		
Topography:	North part of site: Sloping steadily south to north, but not accessed to confirm, falling more east west steeply down to Acresfield Drive		
Landscape Features:	None apparent		
Historic Landscape / Townscape Features	Historically this was a rural location with very little settlement. Hollin Way follows the route of an ancient track. Strong field lines are evident. Land is classified as Ancient Enclosure.		
Public Access:	There is currently no formal public access, footpaths go around the site several 100m from the boundary - FP no 72, 79, to the east, 73 to the west & 81 to the south.		
Boundary Treatment:	<i>North:</i> Edge End Clough <i>West & south:</i> residential gardens <i>East:</i> field boundary yet tbc		
Site description	The Constable Lee site shown on the plan is under development and will have considerable impact upon the surrounding landscape being the eastern most extent of the suburban development. A comparison with the historic map illustrates the significant degree of landscape change prevalent in this locality. This Landscape & Visual assessment will relate to the northern section only, off Acresfield Drive which is contained by residential gardens, Edge End Clough and the eastern field boundary (not surveyed). However, consideration has been given to the whole Constable Lee site to assess appropriate mitigation. There is a new access point into the northern part of the site from Acresfield Drive.		



Constable Lee, Rawtenstall

January 2015

Lives and Landscapes Assessment for Rossendale BC



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Landscape Assessment

Significance	
Constable Lee	Slight--moderate adverse impact

This site lies within Settled Valley, the building line does not extend as far up the hillside as other recent development in the area, consequently the landscape character would not be adversely affected and development would be appropriate in this location.

Visual Assessment

Key Visual Receptors	Significance
Walkers on footpaths 79 & 81	Moderate adverse impact

Key Residential Receptors	Significance
<i>Varies, worst case shown *</i>	
Residential areas to north, west & south from upper floors gaining open views across the site tbc	Major –moderate significance

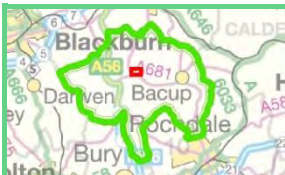
Apart from footpath 73 which goes along what is now Hollin Way, the remaining footpaths are several hundred yards east of the site and experience distant views across the intervening fields to the site boundary. The visual effects on residents of properties on Hollin Way, Acresfield Drive, Sunnyside Close and Billington Avenue will all be significant.



P1 View north east from Acresfield Drive



P2 view east into recently built development from Hollin Way



Constable Lee, Rawtenstall

January 2015

Lives and Landscapes Assessment for Rossendale BC



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Recommendations

The numbers of public visual receptors directly affected by development on the site are relatively small when compared with other Rossendale sites in this assessment. The affect upon residential immediately adjacent to the site is high, however comparable with the impacts of similar housing development granted recent planning permission. The remaining site offers the opportunity to give appropriate landscape consideration to the sensitive eastern boundary and to the proximity of Edge End Clough

	Outcome of assessment
Constable Lee	Suitable for development with mitigation

Mitigation

Key areas of mitigation are shown on the plan. They include recommendations for the north (unbuilt) and south (under construction) parts of the site. These include:

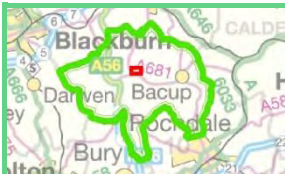
- Protection of mature trees: All development plans should include a tree impact plan and tree constraints plan prepared by a qualified arboriculturalist, which clearly identifies root protection areas (RPA's) for trees on or near the site. This applies to the mature trees beyond the boundary as well as those within the site.
- Layouts must ensure that there are no level changes, or development of any description, e.g. buildings, or roads within the tree's root zone. Rigorous enforcement should ensure that proper tree protection measures are adopted, so that trees are retained in the long term;
- The steep bank facing west and the east side of Acresfield Drive would be difficult to develop and this area could be used to introduce a block of native tree planting into the housing development.
- A native hedge with occasional trees should be planted along the eastern boundary.



P3 View north east into building site from Hollingreave Drive



P4 View into building site, looking south along Hollin Way



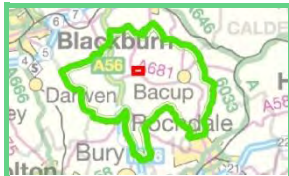
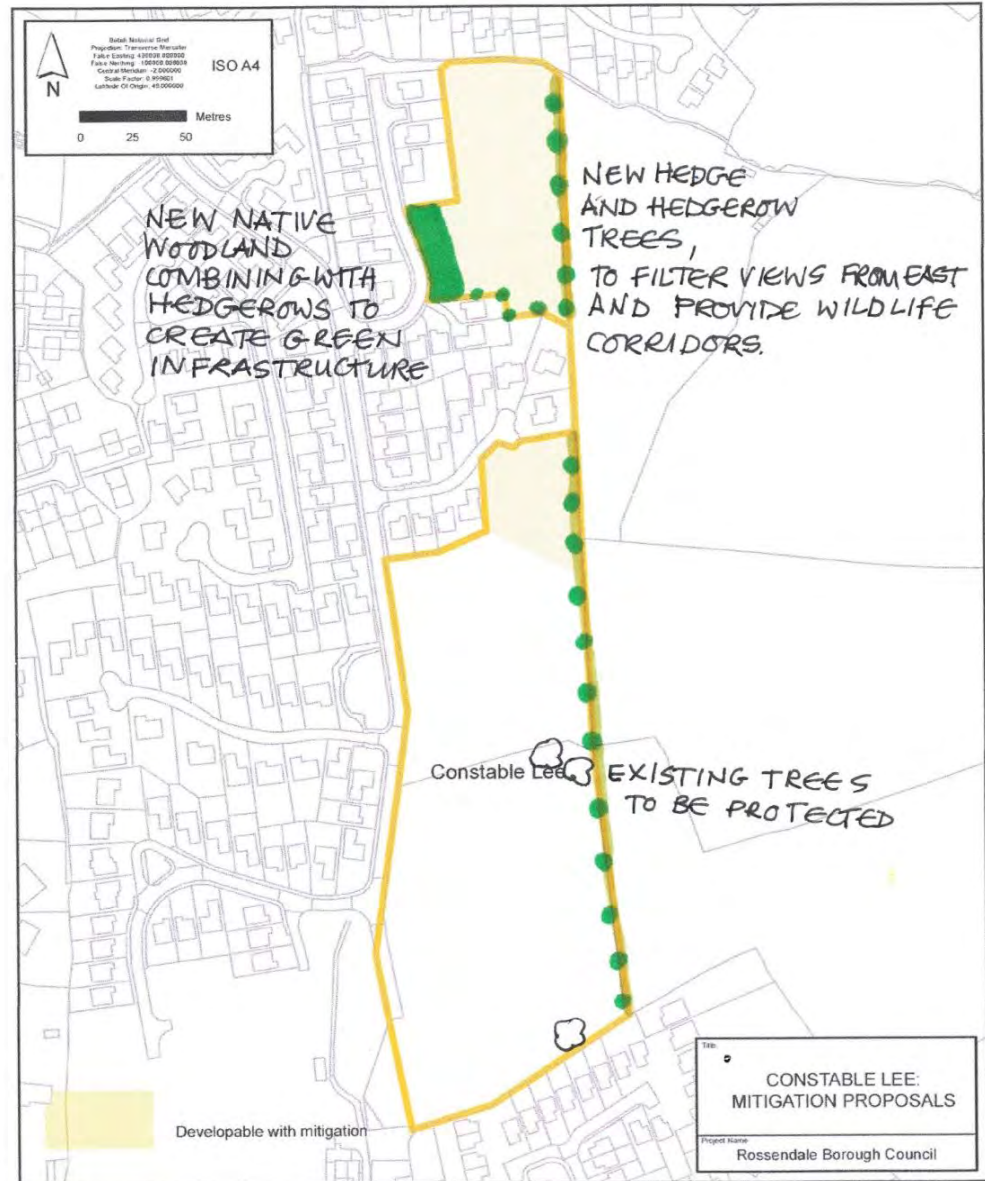
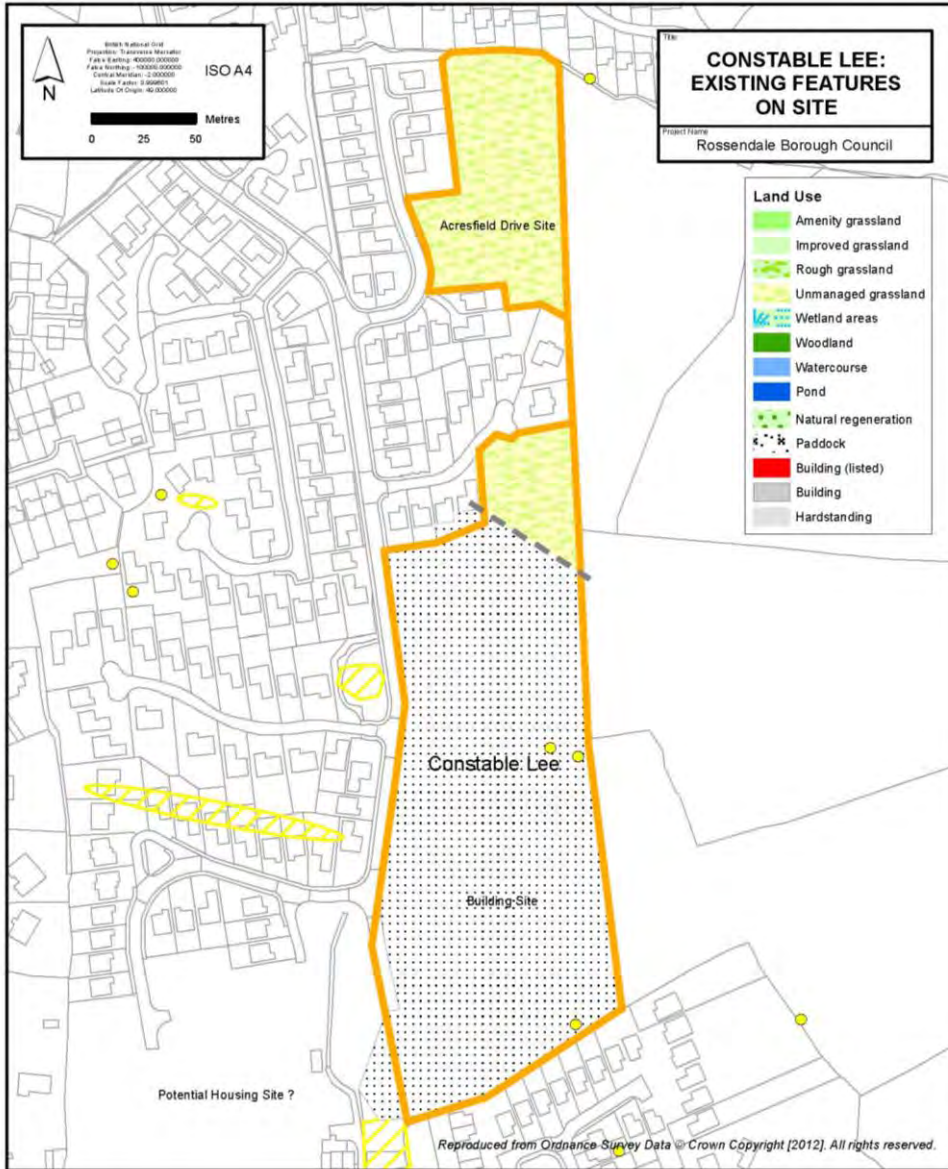
Constable Lee, Rawtenstall

January 2015

Lives and Landscapes Assessment for Rossendale BC



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Constable Lee, Rawtenstall

January 2015

Lives and Landscapes Assessment for Rossendale BC



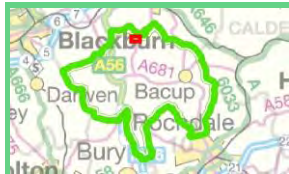
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Landscapes Architects



Aerial photo (above) ©Google Image©2014 Infoterra & Bluesky
Photo locations (below)



SITE NAME:	Goodshaw Fold Road		
SHLAA SITE ID:	OTHER SITE REF n/a	GRID REFERENCE: 812265	SITE AREA HA: 0.2
SURVEY DATE: 10.10.14	SURVEY BY: A Birch	WEATHER: dry & clear	
SITE OWNERSHIP	Tbc		
LANDSCAPE CHARACTER TYPE(s):	Settled Valley		
LANDSCAPE CHARACTER AREA	8a Irwell		
SITE DESIGNATIONS:	Housing Site H3 on opposite side of Goodshaw Fold Road		
SITE LOCATION:	In Love Clough, off A682 north of Rawtenstall, south of Goodshaw Fold Road		
LOCAL DESIGNATIONS:			
PLANNING HISTORY:			
SITE ANALYSIS			
Current land use:	Unmanaged grassland		
Topography:	Flat and featureless		
Landscape Features:	One mature tree adjacent to Goodshaw Fold Road		
Historic Landscape / Townscape Features	Modern settlement adjacent to Ancient Enclosure		
Public Access:	FP no 113 runs along west boundary separated from the site by a wooden fence		
Boundary Treatment:	<i>North, east & south:</i> stone walls <i>West:</i> wooden panel		
Site description	The Site is adjacent to Goodshaw Fold Road and has residential development on three sides - along Burnley Road, Goodshaw Fold Close and former Turf Pit Barn Farm. There is an access track to the rear of the houses adjacent to the east boundary, where the stone wall is substantially degraded. The site appears unmanaged and neglected. It does however offer open vistas to the western hills for users as they join Goodshaw Fold Road from Burnley Road.		



Goodshaw Fold Road, Goodshaw

January 2015

Lives and Landscapes Assessment for Rossendale BC



Penny Bennett
Landscape Architects

Landscape Assessment

Significance	
Goodshaw Fold Road	Moderate adverse impact

The landscape has little value locally and is designated for housing in the current Local Plan. It is located in the valley bottom within the Settled Valley Landscape Character Type.

Visual Assessment

Key Visual Receptors	Significance
Walkers on FP 113 most likely to be local residents rather than hill walkers	Major moderate adverse impact
Pedestrians of the pavement along Goodshaw Fold Road	Moderate adverse impact
Travellers on Goodshaw Fold Road	Moderate adverse impact

Key Residential Receptors	Significance
<i>Varies, worst case shown *</i>	
Residents on Burnley Road backing on to site	Major impact*
Residents on Goodshaw Fold Road facing site	Major-moderate impact*
Residents of Abbey Croft nursing home	Major moderate impact

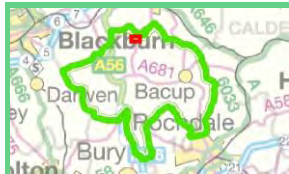
The numbers of visual receptors directly affected by development on the Site are relatively small when compared with other Rossendale sites in this appraisal. However, open views across to the western hills are enjoyed by users of a short stretch of Goodshaw Fold Road, walkers on the footpath along the western boundary would also be adversely affected. Properties overlooking the site would be affected, those on Burnley Road, with the most open views would suffer the greatest effects.



P1 Looking southwest across site from Goodshaw Fold Road



P2 View east from Goodshaw Fold Road



Goodshaw Fold Road, Goodshaw

January 2015

Lives and Landscapes Assessment for Rossendale BC



Penny Bennett
Landscape Architects

Recommendations

This site is classified as Settled Valley Landscape Character Type, and in this valley bottom location, development would be appropriate.

Consideration should be given to low density dormer-type housing in-keeping with the adjacent modern developments. Mitigation proposals should address the needs of the users of the adjacent FP 113 and access track to the rear of the terraced housing, as well as local residents.



P3 View south east from Goodshaw Fold Road



P4 View east along southern boundary

Outcome of assessment

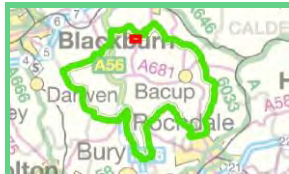
Goodshaw Fold Road

Suitable for development

Mitigation

Key areas of mitigation are shown on the plan. These include:

- Incorporation of tree planting within site and along boundaries to filter views of development;
- Consideration of low density dormer type property in keeping with those in the locality.
- Retain and protect existing tree on Goodshaw Fold Road.



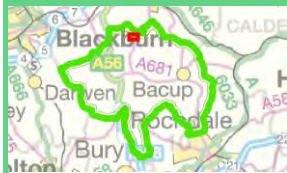
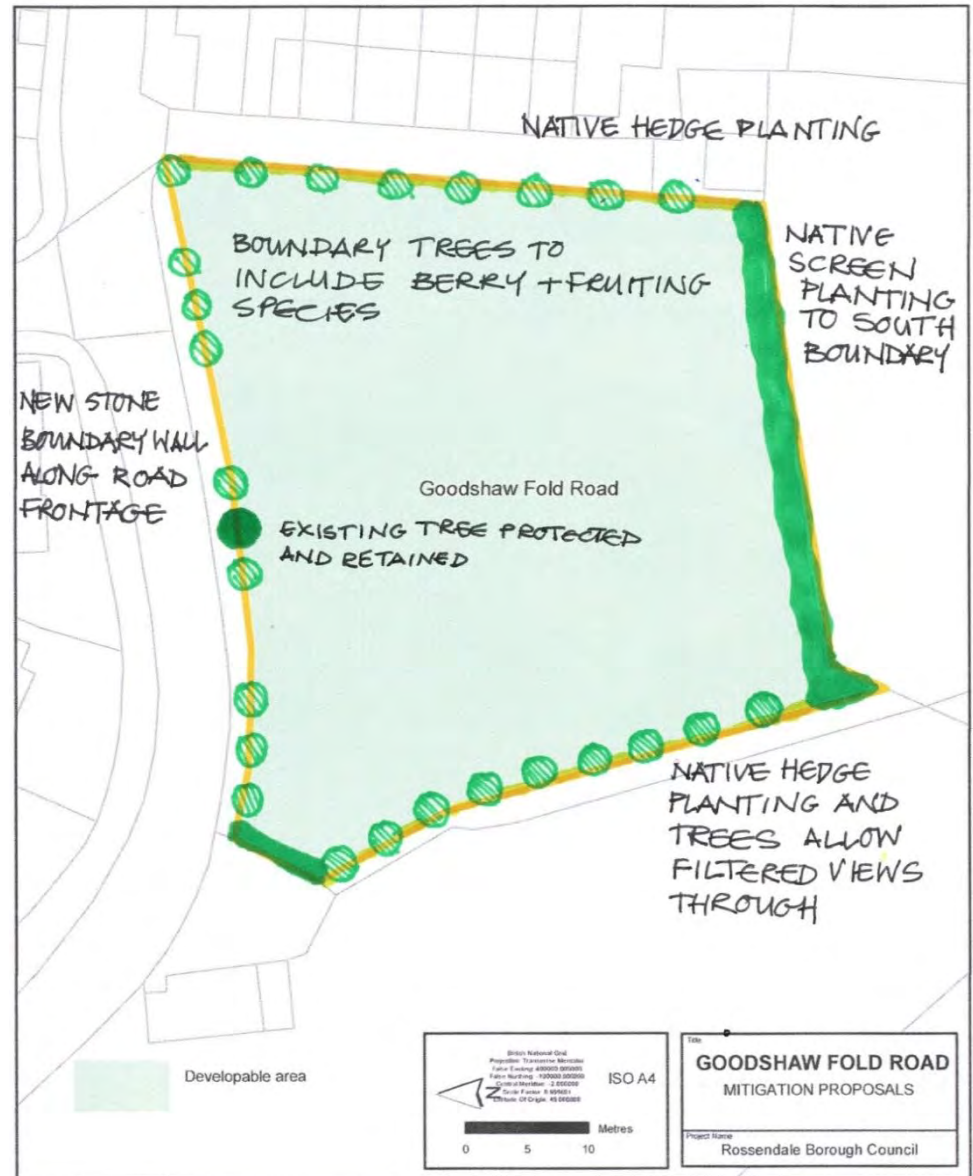
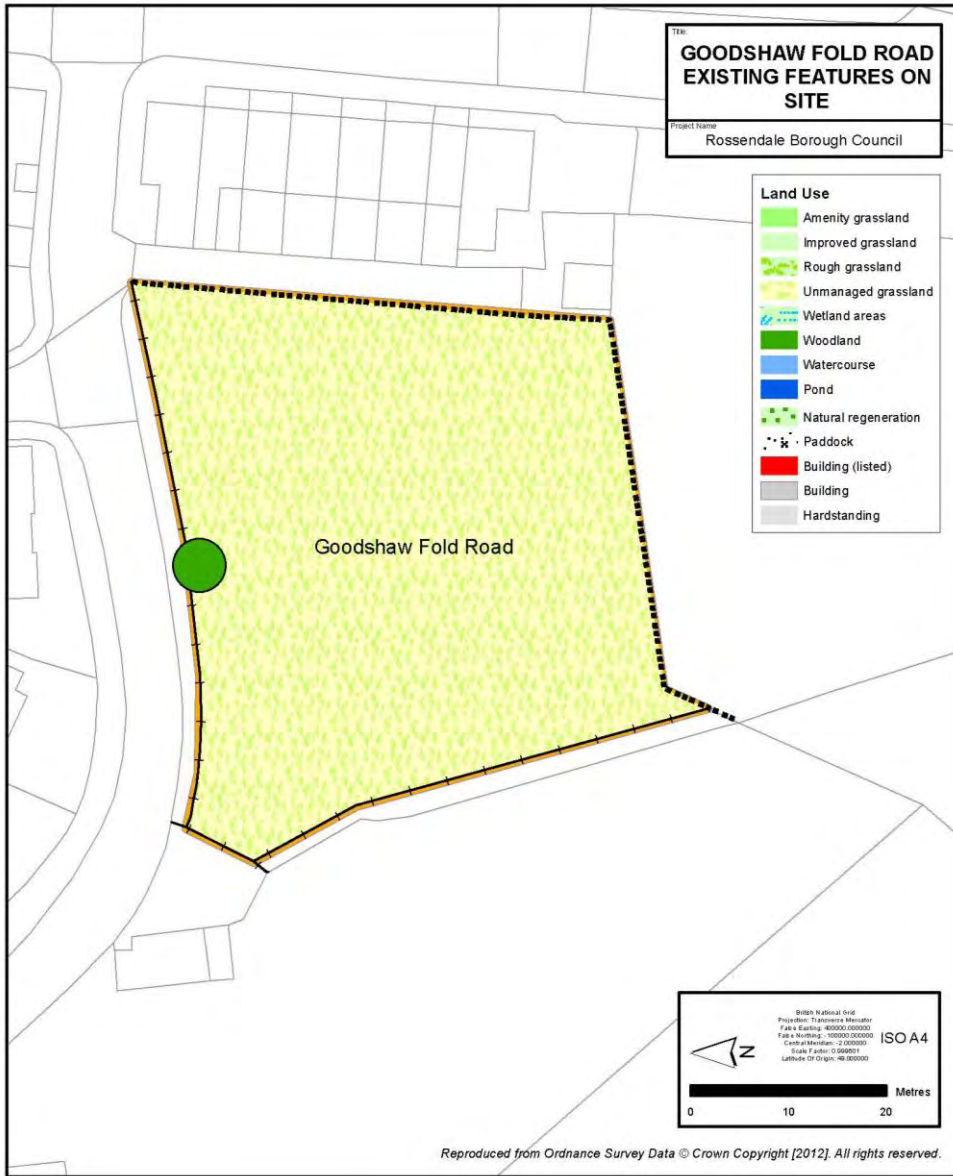
Goodshaw Fold Road, Goodshaw

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Goodshaw Fold Road, Goodshaw

January 2015

Lives and Landscapes Assessment for Rossendale BC



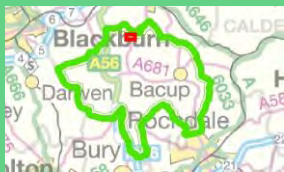
Penny Bennett
Landscape Architects



Aerial photo (above) ©Google Image©2014 Infoterra & Bluesky
Photo locations (below)



SITE NAME:	Land south of Loveclough sports pitch
SHLAA SITE ID:	OTHER SITE REF n/a GRID REFERENCE: 8122675 SITE AREA HA: 0.87
SURVEY DATE: 190.10.15	SURVEY BY: P Bennett WEATHER: dry & clear
SITE OWNERSHIP	Tbc
LANDSCAPE CHARACTER TYPE(s):	Settled Valley
LANDSCAPE CHARACTER AREA	8a Irwell
SITE DESIGNATIONS:	
SITE LOCATION:	In Love Clough, off A682 north of Rawtenstall, north of Goodshaw Fold Road
LOCAL DESIGNATIONS:	Goodshawfold Conservation Area lies 250 m to south west, Loveclough Conservation Area lies 400 m to the north west
PLANNING HISTORY:	A scheme has been submitted for 15 homes on this site, which is currently subject to an appeal.
SITE ANALYSIS	
Current land use:	Unmanaged wetland with reed canary grass and soft rush dominating with meadowsweet, flag iris and willow herb
Topography:	Site falls gently but unevenly from Burnley Road westwards
Landscape Features:	Ditches along northern and western boundary, scattered alder trees along northern boundary, and single large willow
Historic Landscape / Townscape Features	Ancient Enclosure with small area of modern settlement in south east corner of site, site of tram way, no evidence remains on site.
Public Access:	FP94 runs along southern boundary of site, informal but well used path along western edge of site, access track to Loveclough sports pitch runs along northern edge. Pavement to Burnley Road is adjacent to the eastern edge
Boundary Treatment:	<i>East, short part of south:</i> stone walls <i>North:</i> post and wire fence <i>south and west:</i> open
Site description	The site lies immediately to the west of A682 Burnley Road in Loveclough. The wet grassland falls away from the road to the west, allowing panoramic open views across the site from the main road. There are 8 garages of various styles on the south east edge of the site, and two further garages just beyond the eastern edge with access directly onto Burnley Road. There is no other development on the site visible now. Historically, the tram way from Goodshaw Hill Colliery crossed the site from the north west and terminated at Rings Nook on the main road beyond the south east edge of the site. Stone built staithe, a cabin and weigh office were located here, and the stone foundations remain.



Land south of Loveclough sports pitch, Loveclough

October 2015

Lives and Landscapes Assessment for Rossendale BC

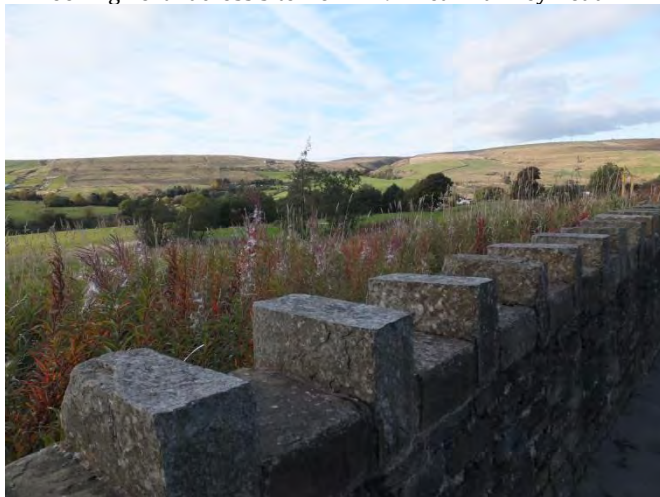


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Landscape Assessment



P1 Looking north across site from FP94 near Burnley Road



P2 View east from Goodshaw Fold Road

Significance	
Land south of Loveclough sports pitch	Moderate – substantial impact

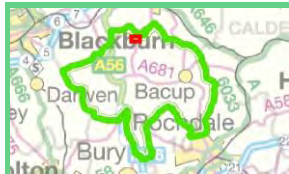
Land south of Loveclough sports pitch lies in the upper section of the Settled Valley Landscape Character Type (LCT), with areas of Enclosed Uplands LCT on the hills to the east and west.

This area south of the sports pitch is unmanaged, and has become colonised by a wet grassland community with some floristic interest. The natural flora suggests that there is poor drainage of the heavy boulder clay which underlies the site. However it is recognised as important to the local community, because at this point on Burnley Road, an uninterrupted panorama opens westwards to Goodshaw Hill, a typical area of Enclosed Uplands to the west, and this sets the village in its context in the wider South Pennine Landscape.

The character of the upper sections of Settled Valley are strongly influenced by the neighbouring Landscape Character types of Moorland Fringe and in this case Enclosed Uplands. This is a transitional zone between the densely developed lower valley and the open countryside of the uplands. Typically, settlement is less dense and more scattered, the historic importance of these settlements is recognised by there being two Conservation Areas within 500m of the site. In this situation it is important to retain these open tracts of countryside between settlements to preserve their individual identity.

Visual Assessment

Key Visual Receptors	Significance
Walkers on FP 94 alongside site	Major adverse impact
Pedestrians and travellers on Burnley Road	Major – moderate adverse impact
Users of Loveclough sports pitch, including dog walkers	Moderate adverse impact
Users of allotments	Major – moderate adverse impact
Walkers on FPs, 93, and 98	Major – moderate adverse impact
Walkers on FPs 4, 87,90, 96 and others west of Goodshawfold	Moderate adverse impact
Walkers on FP 109 south of site	Moderate adverse impact



Land south of Loveclough sports pitch, Loveclough

October 2015

Lives and Landscapes Assessment for Rossendale BC



Penny Bennett
Landscape Architects



P3 View south east from FP 94 at the back of Loveclough



P4 View east from FP 93 to the west of Goodshawfold, pink area shows site

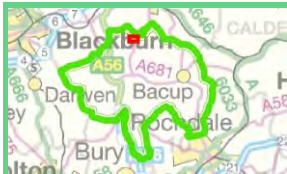
Key Residential Receptors	Significance
<i>Varies, worst case shown *</i>	
*Residents on Burnley Road (E)	Major impact
Residents on Goodshawfold Road facing north	Moderate impact
Residents on Goodshawfold Close	Moderate impact
Residents of 974 Burnley Road (W)	Moderate slight impact
Residents of Back Broad Ing Terrace Burnley Rd	Moderate impact

This is a very prominent site both from the main route up the valley, and properties to the east, and from the many footpaths that cross the hillsides to the west. The visual effect would also be significant for users of the allotments and sports pitch in the immediate vicinity. While there are some views westwards from the main road further south down the valley, it is at this point where the views open up westwards, with panoramic vistas of the attractive Upper Limy Valley and the typical Settled Valley landscape with the backdrop of the Enclosed Uplands beyond. These are enjoyed not only by motorists and residents of the properties facing the site, but also by pedestrians: dog walking, taking children to school, using the bus stop, etc as well as visitors to the area. There is a dense network of well walked footpaths on the hillside behind Goodshawfold, which would also suffer visual effects as a result of the development of this site.

Recommendations

While this area of land is of no agricultural importance, it is not waste land as such, the immediate environs are well looked after and there is little evidence of fly tipping or littering. The plant community on the site is not locally unusual but there are attractive wetland plants here that will be providing ecosystem services to pollinators, which in itself is an important function. Its' importance to the community is the visual link to the open country beyond. The visual effects and the adverse impact on the sense of place of developing this site would be significant, consequently the site is considered unsuitable for development on landscape grounds.

	Outcome of assessment
Land south of Loveclough sports pitch	Not suitable for development on landscape grounds



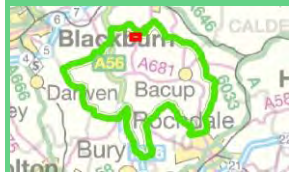
Land south of Loveclough sports pitch, Loveclough

October 2015

Lives and Landscapes Assessment for Rossendale BC



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Land south of Loveclough sports pitch, Loveclough

October 2015

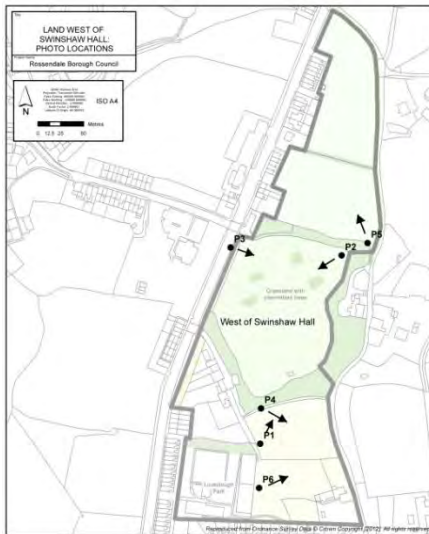
Lives and Landscapes Assessment for Rossendale BC



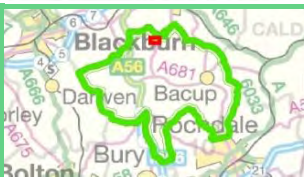
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Photo locations (below)



SITE NAME:	West of Swinshaw Hall		
SHLAA SITE ID:	OTHER SITE REF n/a	GRID REFERENCE: 813272	SITE AREA HA: 6.8
SURVEY DATE: 10.10.14	SURVEY BY: A Birch	WEATHER: dry & clear	
SITE OWNERSHIP	Tbc		
LANDSCAPE CHARACTER TYPE(s):	Settled Valley		
LANDSCAPE CHARACTER AREA	8a Irwell		
SITE DESIGNATIONS:	Trees on Burnley Rd frontage have Tree Preservation Order		
SITE LOCATION:	North of Rawtenstall & Crawshawbooth, east of A682 Burnley Rd, west of Goodshaw Lane		
LOCAL DESIGNATIONS:	Identified as a stepping stone habitat for grassland and a wildlife corridor for wetland and heath species on the Lancashire Ecological Network, Conservation Area at Love Clough Fold 280 m west		
PLANNING HISTORY:	Unknown.		
SITE ANALYSIS			
Current land use:	Grassland with woodland and trees, Love Clough Park in SW area and residential properties		
Topography:	Mainly sloping east to west with deep clough north of the park		
Landscape Features:	Mature woodland and trees within the site and along the Burnley Road frontage; wooded clough passing the former Broad Ing continuing from the distinctive clough to the east		
Historic Landscape / Townscape Features	Listed buildings: Goodshaw Chapel 1km south, Grade 11*, The Barn and Club Love Clough 280 m W		
Public Access:	Easy access from the south via FPs 32 & 34 from Burnley Road and Hameldown Road through Love Clough Park FPs 29 & 31 cross the site east/west between Goodshaw Lane and Burnley Road. The Rossendale Way passes close to the southern site boundary.		
Boundary Treatment:	<i>West:</i> almost entirely bordered by the A682 pavement and residential properties of Burnley Road <i>North & east:</i> high stone walls with hedges along Goodshaw Rd with some residential boundary treatment of Swinshaw Hall & Laneside hamlet; <i>South:</i> residential back gardens of Hameldown Rd		
Site description	The site lies close to the boundary of Rossendale and Burnley BC and represents the northern limit of the 8a Irwell Settled Valley landscape. Extensive residential developments lie to the south. The wooded landscape with unmanaged grassland in the south gives way to rough grassland west of Swinshaw Hall with intermittent trees. The 2 northern fields are more intensively managed with an open landscape, more typical of the Enclosed Uplands. The site is visually well contained from the local roads by virtue of tall walls and hedges, views across the site can be gained from the FP's that cross it and from public locations such as the bus stops and a pub car park on Burnley Rd. From the west above Goodshaw Fold the site appears well wooded apart from the 2 northern fields.		



West of Swinshaw Hall, Loveclough

April 2015

Lives and Landscapes Assessment for Rossendale BC



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Landscape Assessment

Significance	
West of Swinshaw Hall	Moderate-substantial adverse impact

West of Swinshaw Hall is in a strategic location within the landscape character areas of Rossendale, close to boundary of Burnley BC it represents the most northern limit of the Settled Valley landscape character type, Goodshaw itself is the most northern area of dense suburban development within the valley, and north of here, settlement thins out. The site is wooded or has intermittent trees for approximately two thirds of its area, with one third comprising open fields.

Visual Assessment

Key Visual Receptors	Significance
Walkers on FP 29 looking north	Major –moderate adverse impact
Walkers on FP 31 looking south across the field	Major- adverse impact
Walkers on the hills above Goodshaw Fold	Major–moderate adverse impact
Users of the pub car park, bench, bus stop and pavement of A682	Moderate adverse impact
Travellers on A682	Moderate adverse impact
Users of Love Clough Park	Moderate adverse impact

Key Residential Receptors	Significance
<i>Varies, worst case shown *</i>	
Residents of Lane Side gaining open views across southern part of site	Major impact
Residents of properties along Burnley Road, Hameldown Road & Swinshaw Hall where limited upper level views would be affected	Moderate impact*

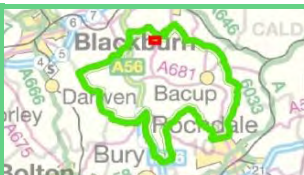
The open northern part of this site is the most visible from the immediate vicinity, both from Burnley Road and Goodshaw Lane, the southern part of the site being more wooded, is a little more enclosed, and where high walls enclose Goodshaw Lane views into the site are minimal.



P1 View north east from footpath 31



P2 View looking west from footpath 29



West of Swinshaw Hall, Loveclough

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Lives and Landscapes Assessment for Rossendale BC



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P3 View east across site from Burnley Road



P4 View south east towards Lane Side

From elevated positions on the west side of the valley, the site is more conspicuous, and any development would be prominent. There are many publically accessible places within the site, in particular Love Clough Park, where views of any development would be prominent.

Recommendations

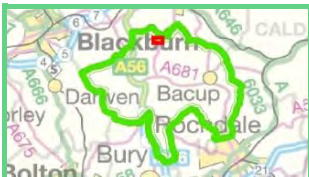
Although most of the site has high susceptibility to development, it has the potential to accommodate a low density of sensitively designed residential properties on a limited area confined to the unmanaged and rough grassland areas only, in the south of the site. It would be possible to achieve an acceptable level of visual containment provided appropriate landscape planning and mitigation measures are integrated into any housing proposals, giving high priority to the retention in the landscape of the woodland areas, wooded clough and integrating intermittent trees.

Site	Outcome of assessment
West of Swinshaw Hall	Suitable for development with mitigation

Mitigation

Key areas of mitigation are shown on the plan. These include:

- Trees are an important part of the landscape character here hence: Protection of mature trees: All development plans should include a tree impact plan and tree constraints plan prepared by a qualified arboriculturalist, which clearly identifies root protection areas (RPA's) for trees on or near the site. This applies to the mature trees beyond the boundary as well as those within the site;
- Layouts must ensure that there are no level changes, or development of any description, e.g. buildings, or roads within any tree root zone. Rigorous enforcement should ensure that proper tree protection measures are adopted, so that trees are retained in the long term;
- The style, materials and scale of the properties should be sympathetic to the local character;
- Intermittent trees, particularly berrying and fruiting varieties to be incorporated within the layout of any new housing, along with new hedges and trees to the boundary.



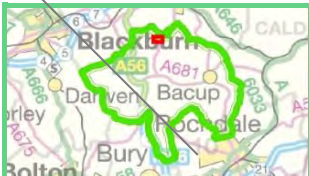
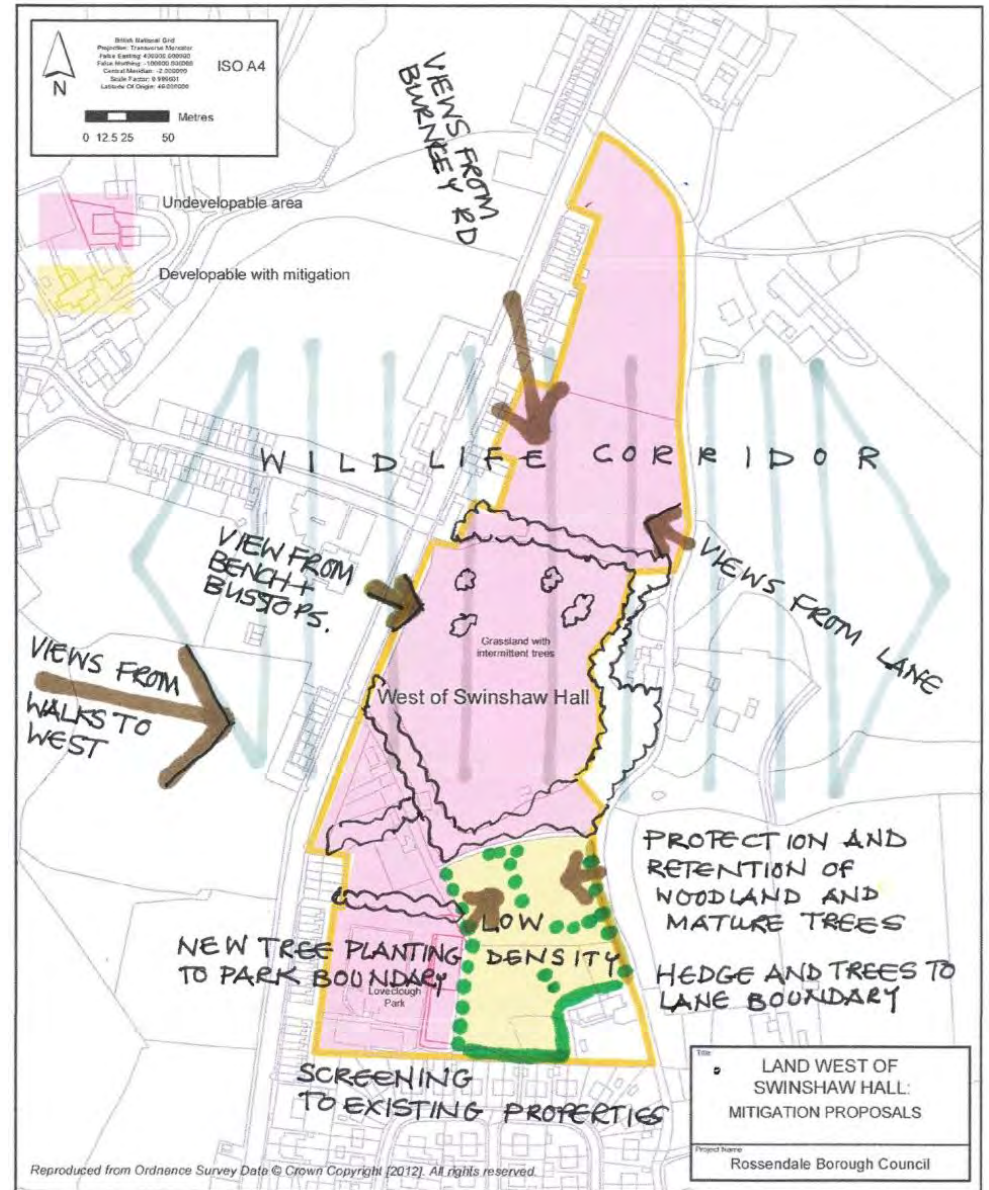
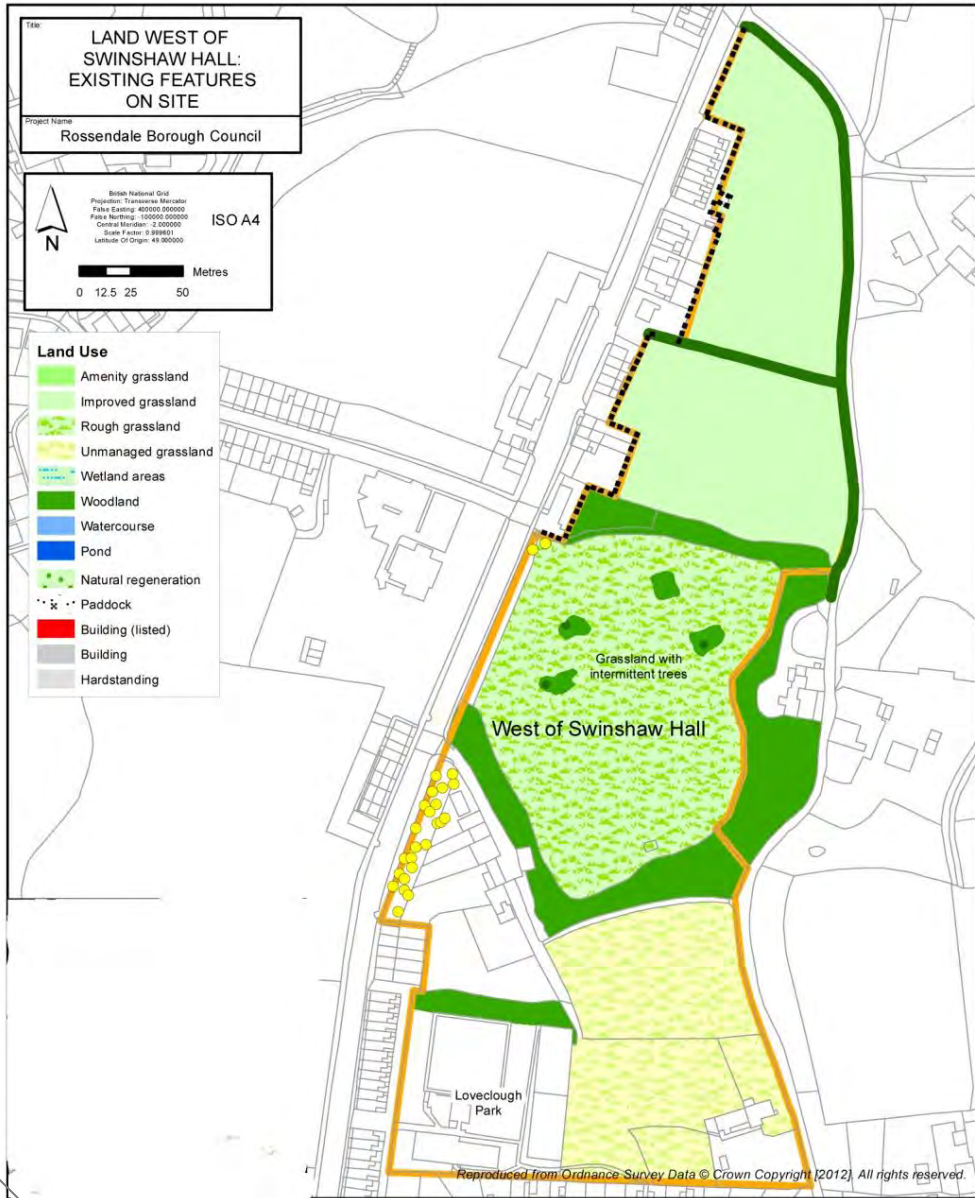
West of Swinshaw Hall, Loveclough

April 2015

Lives and Landscapes Assessment for Rossendale BC



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West of Swinshaw Hall, Loveclough

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7.4 Rawtenstall

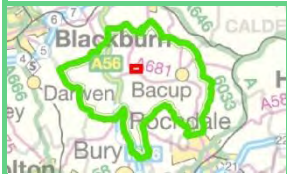


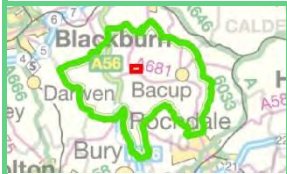
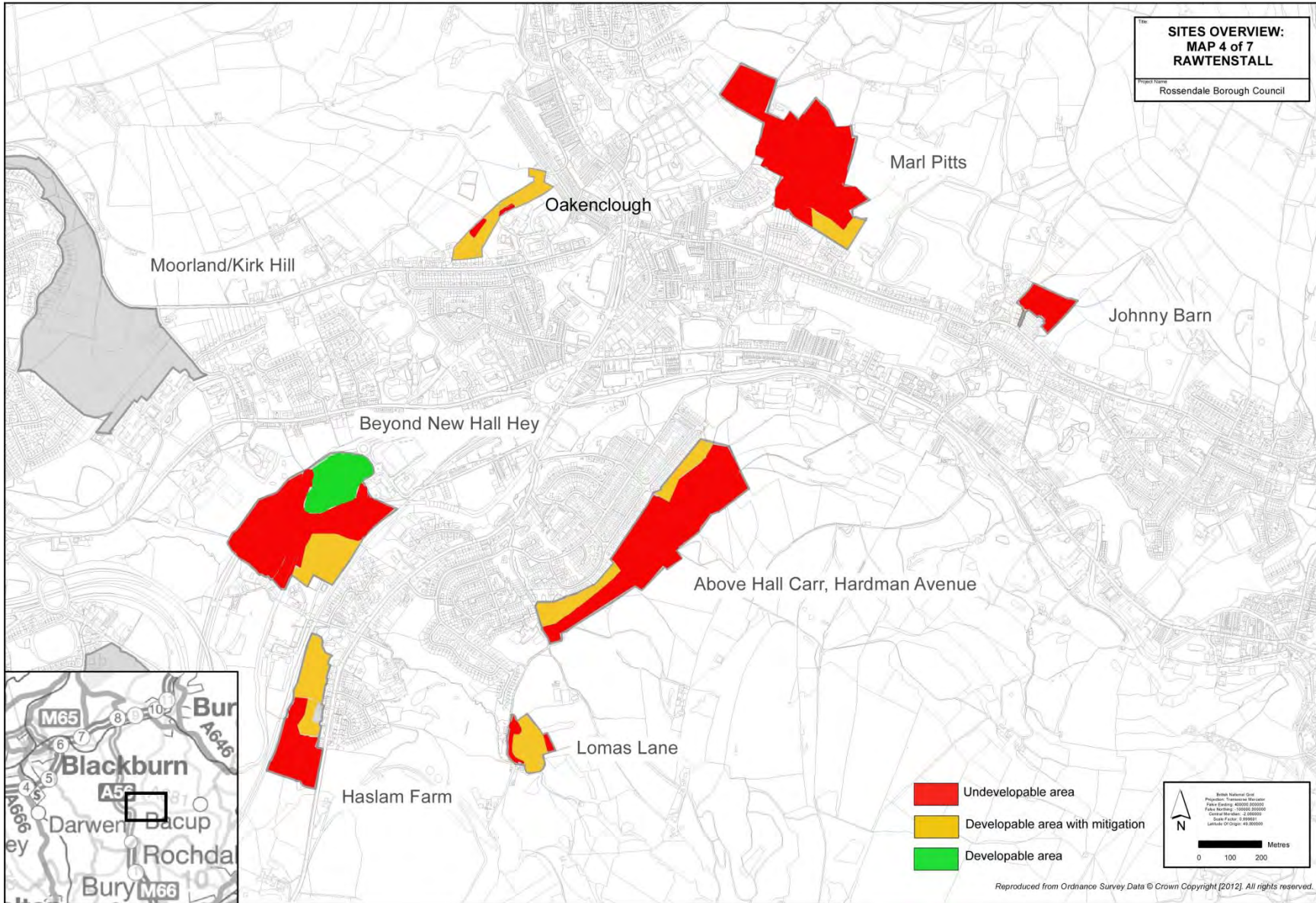
Image: Looking north west towards Whitaker Park from Balladen

January 2015

Lives and Landscapes Assessment for Rossendale BC



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Landscape Architects



Sites in Rawtenstall

June 2015

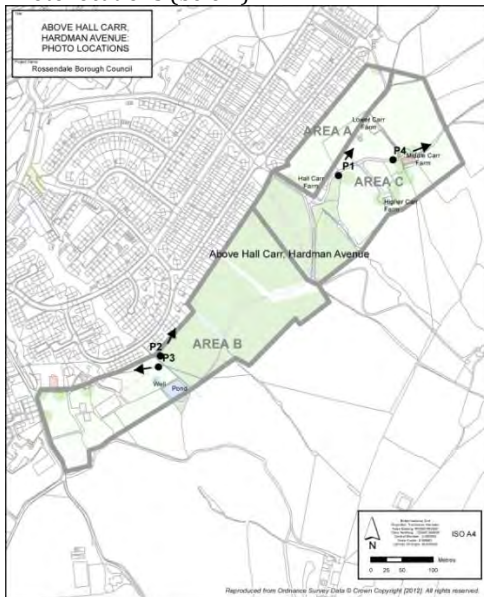
Lives and Landscapes Assessment for Rossendale BC



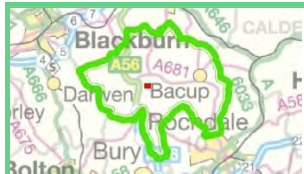
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Aerial photo (above) ©Google Image©2014 Infoterra & Bluesky
Photo locations (below)



SITE NAME:	Above Hall Carr		
SHLAA SITE ID:	OTHER SITE REF: n/a	GRID REFERENCE: 814225	
SURVEY DATE: 2.10.14	SURVEY BY: P Bennett	WEATHER: Fine and dry	SITE AREA: HA 12.2
SITE OWNERSHIP:	Various TBC		
LANDSCAPE CHARACTER TYPE(s):	Suburban, Settled Valley, Moorland Fringe		
LANDSCAPE CHARACTER AREA:	8a Irwell, 4b Rossendale Moorland Fringe		
SITE DESIGNATIONS:	Not in Green Belt		
SITE LOCATION:	The site lies to the east of Rawtenstall Town Centre, above Hardman Avenue		
LOCAL DESIGNATIONS:	A small area of land in the north east of the site is classified Greenlands E1 on the RBC Proposals Plan		
PLANNING HISTORY:	A planning application for development of the northern part of the site has been submitted		
SITE ANALYSIS			
Current land use:	Agriculture: Horse grazing on rough grassland, with stabling and exercise paddock; Woodland		
Topography:	Valley side sloping steadily north westwards down to valley bottom		
Landscape Features:	Rough grassland, with remnants of dry stone walls and vaccary walls, scattered farmsteads at north end, new properties off Lomas Lane at south end mature and young deciduous woodland, Pond and well at southern end of site near Carr Barn Cottages.		
Historic Landscape / Townscape Features	Listed buildings: Middle Carr Farm within site at north end, Carr Barn Cottage and Carr House on southwest boundary of site at south end. Hall Carr Mill and chimney are 180 m north east of the site. Closest Conservation areas are at Fallbarn 400m north east, and Town Centre 300m west. The mature woodland lies on the site of the Rossendale Brickworks dating back to the mid 19 th C.		
Public Access:	FP 259 runs east west from Carr Barn Cottages, joining FP 260 which links down to Hardman Avenue, and then FP 255 east of the pond. FP255 continues northwards to Lower Carr Farm where it meets footpath 242, as it descends from Whinberry Naze. BW 271/2 heads north east from Lower Carr. FPs 262 and 261 also have long views of the site from the east.		
Boundary Treatment:	<i>West:</i> Various garden boundaries; <i>North, south and east:</i> Post and wire, remnant dry stone walls in places, dry stone wall to boundary with Lomas Lane to the south west.		
Site description	This site lies above the current building line on the hillside above Rawtenstall. A large mid 20 th C housing development lies to the north west below the site, with open pasture on the flanks of Whinberry Naze rising up along the south east edge. The north and south ends of the site are both used for horse grazing while the centre of the site is a mix of attractive mature and new deciduous woodland. The site is well used by local people using the footpaths to get from the suburban edge to the moorland beyond.		



Above Hall Carr, Rawtenstall



Landscape Assessment

Site	Significance
Hall Carr Area A	Moderate –Low adverse impact
Hall Carr Area B	Moderate –Low adverse impact
Hall Carr Area C	Moderate adverse impact

This site has been divided into three separate areas, Area A, Area B and Area C.

The greater part of this site falls within the Settled Valley Landscape Character Type, though it is very narrow at this point, squeezed between the Suburban classification on the slopes below, and Moorland Fringe, above. This narrow stratification of landscape types up the valley sides is a key characteristic of the South Pennine landscape in Rossendale, where topography and altitude has so markedly determined the land use. The Suburban character type occupies a narrow strip along the entire north western boundary of the site where it abuts the existing housing, widening at the southern end adjacent to Lomas Lane. Two thirds of the eastern side of the site falls within Moorland Fringe, where the transition to rougher ground begins.

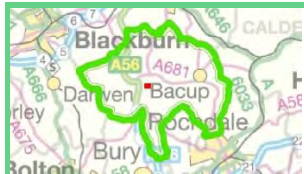
The patchwork of in-bye pastures running up to the moorland edge which is typical of the Settled Valley character is clearly evident particularly at the northern end of the site. Area A falls within the Suburban character at the southern end of the site, Area B straddles Suburban and Settled Valley landscape character types at the northern end, while Area C covers the remaining areas of Settled Valley and Moorland Fringe.



P1 View north east along footpath 255



P2 View north towards the ski slope from footpath 260



Above Hall Carr, Rawtenstall



Visual Assessment



P3 View west looking towards Carr Barn Cottages from footpath 255

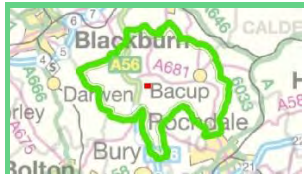


P4 View east looking towards the listed property of Middle Carr Farm

Key Visual Receptors	Significance		
	Area A	Area B	Area C
<i>Varies, worst case shown</i>			
Walkers on footpaths 242, 255 (n), 261, 265, 266, 354 and BW 271	Major moderate adverse impact	Moderate-slight adverse impact*	Major adverse impact
Walkers on Footpaths 255(s), 259 and 260	nil	Major adverse impact	Major moderate adverse impact
Middle Carr Farm (listed property)	Moderate-slight adverse impact	nil	Moderate adverse impact
Carr Barn Cottage and Carr House (listed property)	nil	Major moderate adverse impact	Moderate adverse impact
Pedestrians in Rawtenstall town centre (Bank St)	Moderate-slight adverse impact	nil	Moderate adverse impact
Pedestrians on Schofield Road, Oakley Rd etc	Moderate-slight adverse impact	Moderate adverse impact*	Moderate adverse impact
Visitors to Whitaker Park	nil	Moderate-slight adverse impact	Moderate-slight adverse impact

Key Residential Receptors	Significance		
	Area A	Area B	Area C
<i>Varies, worst case shown</i>			
Residents on Hardman Avenue	Major-moderate impact	Major-moderate impact	Major-moderate impact*
Residents of Hall Carr, Lower Carr and Higher Carr Farm	Major-moderate impact	nil	Major impact
Residents on Carr Farm Close and at Carr Farm	nil	Major-moderate impact	Major-moderate impact

The visual effects of any development will be evident from both footpaths within the site and from many places beyond, particularly to the west. The northern end of this site is very conspicuous from Rawtenstall town centre, and the close proximity of the pattern of enclosed fields below Whinberry Naze, stretching around the hillsides above the town is a defining feature of the area. The existing woodland softens the impact of the existing development and is an important feature of the local landscape. There are important



Above Hall Carr, Rawtenstall

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View looking east from the corner of Kay St and Bank St in Rawtenstall town centre.



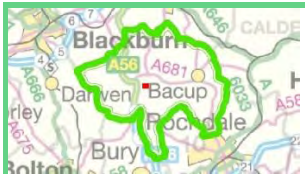
View from footpath 242 near Carr Head Farm looking down to the southern end of the site.

views across to the site from Whitaker Park, and residential streets on the west side of the valley, e.g. Schofield Road, Oakley Road, and Hargreaves Drive. There are some views from paths above the site looking down into the area, and the southern part of the site where the land flattens out would be most conspicuous. Any development would be very obvious from the footpaths crossing and skirting potential sites, and detrimental to the enjoyment of walks in those areas.

Recommendations

The prominence of this site and its landscape character mean that much of the area would be highly susceptible to development. The prominent area at the north end of the site which is easily seen from the town centre would be highly visible and dense development of this area would be out of keeping with the landscape character type. The woodland area further south, comprising mature woodland and young recently planted trees, is highly visible too, across the valley, and forms an important buffer separating the suburban edge of the town from the Moorland Fringe above. The strong horizontal lines of existing development, following the contours around the valley sides, with denser development nearer the valley bottom and more scattered settlement higher up would be compromised by large new areas of dense development along the upper edge of the building line. Retaining all the mature woodland (in Area C) and part of the young woodland (in Area B) would help to screen any new development, and retain wildlife corridors, and green routes for the existing footpaths. Areas A and B running along the back of the existing housing could be developed subject to appropriate mitigation, but Area C is not considered suitable.

Hall Carr	Outcome of assessment
Hall Carr Area A	Suitable for development with mitigation
Hall Carr Area B	Suitable for development with mitigation
Hall Carr Area C	Not suitable for development on landscape grounds



Above Hall Carr, Rawtenstall



Mitigation

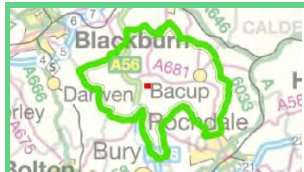
Key areas of mitigation are shown on the plan. These include:

- Development should be aligned along the hillside, following the contours, development at 90 degrees to the slope should be avoided;
- New development to use local building materials, for both buildings and boundaries, and style to be in keeping with that of local farms and hamlets;
-
- In Area B, the existing young woodland should be retained around the periphery of the site and in blocks within the development. This will ensure there is a buffer between the existing properties on Hardman Avenue and any new building, and will soften the impact of any new development from view points to the west;
- Existing pond in Area B should be retained and protected;
- Existing public footpaths should be diverted through areas of retained woodland around the edge of the development site;
- Buffer zone using native planting to be planted along the eastern boundary of the any new development, and where appropriate native hedges with occasional trees to be used for boundaries;
- Housing layout to be broken up with planting to reduce overall impact.



View east from Schofield Road looking towards Hall Carr

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Above Hall Carr, Rawtenstall

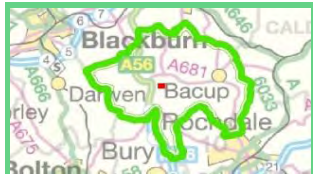
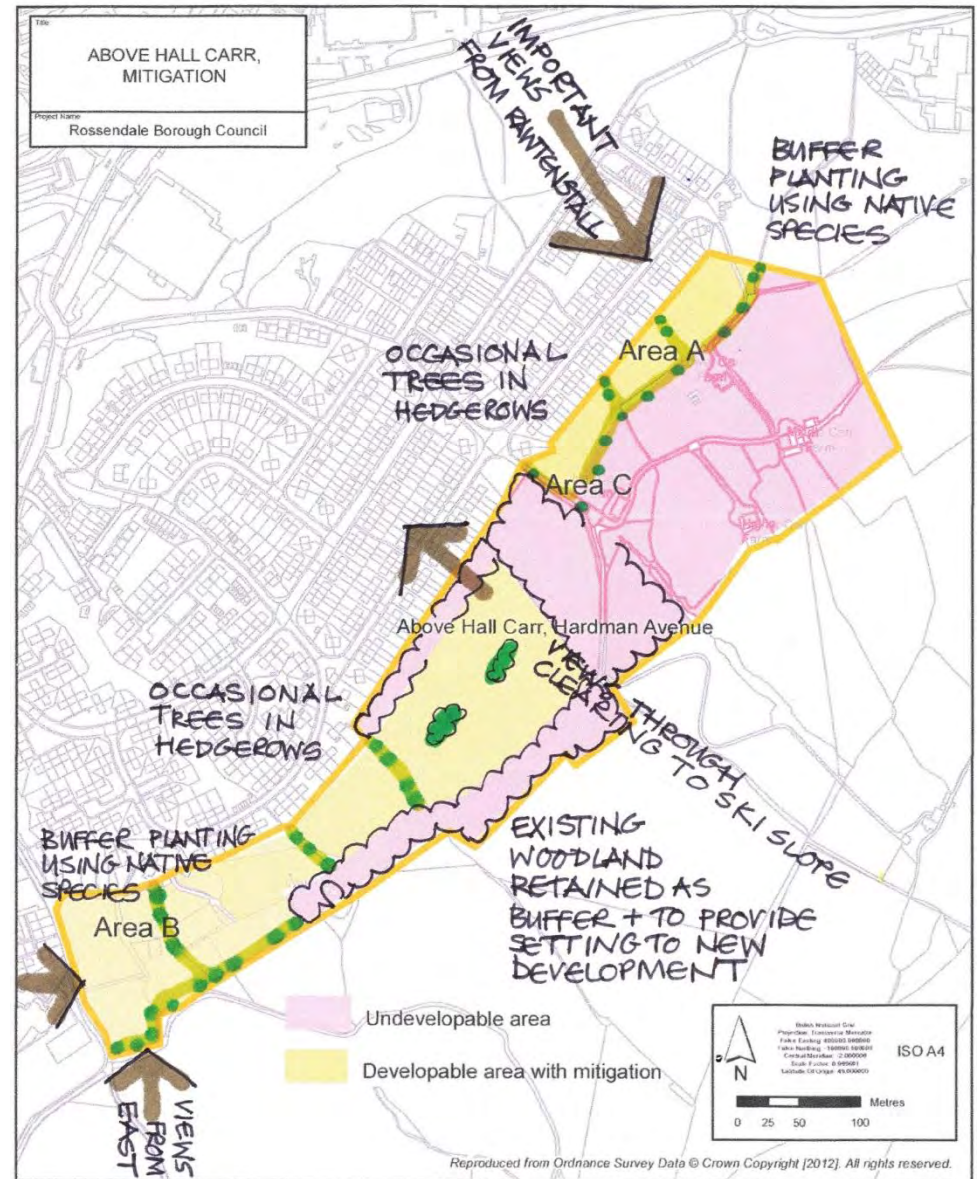
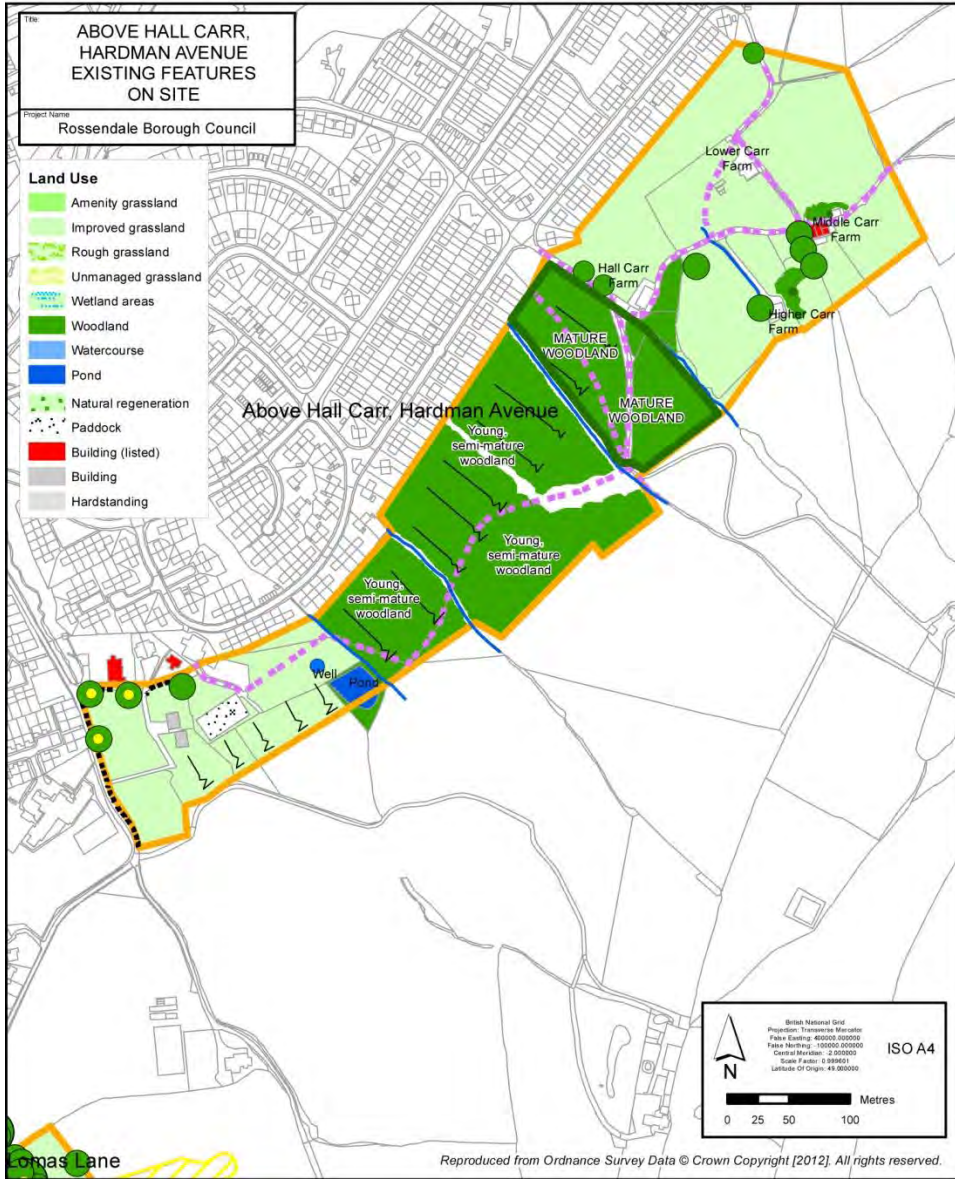
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Above Hall Carr, Rawtenstall

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January 2015

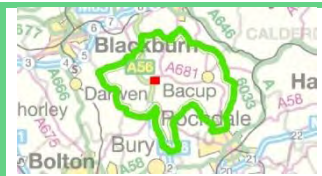
Lives and Landscapes Assessment for Rossendale BC



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Aerial photo (above) ©Google Image©2014 Infoterra & Bluesky
Photo locations (below)



Beyond New Hall Hey

February 2015

Lives and Landscape Assessment for Rosendale
BC



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SITE NAME:	Beyond New Hall Hey		
SHLAA SITE ID:	OTHER SITE REF: n/a	GRID REFERENCE: 803224	
SURVEY DATE: .14	SURVEY BY P Bennett	WEATHER: Cloudy and dry	SITE AREA HA 13.6
SITE OWNERSHIP	TBC		
LANDSCAPE CHARACTER TYPE(s):	Settled Valley		
LANDSCAPE CHARACTER AREA	8b Irwell Valley south		
SITE DESIGNATIONS:	Southwest quarter of site in Green Belt		
SITE LOCATION:	Irwell Valley, between Bury Rd to the east and A56 to west, and south of New Hall Hey Road		
LOCAL DESIGNATIONS:	TPO's in woodland north and south of Irwell; North of site in vicinity of Riverside House classed Employment Area; Southwest part of site Identified on the Lancashire Ecological Grasslands Network as stepping stone habitat and wildlife corridor, woodland network wildlife corridor covers much of site Listed mill buildings at New Hall Hey, bridge at Holme Lane and Cribden House School to west		
PLANNING HISTORY:			
SITE ANALYSIS			
Current land use:	Mixed: Formal and informal public open space south of R Irwell, built up area to north east, United Utilities construction site for sewer works northwest quarter, unmanaged grassland to southwest corner		
Topography:	Land falls to R Irwell, as a steep bank to the north west of the site, south east area is a flat plateau raised above the river, with steep bank to river edge.		
Landscape Features:	River Irwell runs through the middle of site, at the northern end bounded by mature trees and woods, opening out to the south, open space and amenity grass and trees at New Hall Hey, footbridge over river.		
Historic Landscape / Townscape Features	Three quarters classified as Ancient Enclosure, north east corner classified as Modern Settlement		
Public Access:	Irwell Valley Way runs southwest –north east through site, FP 318 runs north to footbridge, FP 310 runs northwest from Irwell along southern boundary		
Boundary Treatment:	<i>Northwest:</i> Timber rail fence <i>Northeast:</i> Mostly open buildings enclose site otherwise <i>South east:</i> Dry stone boundary wall to East Lancashire Railway <i>Southwest:</i> steel fence to substation, various boundaries to private properties.		
Site description	The site is large and complex, the Irwell Valley Way and the river uniting each part. The north end influenced by the employment area at New Hall Hey. The attractive mill buildings converted to other uses overlook the river and pleasant open space enclosed by trees. The south end of the site is open, a large area of open space is well used for dog walking between the railway and river, and unmanaged grass extends to the A56 on the far side of the river. Pylons are obvious and the area has an urban edge feel.		

Landscape Assessment

Site	Significance
New Hall Hey Area A	Slight to moderate adverse impact
New Hall Hey Area B	Moderate to substantial adverse impact
New Hall Hey Area C	Moderate to substantial adverse impact
New Hall Hey Area D	Moderate to substantial adverse impact

This area lies in the valley of the Irwell, but apart from a small area in the north of the site, it is undeveloped. Because of this openness and the broader feel of the valley at this point, south of Rawtenstall, it has been classified as Settled Valley Landscape Character Area 8b Irwell Valley south.

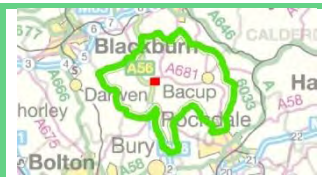
This site has been divided into four areas. The greater part of Area A at the north west corner of the site is currently a construction site, with sewage infrastructure work being carried out. Much of the ground is bare soil and inhospitable. Area B includes some of the existing buildings at New Hall Hey and mature woodlands and well kept public open space. The woodlands are an important wildlife corridor along the river, and the public space is well used by local people. Area C lies in the southwest corner of the site, and has the most rural feel. The Irwell Valley Way follows the river through the site. Although quite open, lying in the valley below the road, the area is sheltered from the A56. The grassland here is noted as a 'stepping stone' habitat and both it and the habitat along the river are part of wildlife corridors following the Irwell Valley. To the north west of the site, a corridor of mature trees survives along with a historic path enclosed within dry stone walls which link up to Haslingden Old Road. Area D in the south east of the site, is a flat open field, with the East Lancashire Railway passing along the eastern edge. A United Utilities substation and pylon lie on the south west edge. While this area is open, and has important wildlife habitats, it feels very much part of the urban fringe of Rawtenstall.



P1 View south west across site from footpath 318 by the footbridge from Townsend Fold



P2 View north east from Irwell Valley Way beside River



Beyond New Hall Hey

February 2015

Lives and Landscape Assessment for Rossendale
BC



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Visual Assessment



P3 View north west from footpath 315

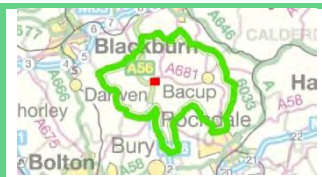


P4 View north from footpath within woodland in Area B

Key Visual Receptors	Significance			
	Area A	Area B	Area C	Area D
<i>*Varies, worst case shown</i>				
Walkers on the Irwell Valley Way	Major positive impact	Major impact	Major adverse impact	Moderate adverse impact
Passengers on the East Lancashire Railway	Minimal impact	Moderate – slight adverse impact	Moderate adverse impact	Major moderate adverse impact
Walkers on FP 310	Moderate – slight adverse impact	Major – moderate adverse impact	Major adverse impact	Major moderate adverse impact
Users of the public open space at New Hall Hey	Moderate adverse impact*	Major adverse impact	Moderate adverse impact *	Moderate adverse impact
Travellers on the A56	Moderate adverse impact	Moderate – slight impact	Slight impact	Slight impact

Key Residential receptors	Significance			
	Area A	Area B	Area C	Area D
<i>*Varies, worst case shown</i>				
Residents on north side Holme Lane	Moderate – slight impact	Moderate impact	Major impact	Moderate impact
Residents on Holmeswood Park	Moderate impact*	Major – moderate impact*	Major – moderate impact*	Major – moderate impact*
Residents on Haslingden Road	Major – moderate impact*	Moderate impact	Moderate impact	Moderate - slight

This site is very visible from the immediate locality, with good public access through the site and visual access across much of the site. The site is visible to some extent from the surrounding hillsides both from Haslingden Road to the west and from roads in Townsend Fold on the other side of the valley. Area A is very visible from the A56, and represents a gateway site into Haslingden. Area D will be visible from the East Lancashire Railway which runs at grade past this part of the site, at the moment passengers get open views across the site, before the track goes into cutting before Rawtenstall station.



Beyond New Hall Hey

February 2015

Lives and Landscape Assessment for Rossendale
BC



Penny Bennett
Landscape Architects

Recommendations

This site has been classified as Settled Valley 8b Irwell Valley south. Dense development of the valley bottom is not appropriate here: historically since built development has not filled the valley bottom, rich wildlife corridors have established along the river and through the adjoining grasslands and woodlands. Two areas of this site are considered appropriate for development: Area A at the north end of the site next to the A56 and Area D on the south east side of the site alongside the East Lancashire Railway, though appropriate measures would be necessary to mitigate against the effects of developing Area D particularly, and these are set out below.

Areas B and C are considered inappropriate for development. The effects of developing Area B would be significant: the setting of the mill, including listed buildings at New Hall Hey would be compromised, and the wildlife corridors linking through to Area C would be seriously damaged or destroyed. The setting of the Irwell Valley Way and the river itself, would be very adversely affected, changing it from a largely rural walk at this point to a suburban one.



P5 View from bridge over Irwell at New Hall Hey

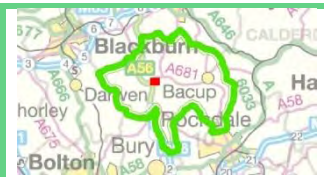
New Hall Hey	Outcome of assessment
New Hall Hey Area A	Site suitable for development
New Hall Hey Area B	Not suitable for development on landscape grounds
New Hall Hey Area C	Not suitable for development on landscape grounds
New Hall Hey Area D	Site suitable for development with mitigation

Mitigation

Key areas of mitigation are shown on the plan for Areas A and D. These would include:

Area A

- Good quality design would be particularly important on Area A which is highly visible from the A56 and an important gateway site;



Beyond New Hall Hey

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Southern part of New Hall Hey site seen from the terrace of the Whitchaff pub on Bury Road

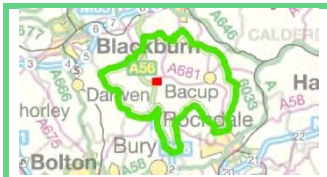
- Views of the listed mill buildings at New Hall Hey should be used as focal points within any new development and the design should be sensitive to the mill's architecture while avoiding any attempts to create designs which are a pastiche of the buildings;
- Buffer planting should be incorporated between areas C and A along footpath 315 to reduce the impact of new housing development;

Area D

- Creation of a new area of public open space alongside the East Lancashire Railway - if done sensitively this could have a positive impact locally;
- New layout should accommodate long views east west across the site, and avoid screening off the railway;
- Planting to the south east of the site should screen out the unsightly substation;

All areas

- Protection and retention of existing trees bounding the site, ensuring robust tree protection measures are used during site works.



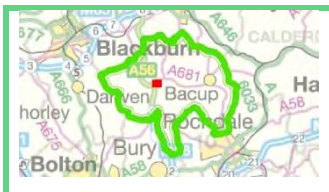
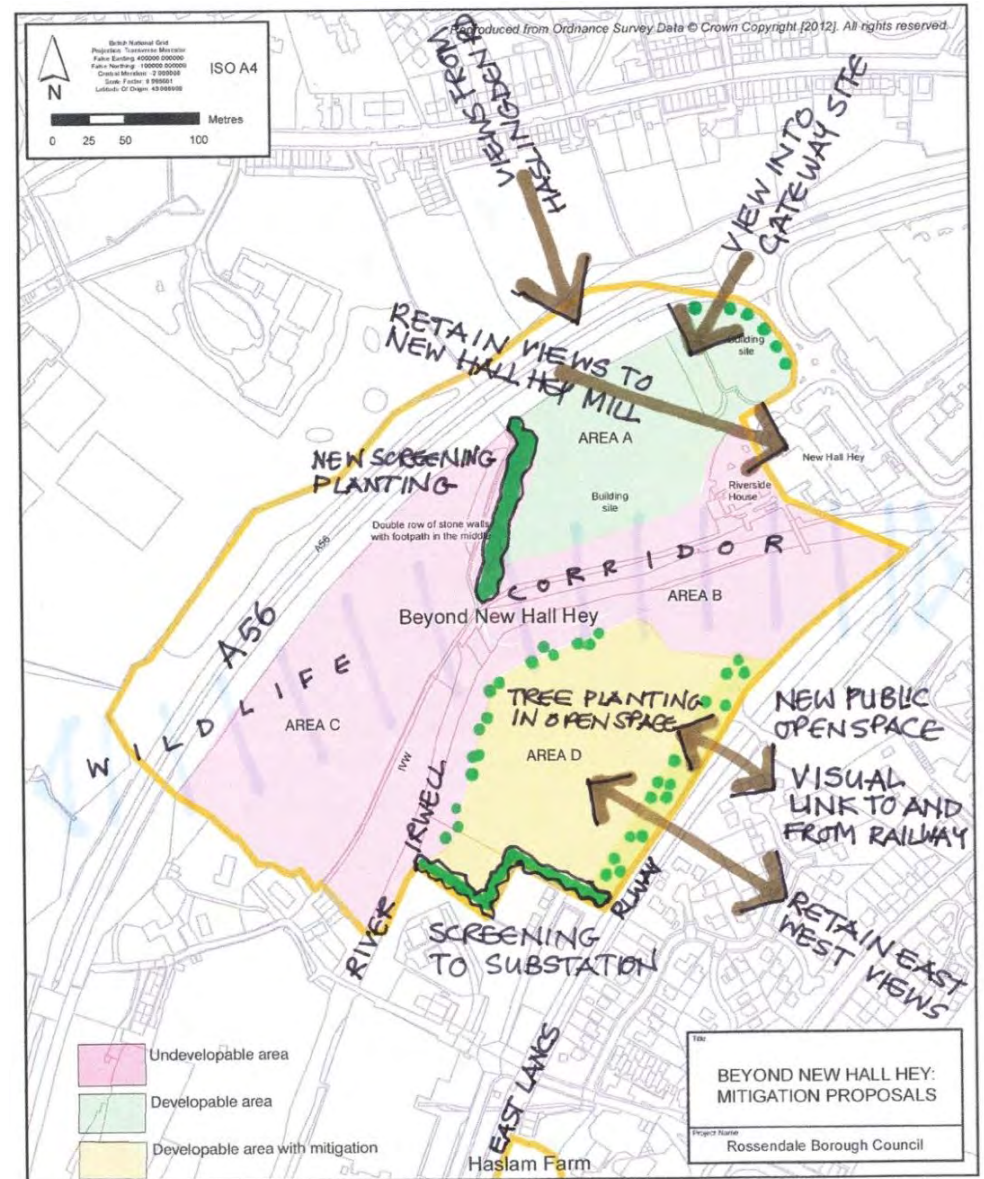
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Beyond New Hall Hey

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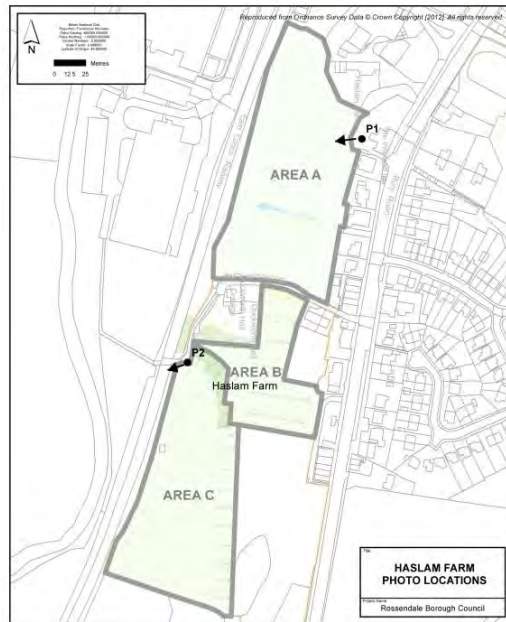
Lives and Landscape Assessment for Rossendale BC



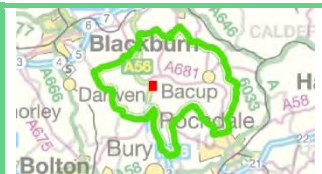
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Aerial photo (above) ©Google Image©2014 Infoterra & Bluesky
Photo locations (below)



SITE NAME:	Land at Haslam Farm , Bury Road, Rawtenstall		
SHLAA SITE ID: 683	OTHER SITE REF: n/a	GRID REFERENCE: 805223	
SURVEY DATE: 10.9.14	SURVEY BY: A Birch P Bennett	WEATHER: dry & clear	SITE AREA HA 3.5
SITE OWNERSHIP	E.C.Stansfield		
LANDSCAPE CHARACTER TYPE(s):	Settled Valley, surrounded by Industrial Age		
LANDSCAPE CHARACTER AREA	8b Irwell Valley south		
SITE DESIGNATIONS:	Green Belt:		
SITE LOCATION:	Townsend Fold, west of Bury Road and south of Holme Lane		
LOCAL DESIGNATIONS:			
PLANNING HISTORY:	Turley Associates have a development framework for Peel Land and Property Ltd		
SITE ANALYSIS			
Current land use:	Agriculture: Pasture – horse grazing and cropping for hay.		
Topography:	Sloping from east to west, south of Duckworth Lane, slope steepens significantly and then flattens out as it reaches the valley bottom adjacent to the railway		
Landscape Features:	Mature trees along Duckworth Lane contribute significantly to the local character, vegetation running NE – SW across southern part of site forms important screen, dry stone boundary walls add to local character.		
Historic Landscape / Townscape Features	Area of ancient or post medieval woodland bounds site to south east, Methodist chapel on Bury Road built 1867, Duckworth Hall and cottage, Whitcuff Inn 1761		
Public Access:	FP 319 runs east to west along Duckworth Lane dividing north and south sections of site. FP 309 Irwell Valley Trail runs north - south along the river, and has views into the south of the site		
Boundary Treatment:	<i>West:</i> Dry stone boundary wall mostly intact, post and wire elsewhere <i>North:</i> New masonry wall <i>East:</i> Assorted garden boundary treatments, <i>South:</i> Dry stone wall		
Site description	The landscape around Duckworth Lane has developed in an ad hoc way, with features typical of urban fringe. Residential and industrial development sit cheek by jowl with horsiculture and allotments, the large sheds of K Steels dominate the local roof-scape. Buildings are of varied age, but mostly modern neat dry stone walls are common. The area is unplanned but not neglected, there is no conspicuous dereliction or vandalism. The site is influenced by the Industrial Age character type surrounding 3/5 of the site. There is much diversity and interest, particularly from the East Lancashire Railway.		



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Landscape Assessment



P1 View of north of site from the terrace of The Whitchaff Inn



View from Irwell Valley Way looking north to Area C, shaded pink.

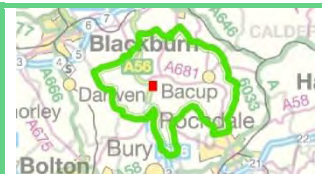
Site	Significance
Haslam Farm Area A	Moderate adverse impact
Haslam Farm Area B	Moderate adverse impact
Haslam Farm Area C	Moderate-substantial adverse impact

This site has been divided into three Areas: Areas A and B are considered to be less susceptible than Area C because the landscape character would not be changed from the baseline, Settled Valley – 8b Irwell, providing suitable mitigation is carried out. However Area C, sitting in the valley bottom, would be susceptible to change and undue consequences would be likely to arise from the proposed development, since development of the valley floor is not typical of 8b Irwell.

Visual Assessment

Key Visual Receptors	Significance		
	Area A	Area B	Area C
Walkers on Irwell Valley Sculpture Trail	Moderate adverse impact	Moderate adverse impact	Major-Moderate adverse impact
Passengers on East Lancashire Railway;	Moderate adverse impact	Slight adverse impact	Moderate adverse impact
Customers using the terrace at The Whitchaff Inn	Major-Moderate adverse impact	nil	nil
People using footpaths 319	Major-Moderate adverse impact	Moderate adverse impact	Moderate adverse impact
People using footpaths 305	Slight adverse impact	Slight adverse impact	Moderate adverse impact
Users of road routes: A56, Bury Rd	Minimal impact	Minimal impact	Slight adverse impact

Haslam Farm Residential Receptors	Significance		
	Area A	Area B	Area C
Residents on Bury Rd	Major impact	Major impact	Moderate slight impact
Residents Duckworth Lane	Major impact	Major impact	Moderate slight impact
Residents on Holme Lane	Major-moderate impact	Moderate slight impact	Slight impact



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P2 East Lancashire railway from FP 319

Areas A and B are visually enclosed with views in only from the immediate locality, while Area C on the valley floor is open to views from the South from The Irwell Valley Way, the East Lancashire Railway, and from north - south routes up the valley, namely the A56 and the B6257 Blackburn Road.

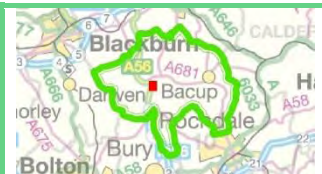
Recommendations

If the results of the landscape and visual assessments are combined, the three areas at Haslam Farm can be ranked according to their suitability for development.

Areas A and B while being overlooked by neighbouring properties, could be developed successfully without changing the local landscape character, providing the mitigation measures outlined are adopted. In particular, mitigation should consider views from adjacent properties and appropriate planting should be used to reduce the impact of the new development, as screening and by forming a framework for development within the site. The development would alter the view for passengers from the East Lancashire Railway, but providing views into the site are accommodated, either by presenting attractive open space or house frontages to the railway, and avoiding the creation of a narrow railway corridor bounded by rear garden fences, this could be achieved successfully.

Area C could not be developed without undue consequences on the landscape character of the surrounding area. This area is widely visible from a number of accessible sites to the south, and consequently to receptors on the Irwell Valley Way, the Railway and road routes up and down the valley, such as the A56 and the B6257 Manchester Road. Development of this conspicuous valley bottom site could not be successfully mitigated against.

Haslam Farm	Outcome of assessment
Haslam Farm Area A:	Area suitable for development with appropriate mitigation measures
Haslam Farm Area B:	Area suitable for development with appropriate mitigation measures
Haslam Farm Area C:	Area not suitable for development



Land at Haslam Farm

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Mitigation

Key areas of mitigation are shown on the plan for Areas A and B

Area A:

- Some screening in the form of moderately high planting along the east boundary of the site, particularly behind The Whitcuff, this would need to be low enough for views into the middle and far distance to be retained;
- Consideration of boundary treatments alongside the East Lancashire Railway to retain long views both from the train and to preserve views of the train, this would include altering the proposed layout to show houses, access roads and any public open space facing the railway rather than turning its back on it;

Area B

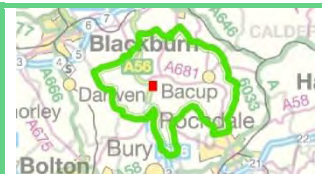
- Adjustment of site plans to ensure retention of mature trees and existing vegetation between Areas B and C, and keeping all development away from root protection areas;

All areas

- All development plans should include a tree impact plan and tree constraints plan prepared by a qualified arboriculturalist, which clearly identifies root protection areas (RPA's) for trees on the site.
- Protection of existing mature trees along Duckworth Lane, and vegetation screen between Areas B and C, adjusting the plans as necessary to ensure there are no level changes, or development of any description, e.g. buildings, or roads within the tree's root zone. Rigorous enforcement should ensure that proper tree protection measures are adopted, so that trees are retained in the long term;
- Using dry stone walling for new boundaries to the site;
- Framework of planting within the site to break up visual mass of buildings;
- Ensuring that buildings of local interest within the Landscape Character Type 'Settled Valley', e.g. the Methodist Chapel on Bury Road, are retained.



Long view from Manchester Road looking north west towards site



Land at Haslam Farm

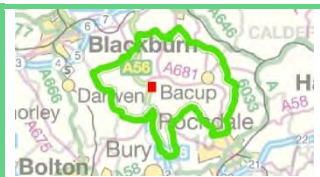
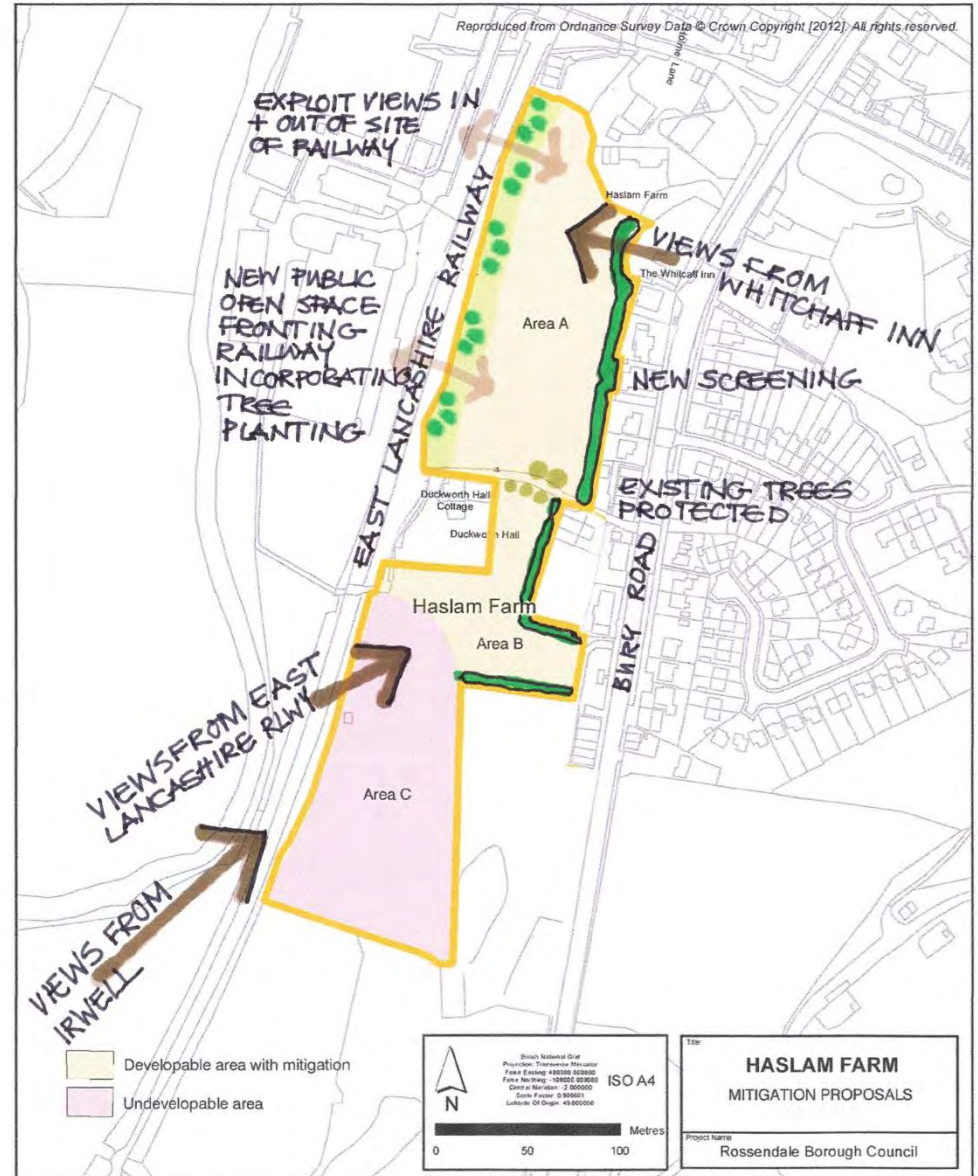
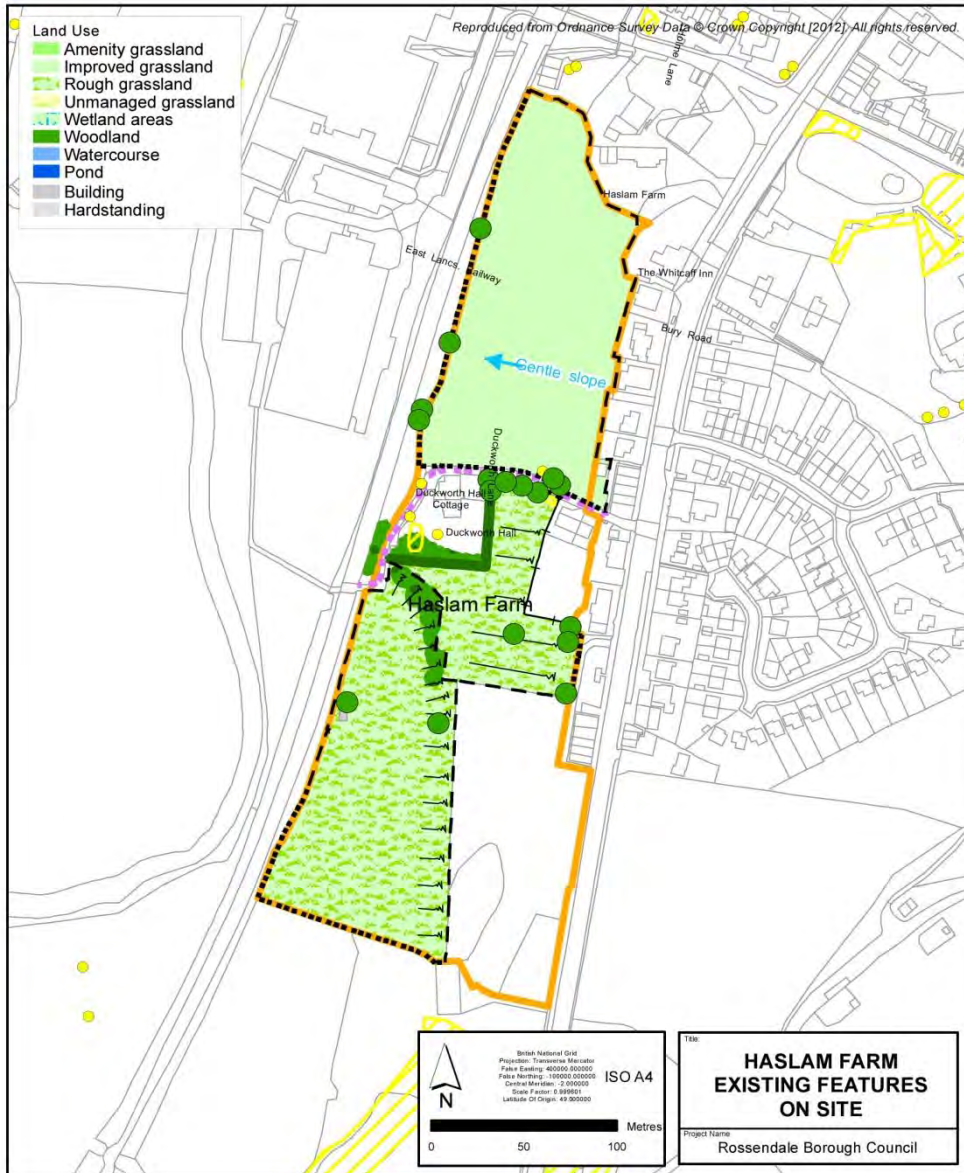
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Land at Haslam Farm

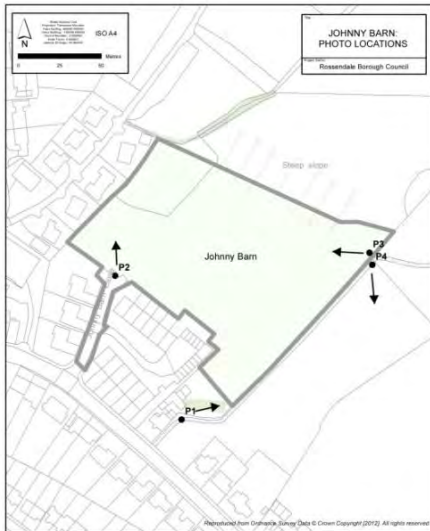
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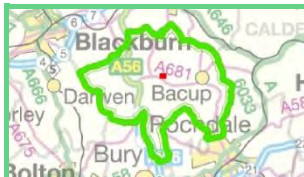




Aerial photo (above) ©Google Image©2014 Infoterra & Bluesky
Photo locations (below)



SITE NAME:	Johnny Barn, Rawtenstall		
SHLAA SITE ID:	OTHER SITE REF n/a	GRID REFERENCE: 825229	SITE AREA HA: 1.5
SURVEY DATE: 3.10.14	SURVEY BY: A Birch	WEATHER: dry & clear	
SITE OWNERSHIP	Tbc		
LANDSCAPE CHARACTER TYPE(s):	Settled Valley, small areas of Suburban. Adjacent to Enclosed Upland		
LANDSCAPE CHARACTER AREA	8a Irwell		
SITE DESIGNATIONS:			
SITE LOCATION:	To the SE of Rawtenstall, off B6238 Newchurch Road, Higher Cloughfold		
LOCAL DESIGNATIONS:	Site lies within 50 metres of Higher Cloughfold Conservation Area, Listed buildings at Heightside House 450 m east.		
PLANNING HISTORY:	An application by Baldwin Design Associates on behalf of Hurstwood submitted in October 2014		
SITE ANALYSIS			
Current land use:	Agriculture: Grazing		
Topography:	Gently sloping NE to SW, rising steeply to NE, where site boundary is unclear on the ground		
Landscape Features:	Prominent belt of mature trees above the NE site boundary		
Historic Landscape / Townscape Features	Historically Cloughfold was a small agricultural hamlet identified today by the Conservation Area boundaries		
Public Access:	FP no 185 runs along SE boundary along the route of a former tree lined historic lane FP no 171 from Edge Lane to the north site boundary and turns north meeting FP 186 higher up		
Boundary Treatment:	<i>South & West:</i> mixed treatment along the garden boundaries of the residential properties <i>North:</i> indistinguishable on the ground, with limited evidence of former stone wall <i>East:</i> post and wire fence		
Site description	The site lies adjacent to the NE edge of the housing developments of Johnny Barn Close and Edge Lane. These properties represent modern extensions to the original Cloughfold hamlet which otherwise remains minimally affected by suburban development north of the B6238. It forms part of the wider attractive landscape and the setting for the conservation area, and comprises for the most part well managed grassland, although signs of deterioration in grazing quality are evident in the lower areas closer to the residential properties.		



Johnny Barn, Rawtenstall

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Landscape Assessment

Significance	
Johnny Barn	Moderate–substantial adverse impact

This site forms part of the setting of the nearby Cloughfold Conservation Area. It lies in the upper tier of Settled Valley 8a Irwell, on the edge of the urban area. The Suburban development to the south and west represents the highest extent of building up the valley side in this immediate locality. It is a well cared for landscape of local importance to people living and walking nearby.

Visual Assessment

Key Visual Receptors	Significance
Walkers on adjacent footpath 185	Major- moderate adverse impact
Pedestrians and travellers on Newchurch Road at the intersection with FP 185	Moderate adverse impact
Walkers on footpaths 171 and 186 above and north west of the site	Major- moderate adverse impact
Walkers on footpath 273 at Whinberry Naze	Moderate adverse impact

Key Residential Receptors	Significance
<i>Varies, worst case shown *</i>	
Residents of properties on Johnny Barn Close and Edge Lane from upper floors and gardens	Major impact
Far Heightside Barn and Cottage and Edge Bank House above the site	Moderate impact

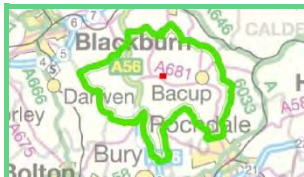
This is an open site and there is little screening around its periphery to reduce the impact of any development that might take place, to both residential and non residential receptors. The site is also visible from Newchurch Road, where there is a break in the suburban edge at the point where footpath number 185 heads up the hillside. This is one of the few places on Newchurch Road where there are views north up to the hills above and it is important in that respect for reinforcing the areas' South Pennine context. Views of open countryside from the Conservation Area area na important part of its setting and



P1 View from footpath 185 Newchurch Road



P2 Looking north west across the site



Johnny Barn, Rawtenstall

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Lives and Landscapes Assessment for Rossendale BC



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Recommendations

Apart from the housing at Johnny Barn Close and along Edge Lane, development along the Newchurch Road corridor between Marl Pits to the west and Heightside Avenue to the east is no more than one property deep. Existing properties back onto attractive open countryside, initially enclosed fields with open moorland and woodland above. This landscape is popular with walkers and provides an attractive rural setting to the Conservation Area at Cloughfold. Sensitive infill development of the flat area immediately to the rear of Johnny Barn Close, could be possible subject to appropriate mitigation. The properties on Edge Lane are dormer bungalows, and any new housing along this boundary would need to be single storey too, to protect views from the Conservation Area. New development should not extend beyond the break of slope, and onto the steeper ground at the rear of the site, where it would be much more conspicuous.

Site	Outcome of assessment
Johnny Barn	Suitable for development with mitigation

Mitigation

Key areas of mitigation are shown on the plan. These include:

- Development should be restricted to the flatter area immediately behind Johnny Barn Close and avoid the steeper slopes to the north east and along the western boundary;
- Boundaries to the edge of the development should be hedges or dry stone walls;
- Development should be single storey along the western boundary, to avoid impinging on views from the Conservation Area;
- Buffer planting along the north boundary should be incorporated, to provide screening to existing footpaths;
- Pedestrian links should be retained with Edge Lane and footpaths 186 and 185;
- The layout should be sympathetic to the adjacent Conservation area in terms of massing and density.

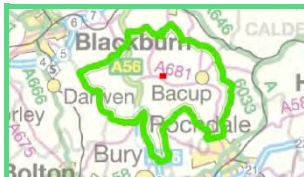


P3 View south west from footpath 185 –



P4 View across adjacent land to the east

should be retained.



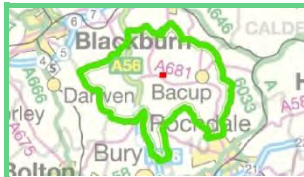
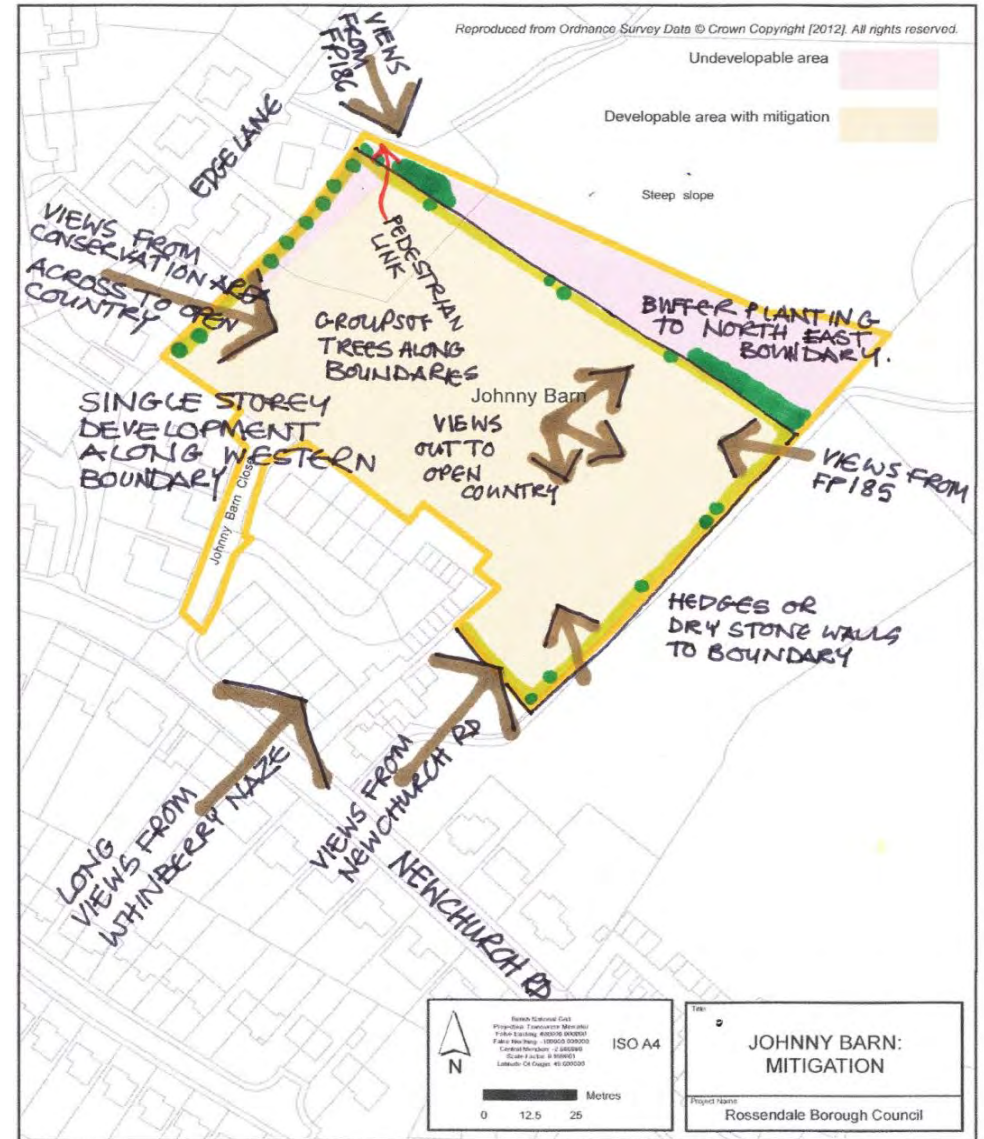
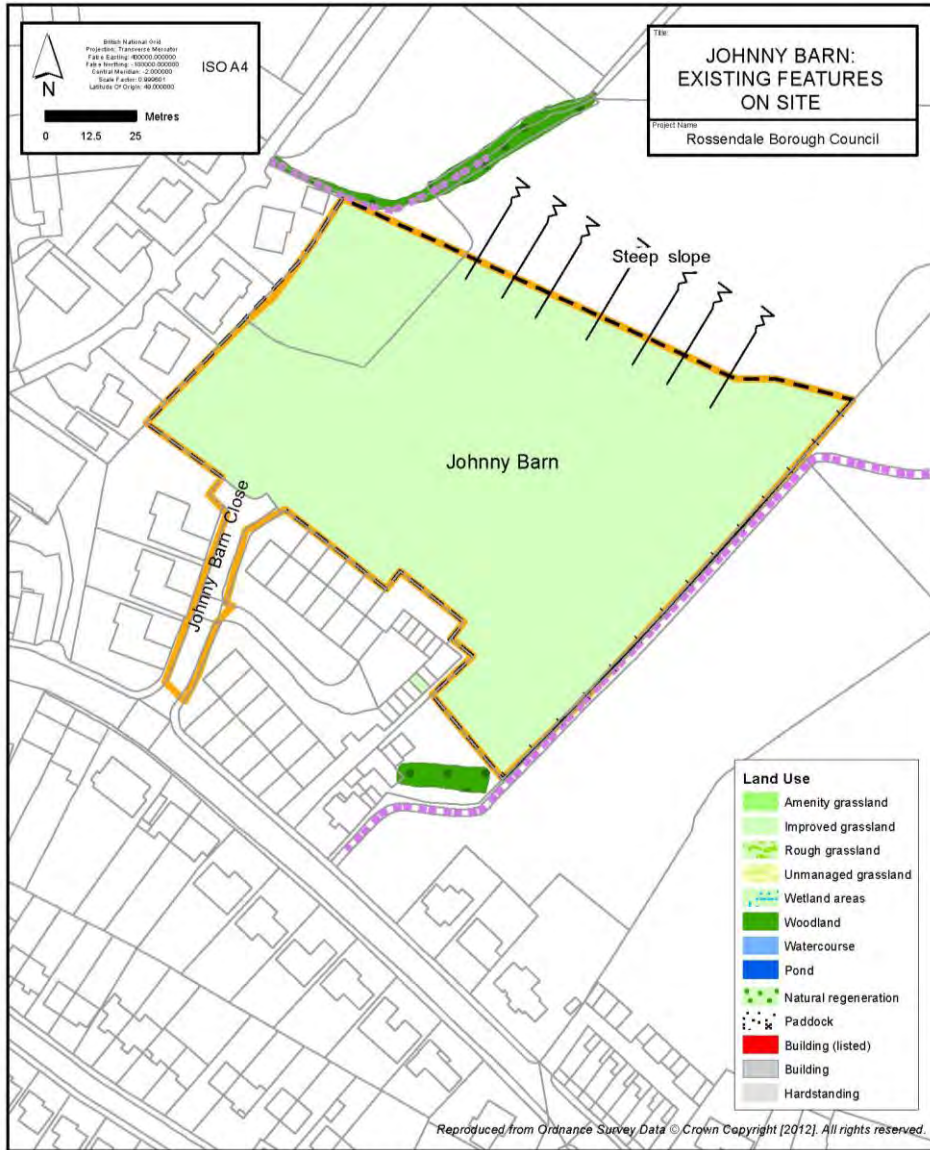
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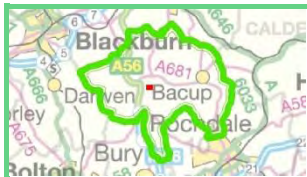
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Photo locations (below)



SITE NAME:	Lomas Lane		
SHLAA SITE ID:	OTHER SITE REF: n/a	GRID REFERENCE: 808216	
SURVEY DATE: 2.10.14	SURVEY BY: P Bennett	WEATHER: Fine and dry	SITE AREA HA: 1.8
SITE OWNERSHIP:	TBC		
LANDSCAPE CHARACTER TYPE(s):	Settled Valley, Moorland Fringe		
LANDSCAPE CHARACTER AREA:	8b Irwell Valley south, 4b Rossendale Moorland Fringe		
SITE DESIGNATIONS:			
SITE LOCATION:	The site lies on Lomas Lane, south east of Rawtenstall Town Centre, south of Balladen Primary School		
LOCAL DESIGNATIONS:	Immediately adjacent to designated Important Wildlife Site at Balladen, New Barn Clough; Two individual trees, and two groups of trees are subject to TPO within the site and a fifth on the boundary.		
PLANNING HISTORY:	Euan Kellie Property Solutions submitted an application for a Passivhaus development in Dec 2013		
SITE ANALYSIS			
Current land use:	Agriculture: Horse grazing on rough grassland, private gardens.		
Topography:	Lands slopes steadily east west down to Lomas Lane		
Landscape Features:	Wetland in north west corner where old reservoir was located, small stream runs SE –NW towards Lomas Lane; Mature woodland around existing properties in south of site Occasional mature sycamores within field. Site generally bounded by dry stone walls in reasonable condition.		
Historic Landscape / Townscape Features	Land classified as Ancient Enclosure, Balladen Mill was located on Lomas Lane opposite site and used reservoir, now a wetland, and Balladen Higher Mill immediately to the south. Lomas Lane was the old north route south between Rossendale and Manchester.		
Public Access:	FP 254 runs along the south of the site, east west towards New Barn Lane, FP253 runs along the southern edge of the site and then SW up New Barn Clough; some views in to the site from FP 252 to the east.		
Boundary Treatment:	<i>West:</i> dry stone retaining wall to Lomas Lane <i>North and east,</i> dry stone wall <i>South:</i> Various to garden boundaries including dry stone walls		
Site description	This site lies in a secluded position the east of Lomas Lane, a narrow single track road at this point. Nearby woodland and mature trees within the site provide shelter and privacy. The land lies above the level of the lane. The site is most open to the north and west. The area is very tranquil and the paths through and close to the site form part of a well walked network. The area has a rich history, with quarrying at nearby Horncliffe and textiles mills on the site boundary all linked by the historic route along Lomas Lane.		



Lomas Lane, Rawtenstall

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Landscape Assessment

Site	Significance
Lomas Lane	Moderate adverse impact

The greater part of this site falls within the Settled Valley Landscape Character Type, there is a small area on the easternmost die of the site that is classified Moorland Fringe. The wooded cloughs, scattered farmsteads and evidence of historic industrialisation, that occupy this slightly flatter shelf between the valley bottom and the steeper Moorland Fringe above are typical of Settled Valley landscape character. The wildlife importance of the adjacent New Barn Clough and the existence of wetland and mature trees on the site give this site some ecological significance too.

Visual Assessment

Key Visual Receptors	Significance
Walkers on footpath 254	Major-moderate adverse impact
Walkers on footpath 253	Moderate-slight adverse impact
Travellers on Lomas Lane	Moderate adverse impact
Walkers on FP 252 New Barn Lane	Moderate adverse impact

Key Residential Receptors	Significance
Residents on Lomas Lane, Balladen	Major moderate adverse impact
Residents at 7 – 9 Balladen	Major moderate adverse impact
Residents on Redwood Drive	Slight adverse impact

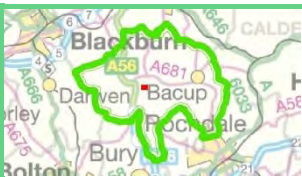
This site is not visible from any distance, with the main views in being from Lomas Lane itself heading south and from the footpath along New Barn Lane, a track to the east. The greatest impact would be on footpath 254 which runs through the site, the impact would be no more than moderate from the other paths, because of screening by existing vegetation and the topography. Properties within the site will suffer the greatest visual impact, with those properties around the boundaries suffering no more than major



P1 View south along Lomas Lane



P2 View north from footpath 254



Lomas Lane, Rawtenstall

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to moderate impact, which could be reduced further by mitigation.

Recommendations

Dense development of this site would be inappropriate to the Settled Valley Landscape Character Type. Coupled with this, Lomas Lane is a narrow single track lane at this point and access for construction and infrastructure would be difficult and there would be risk of wider damage to the attractive small scale landscape around Balladen. In addition, New Mill Clough is an important wildlife site and large scale development would have an adverse impact on this. However, some small scale development may not be inappropriate and there may be scope for very low density low impact development which may be considered subject to careful mitigation and location within the site.

Lomas Lane	Outcome of assessment
Lomas Lane	Suitable for development with mitigation

Mitigation

Key areas of mitigation are shown on the plan. These include:

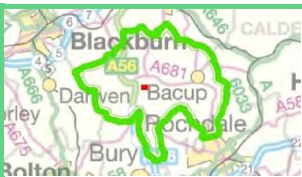
- Protection of existing trees with and along the boundary. All development plans should include a tree impact plan and tree constraints plan prepared by a qualified arboriculturalist, which clearly identifies root protection areas (RPA's) for trees on the site;
- Proposals shall ensure there are no level changes, or development of any description, e.g. buildings, or roads within the tree's root zone. Rigorous enforcement should ensure that proper tree protection measures are adopted, so that trees are retained in the long term;
- Where appropriate, new development to use local building materials, for both buildings and boundaries, and design shall be sympathetic to the rural setting;
- No build zone to be located along the steeper ground fronting Lomas Lane to reduce visual intrusion to users of the lane and properties along the lane;
- Native screening planting to be used carefully within the site to reduce the impact of new development without preventing longer views from footpaths.
- Different options for infrastructure services shall be considered to keep impact to a minimum.



P3 View looking east from Lomas Lane

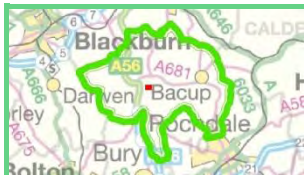
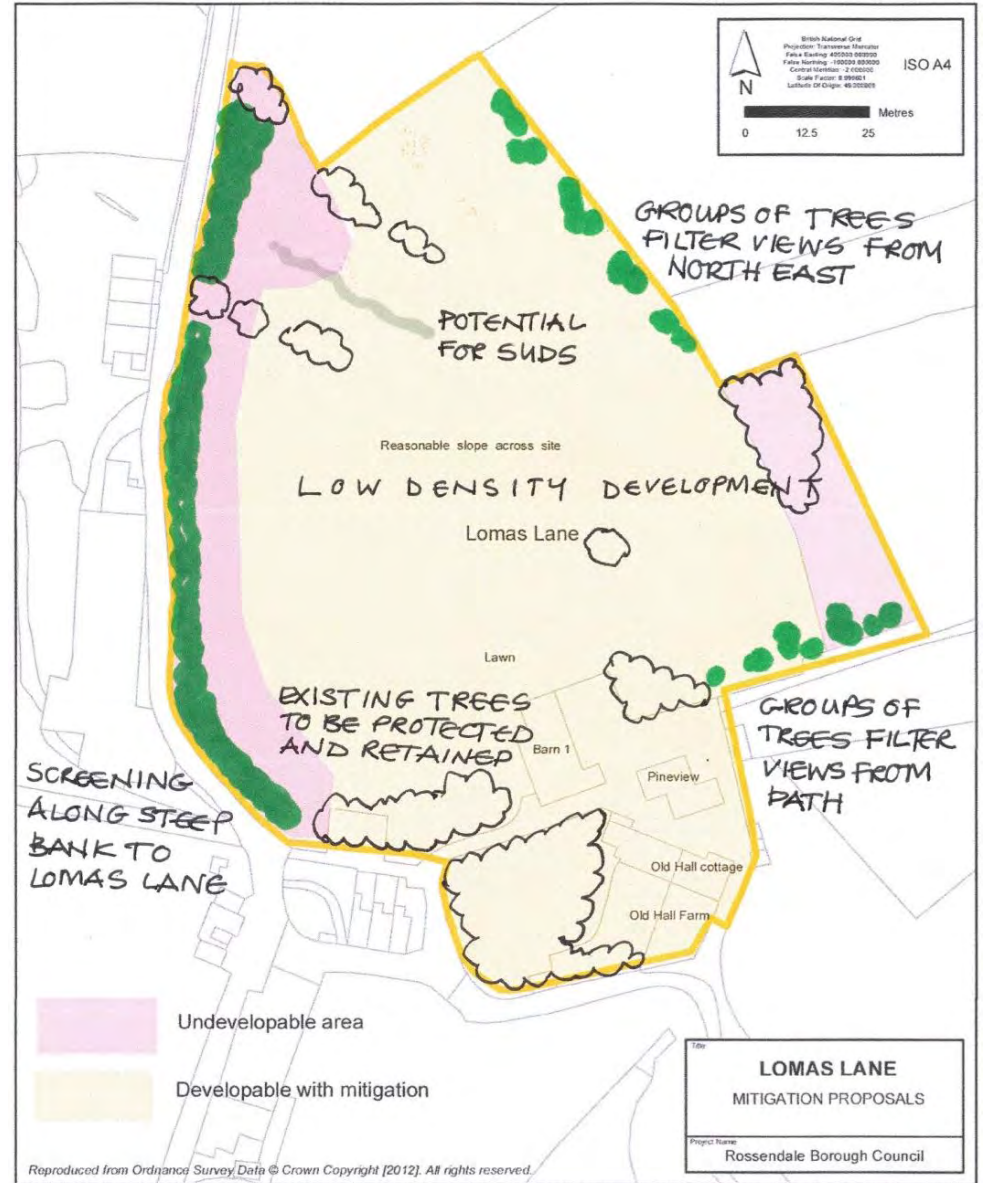


P4 View from footpath 252 New Barn Lane



Lomas Lane, Rawtenstall





Lomas Lane, Rawtenstall

January 2015

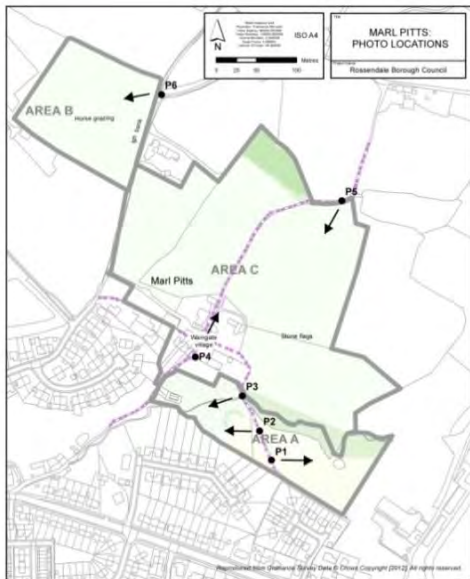
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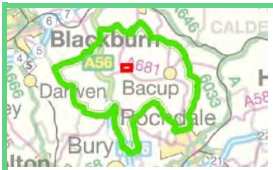
Penny Bennett
Landscape Architects



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Photo locations (below)



SITE NAME:	Marl Pits, Rawtenstall		
SHLAA SITE ID:	OTHER SITE REF n/a	GRID REFERENCE: 818233	SITE AREA HA: 12
SURVEY DATE: 2.10.14	SURVEY BY: A Birch	WEATHER: dry & clear	
SITE OWNERSHIP	Tbc		
LANDSCAPE CHARACTER TYPE(s):	Settled Valley, small area of Suburban, very small area of Enclosed Uplands		
LANDSCAPE CHARACTER AREA	8a Irwell		
SITE DESIGNATIONS:	Listed buildings The Manor, on site, off Hurst Lane, 14 Hurst Lane, 120 m SW Lower Chapel Hill Farm, on boundary Chapel Hill Farm, 140 m NE		
SITE LOCATION:	South east of Rawtenstall off B6238, NW of Marl Pits Leisure complex & including Waingate Village		
LOCAL DESIGNATIONS:			
PLANNING HISTORY:	Unknown.		
SITE ANALYSIS			
Current land use:	Agriculture: Grazing; un-managed grassland adjacent to residential; wooded clough		
Topography:	Area A: fairly flat Area B: rounded hill with steep sides: Area C: steeply sloping fields NE-SW Balladen Clough: steep sided clough		
Landscape Features:	Attractively built stone bridge over the clough. Mature trees along Balladen Clough. Woodland area in the north corner of the site.		
Historic Landscape / Townscape Features	Close to the site of the former Spring Side cotton mill. Stone flag vaccary walls feature in 2 places		
Public Access:	FP 200 runs SE to NW through the S part of the site via Waingate Village; FP 348 runs SW to NE from the Village, through Area C along Waingate Lane; FP 347 & Hurst Lane lies adjacent to Area B		
Boundary Treatment:	The site boundaries comprise mainly stone walls and post & wire fencing, with mixed treatments to the residential gardens. Not all the site was visually accessible for survey		
Site description	<p>Area A: a flat area of grassland; defined on 3 sides by mature trees along the clough, housing and the Leisure Complex car park. FP 200 separates it from the rough grassland with regenerating trees and shrubs that leads into Balladen Clough.</p> <p>Area B: a field higher than surrounding development in the NW of the site. It has a rounded topography, grazed by horses. No public access and is visually contained, limiting site survey.</p> <p>Area C: the majority of the area, comprising sloping grassland grazed by sheep. Waingate Lane passes through the centre of the site; sunken in places with high banks, widening out near the top.</p> <p>Balladen Clough: an attractive, steep sided clough of wildlife value, where topography has restricted its use for grazing. West of the stone bridge the clough widens with shallower slopes.</p> <p>Waingate Village: is a privately owned hamlet included within the site, 4 local footpaths join here</p>		



Marl Pits, Rawtenstall

February 2015

Lives and Landscapes Assessment for Rossendale BC



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Landscape Assessment

	Significance
Marl Pits Area A	Moderate adverse impact
Marl Pits Area B	Moderate-substantial adverse impact
Marl Pits Area C	Moderate-substantial adverse impact



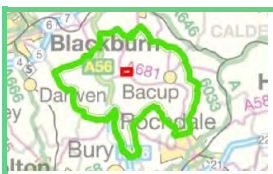
P1 View west across Area A from footpath 200



P2 View looking north towards Balladen Clough from Area A

Three distinct areas have been identified, relating to the topography and land-use. Area A is the southernmost and includes the unmanaged grassland lying at the back of the housing on Waingate Close and Marl Pits, Area B is a discrete field in the north west corner of the site and Area C is the remainder of the site including Balladen Clough and Waingate Village. Area A is a flat area of unmanaged grassland which shows evidence of recent neglect, the grassland in Areas B and C are both grazed, the sloping grassland of Area C, grazed by sheep, is indistinguishable from the fields of the Enclosed Uplands beyond. Balladen Clough is an attractive area of woodland, where natural regeneration has accelerated in recent years with the cessation of grazing, which has probably enhanced its value for wildlife. There are wildlife corridors nearby although this clough has not yet been shown on the Lancashire Ecological Network, it is likely that it does form a part of the network running north south through the Borough. The mature trees along Balladen Clough form a significant landscape feature and provide visual separation between Areas A and C.

Waingate Village is attractive, well maintained, although it is not a Conservation Area, it has many features common to other Conservation Areas in the vicinity, for example 'The Manor' lying on the eastern edge of the village is a listed building, and consideration needs to be given to its landscape setting.



Marl Pits, Rawtenstall

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Visual Assessment



P3 Looking west along Balladen Clough

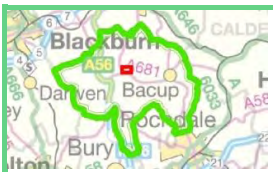


P4 Wiaingate Village

Key Visual Receptors	Significance		
	Area A	Area B	Area C
Walkers on FP no 200 running NW from Sports Complex	Major adverse impact	nil	Major adverse impact
Walkers on FP 348 (Waingate Lane) running north south through Waingate Village	Moderate adverse impact	nil	Major – Moderate adverse impact
Walkers on FP 347 at intersection with Hurst Lane	nil	Major – Moderate adverse impact	nil
Users of Sports Complex car park	Moderate adverse impact	nil	Slight-moderate adverse impact
Listed buildings Lower Chapel Hill Farm, Hurst Lane	nil	Major adverse impact	nil
Listed buildings: Chapel Hill Farm	Slight adverse impact	Major – Moderate adverse impact	Slight adverse impact
Listed Buildings: The Manor Waingate	Slight adverse impact	nil	Major adverse impact
Users of Alder Grange School playing fields	nil	Moderate adverse impact	nil

Key Residential Receptors	Significance		
	Area A	Area B	Area C
<i>Varies, worst case shown *</i>			
Residents at Residents of Waingate Close & Marl Pits	Major impact	nil	nil
Residents of Waingate Village	Slight impact	nil	Major-moderate impact
Residents of Cote Doles and Meadow Head Lodge to north	Slight impact	nil	Major-moderate impact

Area A is contained to the north by the woodland in Balladen Clough, which forms a strong visual barrier between the southern part of the site and Area C beyond. Development in this area would be very visible to residents of Marl Pits and Waingate Close, and to a lesser extent the users of the leisure centre. Area B is visually isolated from the other areas, but is very visible from Lower Chapel Hill Farm, a listed building and walkers and travellers on Hurst Lane. Development of this area would also be conspicuous from Alder Grange School playing fields. Area C would be very visible from locations to the north, including properties



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on Byway 348 (Hurst Lane) and footpaths beyond, residents of Waingate Village and the footpaths traversing the area.

Recommendations

Modern settlement in the vicinity extends no further up the valley side than a line that roughly follows the south side of Balladen Clough to Waingate Village, and in keeping with the Settled Valley Landscape Character Type, some development would be appropriate here in Area A, subject to suitable mitigation to screen it from the adjacent housing. Development of Areas B and C would have a detrimental effect on the setting of two listed properties and Waingate Village, which is not a conservation area, but is an attractive hamlet which would be highly susceptible to development. Development of these areas would also extend the building line some distance beyond its current extent in a conspicuous way, rather than contouring around the valley sides as is typical locally.

The steep sides of Balladen Clough and its importance as a landscape feature and wildlife habitat would make any development within the confines of the clough inappropriate.



P5 View from the north east corner of Area C



P6 Area B from Hurst Lane

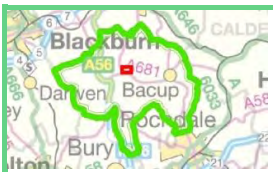
Site	Outcome of assessment
Marl Pits Area A	Suitable for development with mitigation
Marl Pits Area B	Not suitable for development on landscape grounds
Marl Pits Area C	Not suitable for development on landscape grounds

Mitigation

Key areas of mitigation are shown on the plan. These include:

Area A

- Screening along the southern boundary of the site to reduce the visual effects on residents in Waingate Close and Marl Pits;
- Protection and retention of existing trees on the boundary of the site;
- Creation of a green spine through any new development along footpath 200;



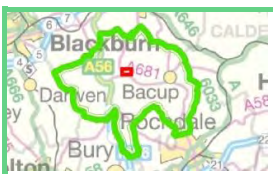
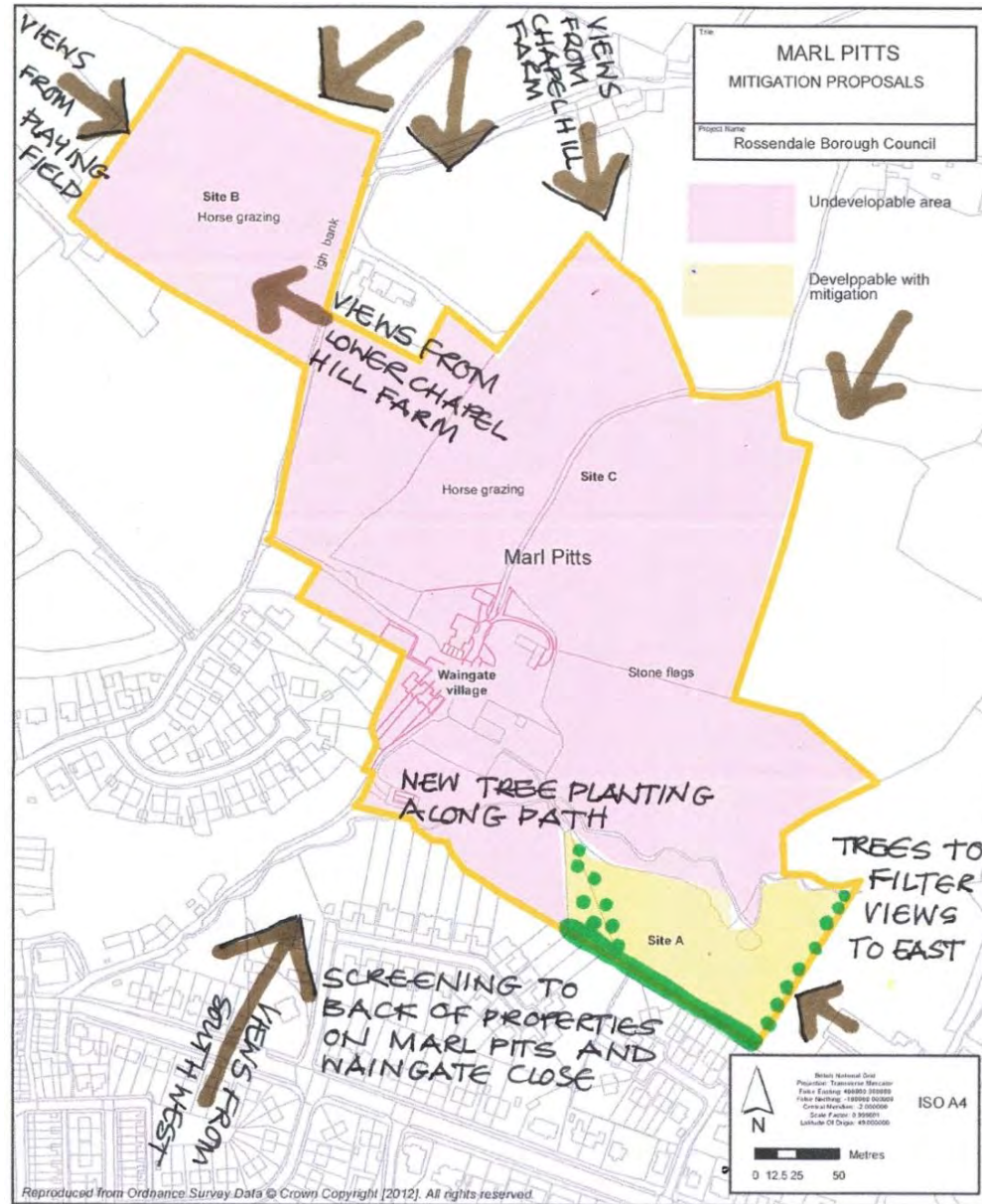
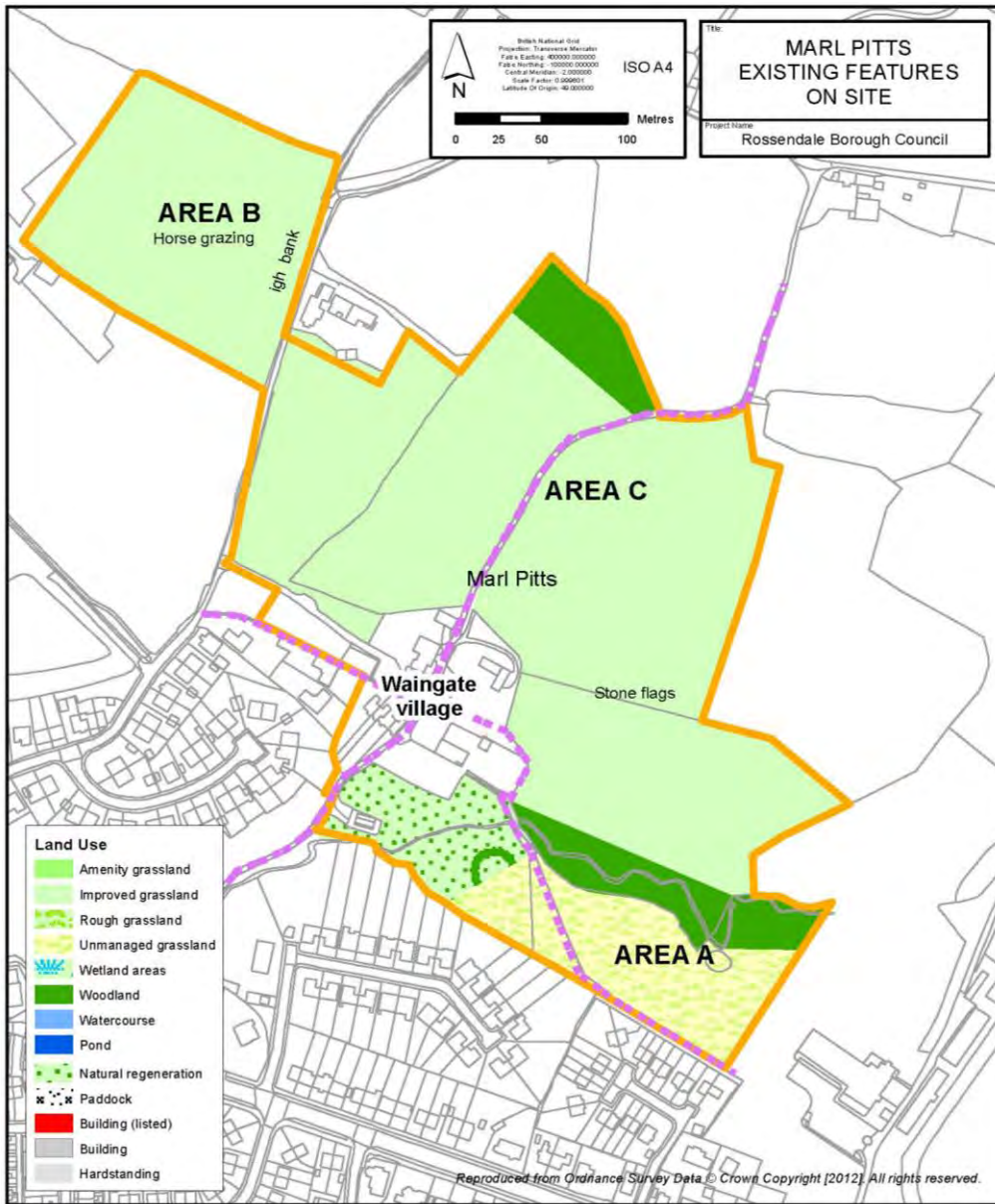
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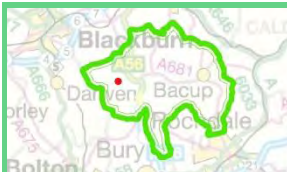
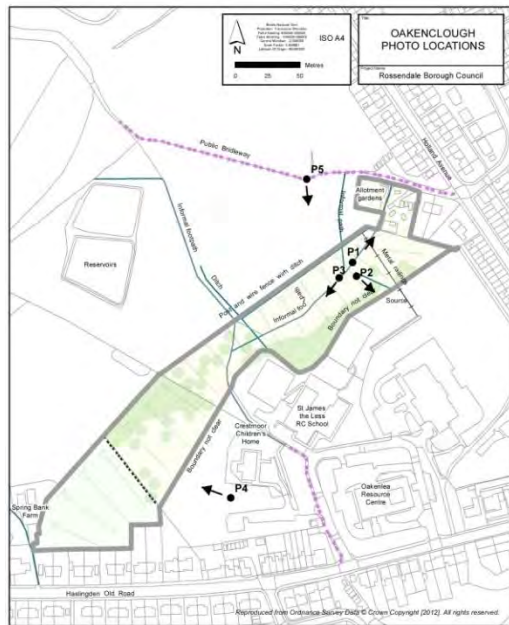


SITE NAME:	Oakenclough Rawtenstall		
SHLAA SITE ID: ?	OTHER SITE REF n/a	GRID REFERENCE: 808232	SITE AREA HA: 2.1
SURVEY DATE: 27.5.15	SURVEY BY: P. Bennett	WEATHER: dry & overcast	
SITE OWNERSHIP	Lancashire County Council		
LANDSCAPE CHARACTER TYPE(s):	Settled Valley, Suburban		
LANDSCAPE CHARACTER AREA	8a Irwell		
SITE DESIGNATIONS:	The unmanaged land is designated as Community Space on the Rossendale BC proposals map.		
SITE LOCATION:	North of Haslingden Old Road, immediately behind existing Primary schools and Oakenhead Resource Centre		
LOCAL DESIGNATIONS:	Rawtenstall town centre Conservation Area is c.250 m away.		
PLANNING HISTORY:			

SITE ANALYSIS

Current land use:	Improved grassland to west, unmanaged grassland to east, disused allotments, garages and pigeon lofts to the eastern most edge abutting Holland Avenue
Topography:	Sloping from north west to south east, un-even ground
Landscape Features:	Small blocks of regenerating woodland and trees within unmanaged area, stone boundary and dividing walls to part of site.
Historic Landscape / Townscape Features	Classified as post medieval enclosure
Public Access:	FP 351 runs east west through site from behind St James' school, official route no longer used and a well worn path deviates north east to join the bridleway, FP 345 runs north west south east along western boundary of site along Cribden Lane, BW283a runs along the eastern boundary. Well used informal paths lead north up to the two reservoirs above the site.
Boundary Treatment:	<i>North west:</i> Stone wall / post and wire fence <i>East:</i> Various dilapidated including metal railings <i>South east:</i> Weldmesh fence to school boundary, others not obvious on site, may not exist <i>South:</i> Various abutting residential properties.
Site description	The site lies to the rear of properties on the northern edge of Rawtenstall, just east of the ski slope. The western end of the site is pastoral and well cared for, the larger eastern area is attractive unmanaged open space abutting open country, with good views over the town to the south and Constable Lee to the East. A trim trail is located in the wooded area behind Crestmoor. A few structures at the eastern end are dilapidated and areas are overgrown, but there is no evidence of fly tipping, and the area is reasonably well cared for. The blocks of woodland are well populated with birds.

Aerial photo (above) Photo locations (below)



Oakenclough, Rawtenstall

July 2017

Lives and Landscapes Assessment for Rossendale BC



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Landscape Assessment

Significance	
Oakenclough	Moderate impact

This site lies on the edge of the urban settlement of Rawtenstall, at the boundary between Suburban and Settled Valley landscape character types, and has some characteristics of the urban fringe. In this location, Settled Valley forms a broad band between the Enclosed Uplands, on the hillsides above and the edge of the Suburban area, and development of the area immediately adjacent to the urban edge would not be inappropriate. The underused and partly neglected garages and allotments at the eastern end of the site could be improved by well designed, new development.

Visual Assessment

Key Visual Receptors	Significance
Walkers on footpaths 351	Major adverse impact
Pupils and staff at St James' Catholic school	Moderate adverse impact
Walkers on FP 345 (Hollymount Way)	Moderate adverse impact
Residents and carers at Crestmoor Childrens' Home	Major – moderate adverse impact
Walkers riders and cyclists on BW 283a,	Major moderate adverse impact
Pedestrians on Haslingden Old Road	Moderate adverse impact
Residents and guests at One3One B+B Guest House Haslingden Old Road	Moderate adverse impact
Pupils and staff at St Marys' C of E school	Moderate adverse impact
Walkers on FP 239a	Moderate – slight adverse impact

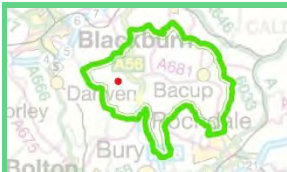
The sloping landform and presence of mature trees will reduce the impact of development of this site from sensitive receptors to the north and west, i.e. footpaths and bridleway. The greatest visual impact would be from footpath 351 which runs east west through part of the site. The site will be visible from locations such as footpaths above Hall Carr to the south, but any proposed development should not extend prominently beyond the line of existing housing. Views of the site from the area around Constable Lee to the east, would be limited, with existing vegetation and buildings interrupting views south westwards, there would be some long views from Hurst Lane, behind the cemetery to the west.



P1 View north east towards Constable Lee



P2 View south east towards Hall Carr



Oakenclough, Rawtenstall

July 2017

Lives and Landscapes Assessment for Rossendale BC



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Crestmoor Childrens' Home and St James' School, and some properties on Haslingden Old Road would be most affected by the visual impact of the development, though existing vegetation would help buffer these views to some extent.

Key Residential Receptors	Significance
<i>worst case shown *</i>	
*Residents on Haslingden Old Road	Major impact
Residents on Holland Avenue / Beech Avenue	Major moderate impact
Residents at Old Hall Barn and Old Hall Farm	Major moderate impact



P3 View south west through regenerating trees on site



P4 View west through grounds of Crestmoor Childrens' Home towards the site

Recommendations

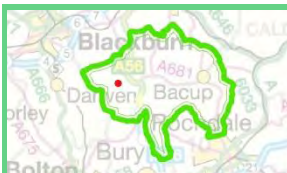
This site could be developed successfully if suitable mitigation is carried out. The existing blocks of woodland and mature trees provide important screening and these peripheral areas should be retained and augmented with further planting where appropriate. Additional areas of planting at key points within the site will reduce the impact of any building from both local and more distant view points. Informal access to the reservoirs passes through the site and it is recommended that this is retained and incorporated within any master plan for housing here, this could also include a re-routed footpath 351 which might follow a green spine through the site.

Site	Outcome of assessment
Oakenclough	Suitable for development with mitigation

Mitigation

Key areas of mitigation are shown on the plan. These include:

- Retain existing blocks of woodland which will be important in screening any new development from both neighbouring properties and viewpoints further afield;



Oakenclough, Rawtenstall

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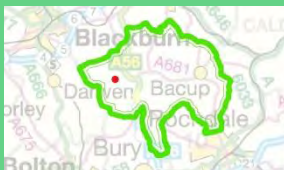


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P5 View from Bridleway 283a looking south

- Plant new areas of buffer planting around boundaries at the south western end of the site and adjacent to St James' School to screen existing properties from development;
- Incorporate a green spine through the site which will also be the route of footpath 351.
- Link existing ditches to create a sustainable drainage system (SuDS) including swales and balancing ponds as part of the green spine;
- Plant hedges incorporating standard trees along the site boundary to filter views into the site from north and south;
- Protection of existing trees with and along the boundary. All development plans should include a tree impact plan and tree constraints plan prepared by a qualified arboriculturalist, which clearly identifies root protection areas (RPA's) for trees on the site;
- Proposals shall ensure there are no level changes, or development of any description, e.g. buildings, or roads within the tree's root zone. Rigorous enforcement should ensure that proper tree protection measures are adopted, so that trees are retained in the long term;
- Where appropriate, new development to use local building materials, for both buildings and boundaries, and design shall be sympathetic to the rural setting.



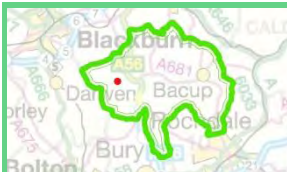
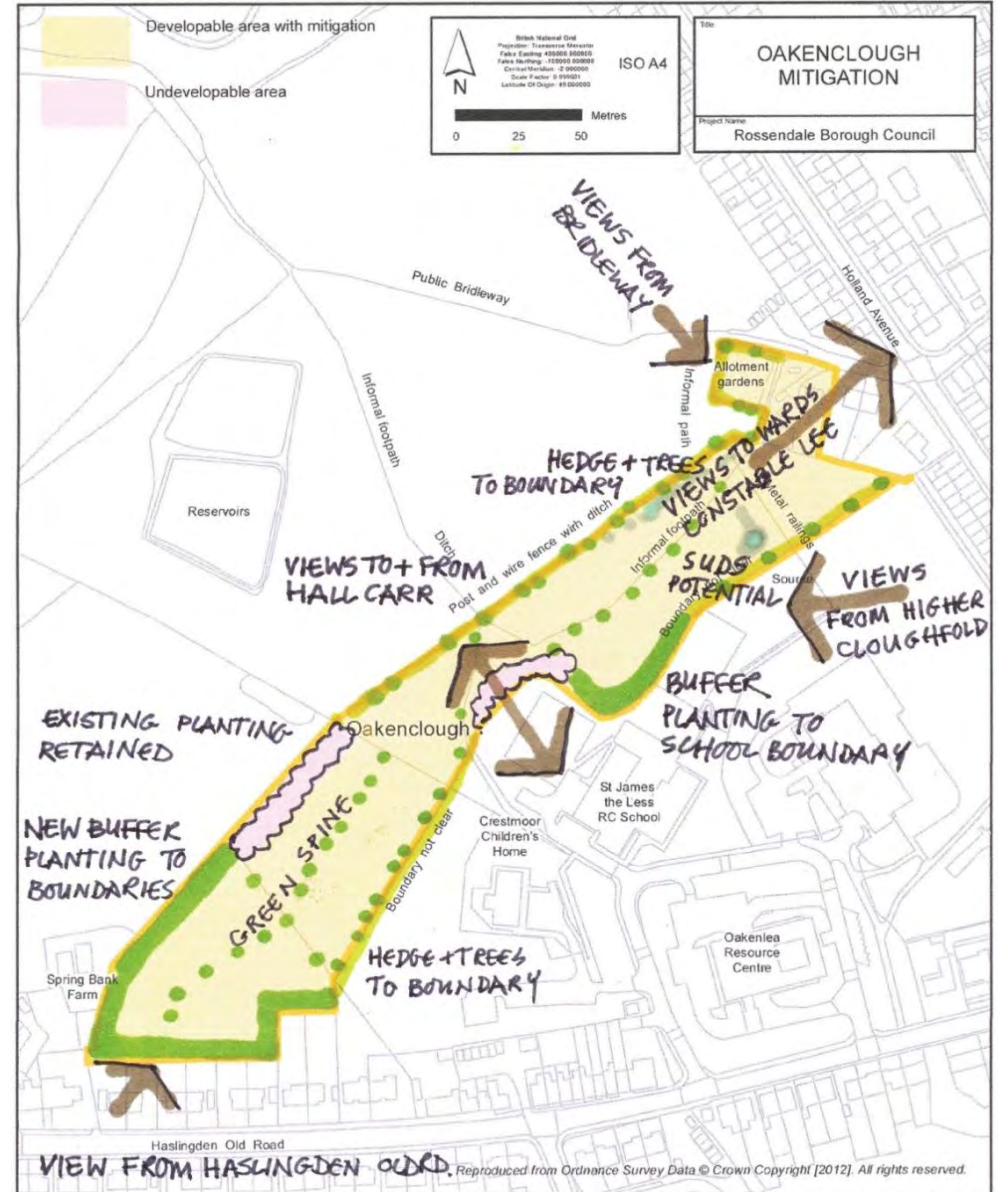
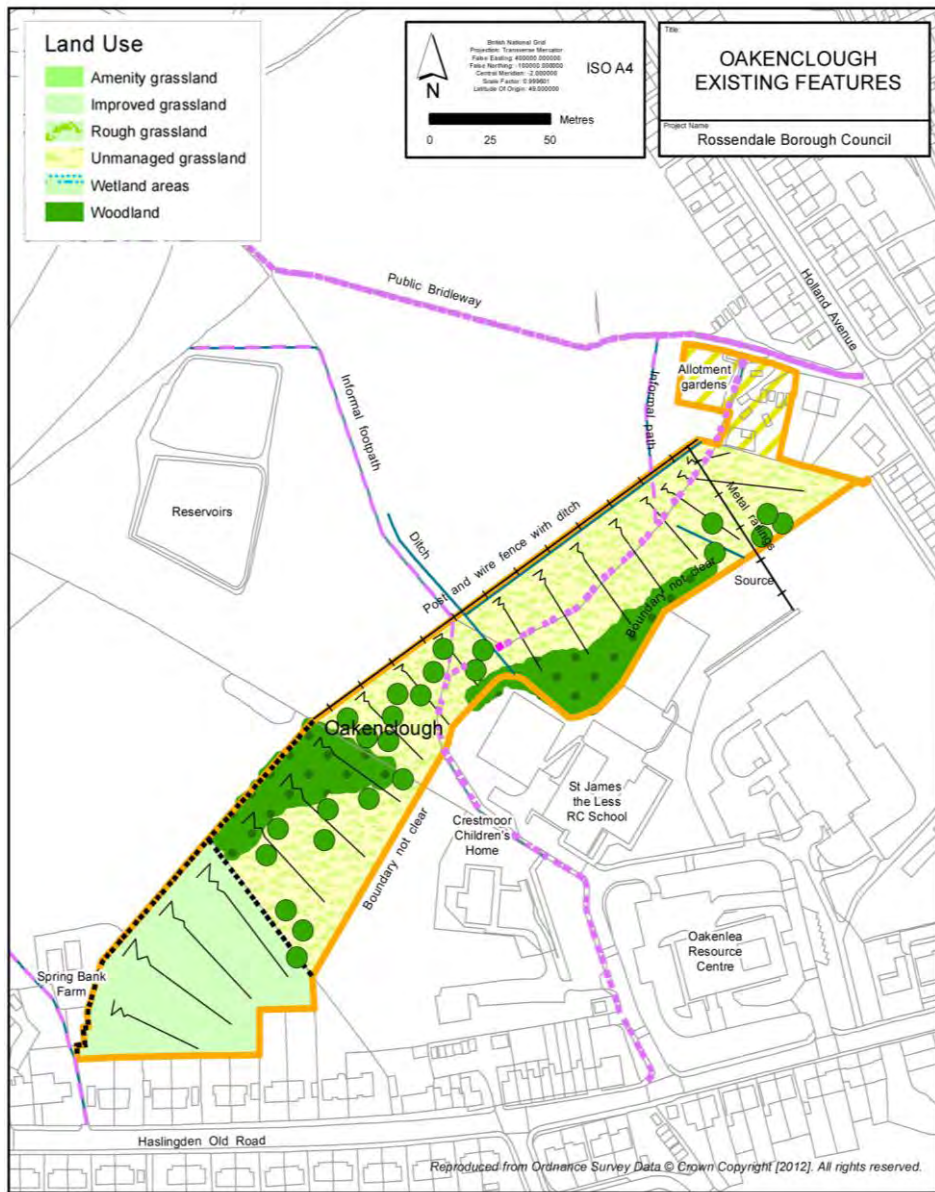
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7.5 Edenfield, Irwell Vale and Ewood Bridge

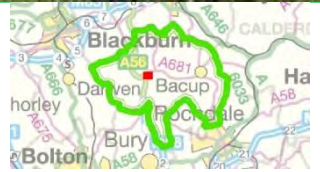


Image: Looking towards Peel Tower from east of Edenfield

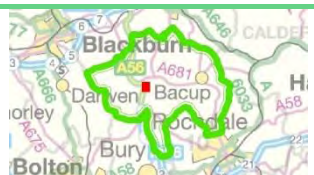
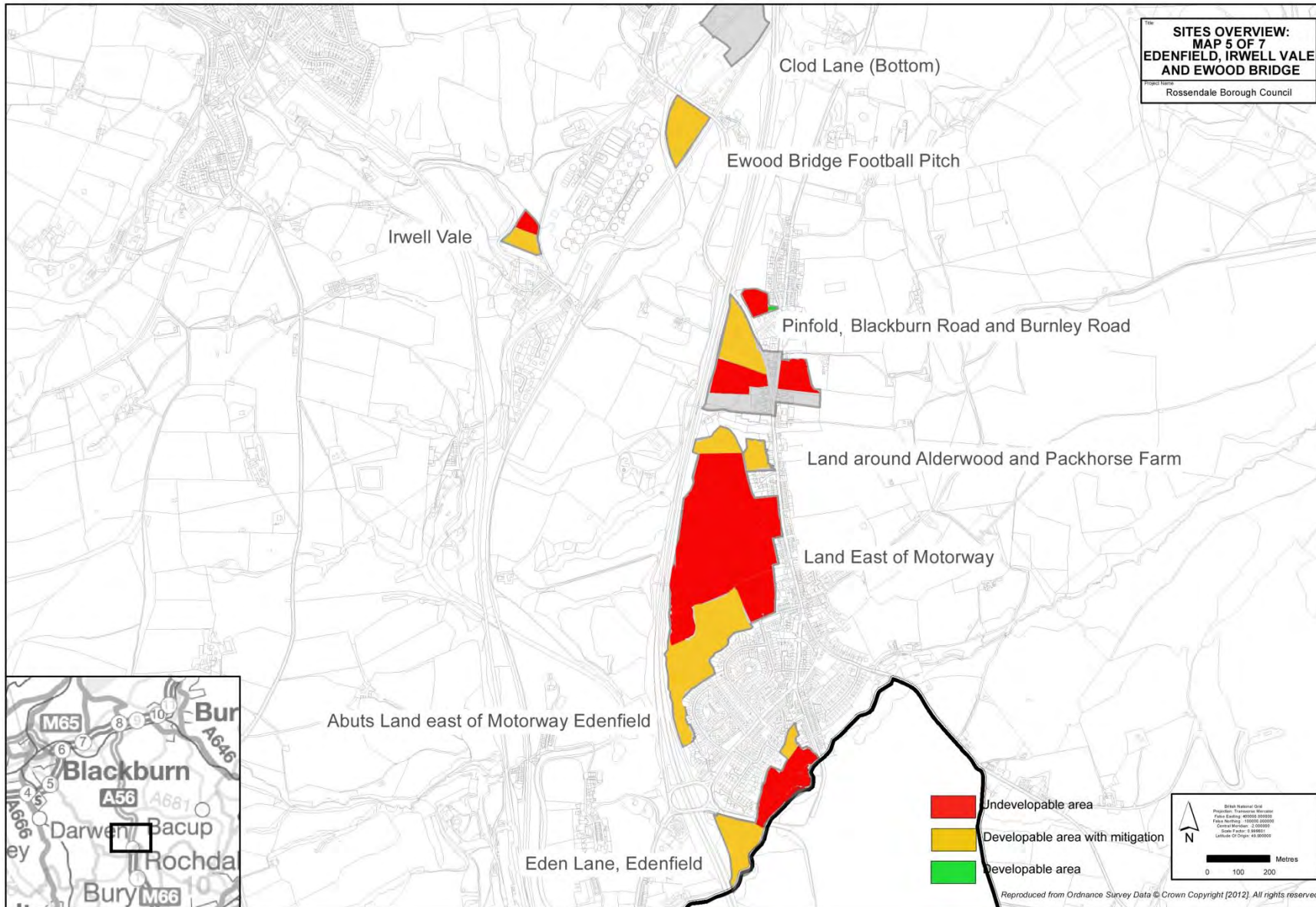
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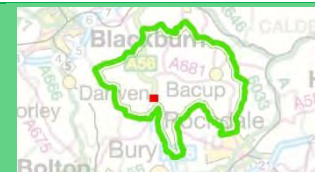
Sites in Edenfield, Irwell Vale and Ewood Bridge



Aerial photo (above) ©Google Image©2014 Infoterra & Bluesky
 Photo locations (below)



SITE NAME:	Land at Blackburn Road Edenfield		
SHLAA SITE ID:680	OTHER SITE REF: n/a	GRID REFERENCE: 798199	
SURVEY DATE: 10.9.14	SURVEY BY: A Birch P Bennett	WEATHER: wet, fair visibility	SITE AREA HA 2.2
SITE OWNERSHIP	TBC		
LANDSCAPE CHARACTER TYPE(s):	Settled Valley		
LANDSCAPE CHARACTER AREA	8b Irwell Valley south		
SITE DESIGNATIONS:	Green Belt:		
SITE LOCATION:	West of Blackburn Road at the junction with Burnley Road Edenfield		
LOCAL DESIGNATIONS:			
PLANNING HISTORY:	Turley Associates have a development framework for Peel Holdings (Land and Property)		
SITE ANALYSIS			
Current land use:	Agriculture: Pasture – sheep grazing		
Topography:	The site is flat		
Landscape Features:	The southern third of the site is an area of young broadleaved woodland which screens the church and properties to the south. The grassland is rush infested indicating poor drainage. Properties in Church Close and 1 – 5 Blackburn Road lie in the south east corner.		
Historic Landscape / Townscape Features	Land makes a valuable contribution to the historic townscape by retaining open views westwards, to Holcombe Moor the hills beyond. Classified as Ancient Enclosure it sits next to areas of Ancient and Post Medieval Settlement and has remained undeveloped.		
Public Access:	No public access across the site FP 128 runs east - west 60 m south		
Boundary Treatment:	<i>West:</i> Timber rail fence <i>North:</i> Good dry stone wall <i>East:</i> Dry stone boundary wall mostly intact, post and wire elsewhere, <i>South:</i> Post and wire fence and Garden wall boundaries		
Site description	The site is adjacent to Blackburn Road, at the busy junction with Burnley Road north of Edenfield. The A56 is at grade here, and follows the site's western boundary where there's a layby abutting the end of the site. The woodland to the south screens it from the Parish Church and properties off Church Lane. Grazing land continues to the north. This location offers a rare "break" in the ribbon development through Edenfield and views east and west across the Irwell Valley are visible from here, setting this part of the village in context with its South Pennine surroundings. The landscape value is reinforced by the location of a community garden opposite the site, straddling the road junction.		



Land at Blackburn Road, Edenfield

January 2015

Lives and Landscapes Assessment for Rossendale BC



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Landscape Assessment



P1 View west from Blackburn Road



P2 View North from A56 footbridge

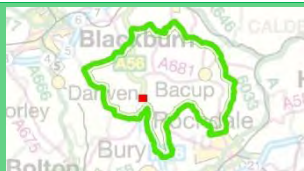
Site	Significance
Blackburn Road Edenfield	Moderate – substantial adverse impact

This site is linked with the site on the opposite side of Burnley Road, which are both being considered for possible housing development. While the actual value of the land at Blackburn Road is not high, it is currently used as rough sheep grazing, the vegetation indicates it suffers from poor drainage, and it is noisy due to the A56 running along the western boundary, its value as open country is considerable. The village of Edenfield, extends about a mile from its core, along Burnley Road as a ribbon of development, there are occasional gaps to the east or west, but this is the only point where views open up. The value of this site is in its openness and in the way it allows the South Pennine landscape to be experienced as a snapshot to local users, whether pedestrians or car drivers, setting the village in context.

Visual Assessment

Key Visual Receptors	Significance
Users of the community garden	Major adverse impact
Pedestrians on Burney Rd and Blackburn Road,	Moderate adverse impact
Walkers on FP130	Moderate adverse impact
Users of the lay by on the A56	Moderate adverse impact
Walkers on footpaths east of Edenfield including FP's 136, 138 and 141	Moderate-slight adverse impact
Travellers on the A56, and local roads	Moderate-slight adverse impact

Key Residential Receptors	Significance
Properties on Guide Court and Blackburn Road within 100 m	Major moderate impact
Properties on Blackburn Rd within 100m, and Church Court	Moderate impact
Properties between Blackburn Road and Burnley Road and on Burnley Rd within 100m	Major impact



Land at Blackburn Road, Edenfield

January 2015

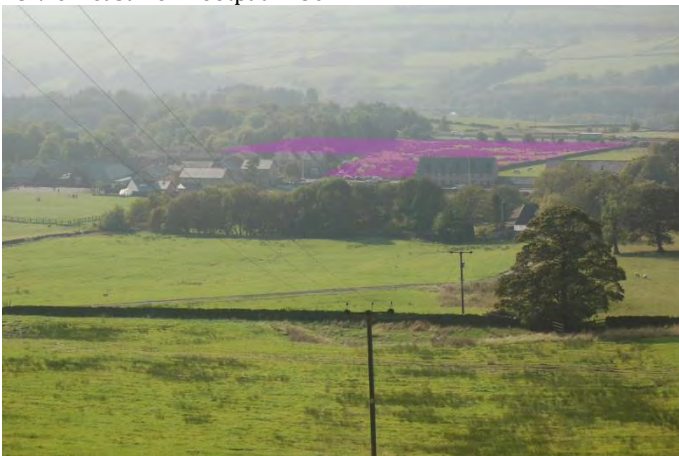
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P3 View east from footpath 130



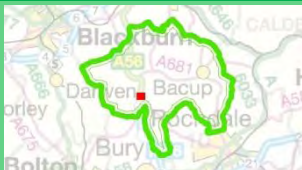
P4 View west from footpath 136 shaded area denotes site.

As stated above the importance of this site are the views from it, with long vistas east and west to the hills on either side of the Irwell Valley. As if to emphasize this, there is a small community garden at the Burnley Road Blackburn Road junction with seating facing westwards enjoying views across the site over to Holcombe Moor. A layby on the adjacent A56 allows stationary motorists views eastwards, across predominantly rural countryside. The effects on footpath 130 to the west would be significant, views eastwards would be blocked. Residents of properties on Burnley Road facing west and overlooking the site, and those on Burnley Road in the south east corner of the site, would be most affected by the proposals, with any development highly visible from their properties. Properties in the area that don't face directly onto the site so would be less affected.

Recommendations

This section of the Irwell Valley has been categorised as being in Settled Valley 8b, Irwell Valley south within the wider South Pennines national character area profile. In this character area built development is less dense than in the upper Irwell Valley, and more dispersed, with ribbon development sometimes following local roads as at Edenfield, contouring round the valley side. At Edenfield the ribbon development is unusual because it is classified as Ancient and Post Medieval Settlement, settlement has followed this tight pattern along the roads for many hundreds of years. Throughout this time the fields either side of the road at the Blackburn Road Burnley Road junction have remained undeveloped. Today, the openness of this site allows views of the surrounding hills and moors in both directions, allowing local people to appreciate their local area from within the village bounds, which they are able to do in few other places in Edenfield. For this reason the site is considered unsuitable for development.

Site	Outcome of assessment
Land at Blackburn Road Edenfield	Not suitable for development on landscape grounds



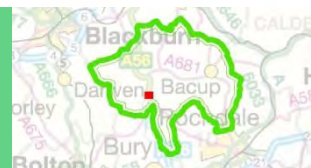
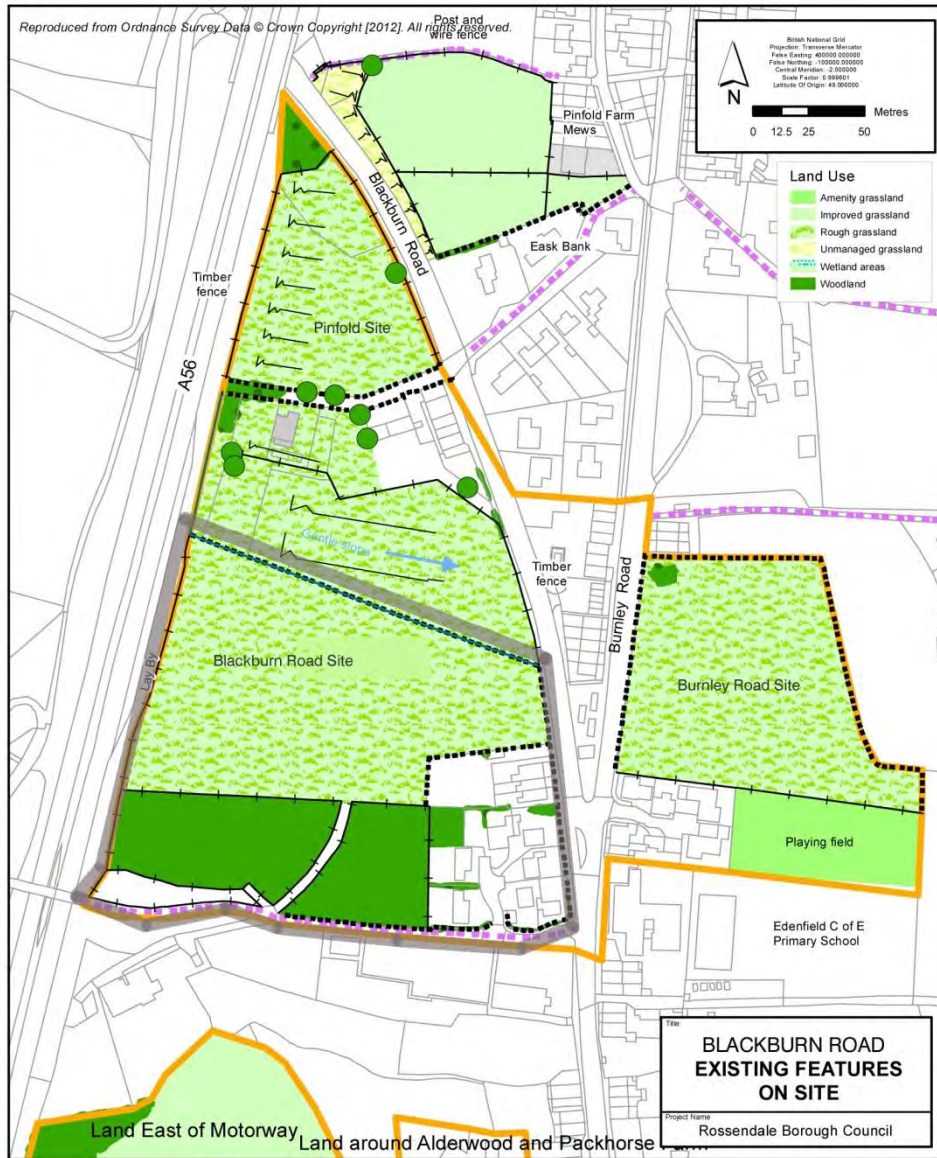
Land at Blackburn Road, Edenfield

January 2015

Lives and Landscapes Assessment for Rossendale BC



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Land at Blackburn Road, Edenfield

January 2015

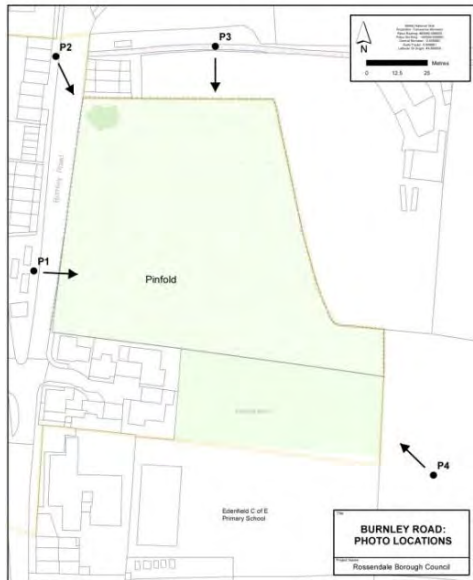
Lives and Landscapes Assessment for Rossendale BC



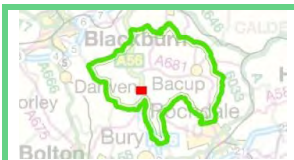
Penny Bennett



Aerial photo (above) ©Google Image©2014 Infoterra & Bluesky
Photo locations (below)



SITE NAME:	Land at Burnley Road Edenfield		
SHLAA SITE ID: 681	OTHER SITE REF: n/a	GRID REFERENCE: 805223	
SURVEY DATE: 16.9.14	SURVEY BY: A Birch	WEATHER: dry & clear	SITE AREA HA 1.07
SITE OWNERSHIP	TBC Agent Peel Holdings (Land and Property)Ltd		
LANDSCAPE CHARACTER TYPE(s):	Settled Valley, Moorland fringe within 200 m		
LANDSCAPE CHARACTER AREA	8b Irwell Valley south.		
SITE DESIGNATIONS:	Green belt		
SITE LOCATION:	West of Burnley Rd Edenfield near the junction between Burnley and Blackburn Road B6527		
LOCAL DESIGNATIONS:	Listed building: Elton Banks 70 m north; Edenfield Parish Church, 110 m southwest		
PLANNING HISTORY:	Turley Associates have a development framework for Peel Holdings (Land and Property)		
SITE ANALYSIS			
Current land use:	Agriculture: Pasture – sheep grazing.		
Topography:	Gently sloping from east to west, even ground		
Landscape Features:	No significant features on the site		
Historic Landscape / Townscape Features	Land makes a valuable contribution to the historic townscape by retaining open views eastwards, classified as Post Medieval Enclosure it sits adjacent to areas of Ancient and Post medieval Settlement and has remained undeveloped.		
Public Access:	No public access across the site. FP 141 runs east to west 20 m north, FP 142 runs east to west 120m north, FP 139 runs east to west 90 m south, FPs 136,138, 140 and 143 run north – south 250 m or more further to east.		
Boundary Treatment:	<i>West:</i> Burnley Road, low dry stone wall, poor condition in places <i>North:</i> Gable end of no 34 Burnley Road : hedgerow and trees <i>East:</i> Hedgerow and trees <i>South:</i> a: post and wire fence to school playing field; b: close boarded fence to properties; c: trees in south west corner.		
Site description	The site is adjacent to Burnley Road traffic lights at the busy junction with Blackburn Road north of Edenfield, and in close proximity to Edenfield primary school, where the playing fields abut the southern site boundary. This location offers a rare “break” in the ribbon development, and views both east and west across the Irwell Valley are visible from here. The landscape value of this is reinforced by the location of a community garden opposite the site, straddling the road junction.		



Land at Burnley Road Edenfield

January 2015



Landscape Assessment

Site	Significance
Land at Burnley Road Edenfield	Moderate – substantial adverse impact

This site is linked with the site on the opposite side of Burnley Road, which are both being considered for possible housing development. While the actual value of the land at Burnley Road is not high, it is currently used as rough sheep grazing and the boundaries are poorly maintained, its value as open country is considerable. The village of Edenfield, extends about a mile from its core, along Burnley Road as a ribbon of development, there are occasional gaps either to the east or west, but this is the only point where views open up. The value of this site is in its openness and in the way it allows the South Pennine landscape to be experienced as a snapshot to local users, whether pedestrians or car drivers waiting at the traffic lights, setting the village in context.

Visual Assessment

The overall significance is achieved by combining the sensitivity of the visual receptors and the magnitude of visual effects.

Key Visual Receptors	Significance
Walkers on footpath139	Major –moderate adverse impact
Public using community garden north of road junction	Major –moderate adverse impact
Travellers on Burnley Road	Moderate adverse impact
Walkers on footpath 141 and 142	Moderate adverse impact

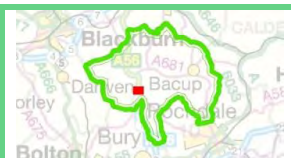
Key Residential receptors	Significance
Residents on Burnley Road (e)	Major – moderate impact
Residents of Guide Court	Major Impact
Residents on Burnley Road (w)	Major impact



P1 View east from community garden at Blackburn Road junction



P2 View south east from opposite Pinfold, Burnley Road



Land at Burnley Road Edenfield

January 2015

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Lives and Landscapes Assessment for Rossendale BC



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P3 View south from footpath 141



P4 View northwest from footpath 136

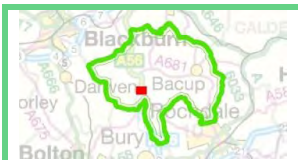
As stated above the importance of this site are the views from it, with long vistas east and west to the hills on either side of the Irwell Valley. As if to emphasize this, there is a small community garden at the Burnley Road Blackburn Road junction where there is seating facing westwards with views over to Holcombe Moor. The effects on footpaths 139 to the south and footpaths 141 and 142 to the north would be significant, views north and south would be blocked.

Properties on Burnley Road facing east and overlooking the site, and those on Guide Court to the south west of the site, would be most affected by the proposals, with any development highly visible from their properties.

Recommendations

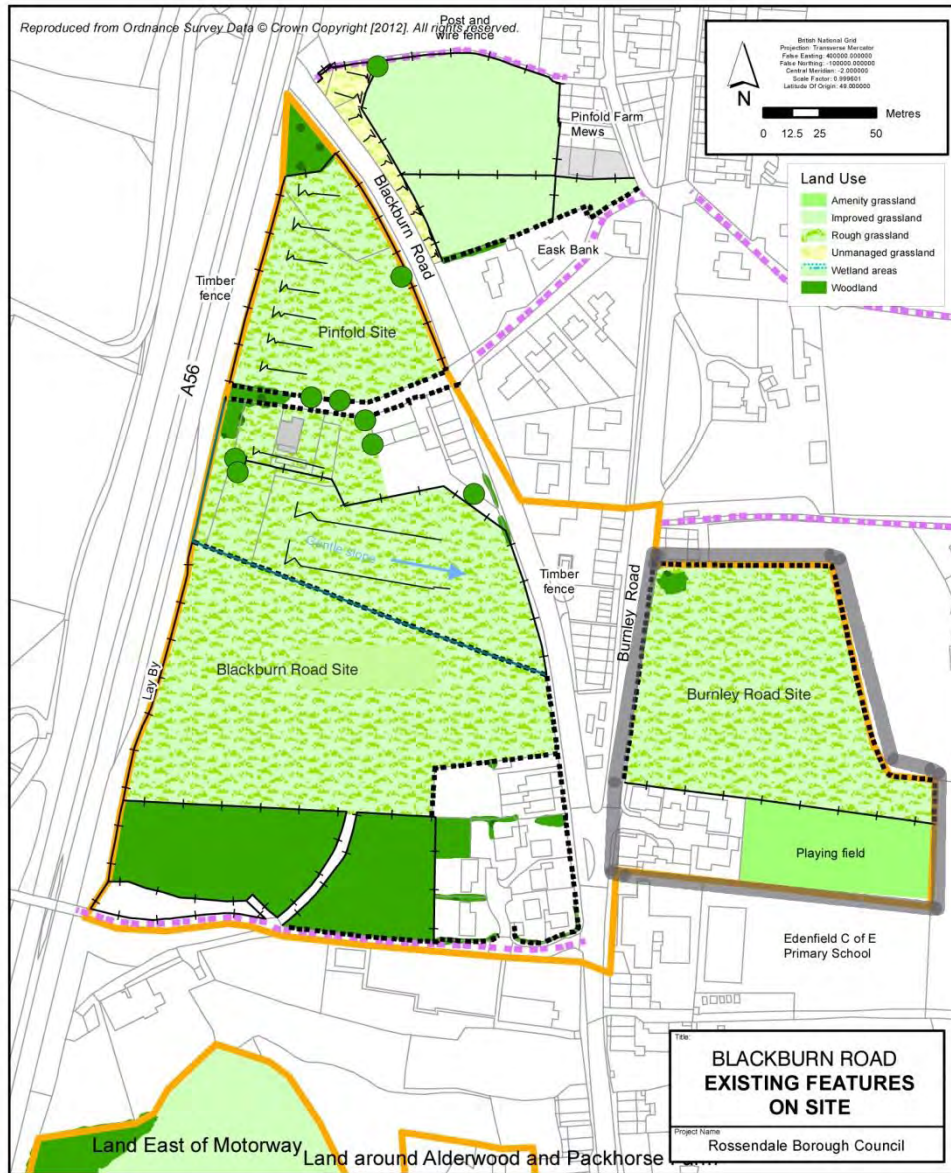
This section of the Irwell Valley has been categorised as being in Settled Valley 8b, Irwell Valley south within the wider South Pennines national character area profile. In this character area built development is less dense than in the upper Irwell Valley, and more dispersed, with ribbon development sometimes following local roads as at Edenfield, contouring round the valley side. At Edenfield the ribbon development is unusual because it is classified as Ancient and Post Medieval Settlement, settlement has followed this tight pattern along the roads for many hundreds of years. Throughout this time the fields either side of the road at the Blackburn Road Burnley Road junction have remained undeveloped. Today, the openness of this site allows views of the surrounding hills and moors in both directions, allowing local people to appreciate their local area from within the village bounds, which they are able to do in few other places in Edenfield. For this reason the site is considered unsuitable for development.

Site	Outcome of assessment
Land at Burnley Road Edenfield	Area not suitable for development



Land at Burnley Road Edenfield



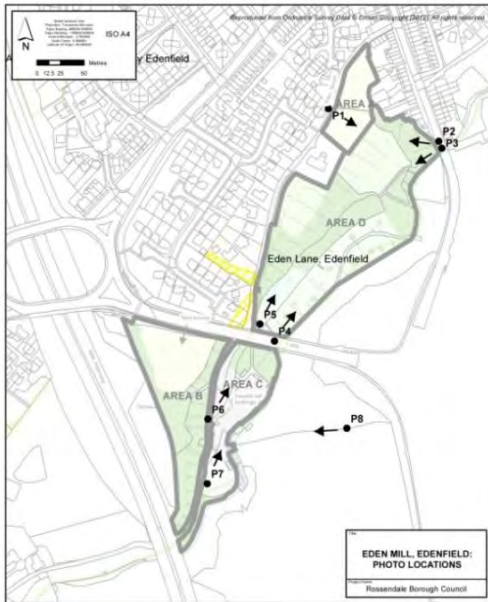


Land at Burnley Road Edenfield

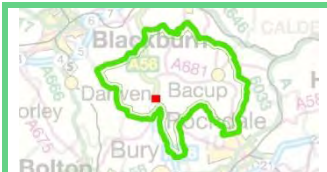




Aerial photo (above) ©Google Image©2014 Infoterra & Bluesky
 Photo locations (below)



SITE NAME:	Eden Mill		
SHLAA SITE ID:	OTHER SITE REF: n/a	GRID REFERENCE: 798185	
SURVEY DATE: 17.10.14	SURVEY BY: A Birch	WEATHER: dry and clear	SITE AREA HA: 4.6
SITE OWNERSHIP:	TBC		
LANDSCAPE CHARACTER TYPE(s):	Settled Valley,		
LANDSCAPE CHARACTER AREA:	8b Irwell Valley south,		
SITE DESIGNATIONS:	Green Belt to borough boundary, continues as Green Belt in Bury MBC		
SITE LOCATION:	Southern edge of Edenfield with M66 to the SW; RBC/Bury BC boundary to SE; Bury Rd A58 to E		
LOCAL DESIGNATIONS:	Identified as a woodland Wildlife Corridor on Lancashire Environmental Network, Strongsty/Chatterton conservation area lies to the west of the M66		
PLANNING HISTORY:			
SITE ANALYSIS			
Current land use:	Much of site appears to be in private ownership and un-used, though evidence of a little grazing where sheep accessing from nearby pasture. Informal recreation evident where fences or stone walls breached. Northern area by houses mainly neglected with ad hoc 'garden & garage' activity.		
Topography:	Area A adjacent to the northern residential area is flat. Area B comprises a large flat, open area with steeply sloping wooded land to the SE. Area C derelict mill buildings and access route mainly flat, rising gently to north below A56 bridge. Area D steep sided, wooded clough north of A56 with limited flat land. Area falls steeply SE from Bury Rd		
Landscape Features:	Extensive, attractive wooded clough with the derelict mill buildings as detractors from specific viewpoints. Dearden Brook flows through site from the north forming eastern boundary of Area C.		
Historic Landscape / Townscape Features:	Historic maps identify Eden Wood Mill, reservoir, weirs and mill races with Acre Meadow. Hope Mill was next to the northern boundary of Bury Rd. Historic wooded areas exist today as mature woodland.		
Public Access:	FP 111 runs NE-SW from Eden Street to Rosebank in the south, FP 112 from Bury Rd westwards towards derelict mill. All other paths on the site are informal and fairly numerous. Access to Area B evidence of a former track from Eden St up to Area B.		
Boundary Treatment:	West: Mixed boundary treatment adjacent to residential properties; stone wall along most of boundary to Eden Street, timber fence to M66, North: hedge to A56, East: Along Dearden Brook chain link fencing partially destroyed; post & wire fencing mainly along borough boundary		
Site description:	The site comprises a steep sided wooded clough, some of which was cleared to construct a mill and industrial features, including a linear reservoir. The mill is now derelict and its environs have attractively regenerated as new woodland with unmanaged grassland, although evidence of the former Acre Meadow exists. The A56 crosses on a high bridge and effectively splits the site, paths beneath it are noisy. An isolated triangle of land has been left where the M66 crosses the southern tip.		



Eden Mill, Edenfield

March 2015



Landscape Assessment

Site	Significance
Eden Mill Area A	Slight – moderate adverse impact
Eden Mill Area B	Moderate - substantial adverse impact
Eden Mill Area C	Moderate substantial adverse impact
Eden Mill Area D	Moderate-substantial adverse impact



P1 View of Area A looking east from Eden Street



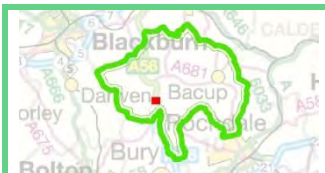
P2 View west towards Area A from Bury Road

The site has been divided into Areas A - D for purposes of description and landscape and visual assessment as described below.

Area A comprises a small area of neglected and de-spoiled land which although may be of value to the individual land owners appears to be of little value to the wider community consequently the susceptibility of the landscape is considered to be low.

Area B lies adjacent to the busy A56, opposite residential properties that are reasonably well screened from the road and comprises degraded landscape with trees and woodland, the landscape value to the wider community is considered to be limited. .

Area C is dominated by the derelict mill buildings situated between two major roads and adjacent to public footpaths 111 & 112. Users of the footpaths are aware of the high noise levels from the bridge above and the nearby motorway for much of the footpath length. Regenerating trees have had the effect of reducing the perceived 'mass' of the mill, and are a significant element in the wider landscape. The susceptibility of the landscape in Areas B and C is high as the woodland forms an important wildlife corridor. Area D, is considered to have community value, it is an important wildlife corridor, linking Dearden Clough and the Irwell Valley, and provides an important visual resource for residential properties on Eden Lane and motorists and pedestrians on both the A56 and Bury Road which overlook it.



Eden Mill, Edenfield

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Visual Assessment



P3 View into clough looking south west from Bury Road bridge



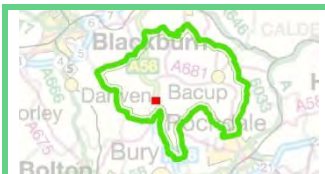
P4 View from A56 Road bridge looking north east

Key Visual Receptors	Significance			
	Area A	Area B	Area C	Area D
* <i>Varies, worst case shown</i>				
Walkers on FP 111 Eden Street	Major moderate adverse impact*	Major moderate adverse impact	Major adverse impact	Major adverse impact
Walkers on FP 112 / path to mill from A56/Bury Rd junction	nil	Moderate-slight impact	Moderate adverse impact	Major adverse impact
Vehicles on A56	Slight impact	Moderate-slight impact	Moderate adverse impact	Moderate adverse impact
Pedestrians on A56 pavement	Moderate-slight adverse impact	Moderate adverse impact	Moderate adverse impact	Moderate adverse impact
Pedestrians and travellers on on Bury Rd road bridge	Moderate adverse impact	Slight adverse impact	Moderate-slight impact	Major-moderate adverse impact

Key Residential Receptors	Significance			
	Area A	Area B	Area C	Area D
Residents on 10 - 18 Burnside	nil	Moderate impact	nil	
Residents on Bury Road east of site	Moderate impact	nil	nil	Major-moderate impact
Residents of Lane End	Moderate impact	nil	nil	Major-moderate impact
Residents to west of site	Moderate impact	nil	nil	Moderate impact

This site is widely visible to local people walking and travelling around the area. Dramatic views down into the site, particularly into Areas C and D, are enjoyed by pedestrians from the A56 and Bury Road bridges, and from the path leading down to the mill.

Walkers on footpaths 111 and 112, enjoy attractive and interesting views into the secluded valley bottom, dominated in places by the derelict mill buildings. Residents on Eden Street / Eden Lane similarly enjoy fine views eastwards.



Eden Mill, Edenfield

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Lives and Landscapes Assessment for Rossendale BC



Penny Bennett
Landscape Architects

Recommendations

Area A is surrounded on three sides by residential properties, and is seen in long distance views with the built edge of the village as a backdrop, appropriate housing development would be in character with Settled Valley landscape character area.

On Area B, a flat area with limited value immediately adjacent to the A56 would be developable which is reasonably well screened by existing vegetation, the remainder of this area is well wooded and development would not be appropriate. An access road to Area C could be provided along an existing track through the mature woodland on the steep slopes. Provided the damage to the existing woodland is kept to a minimum and the mitigation measures outlined below are followed, adverse impacts could be kept small. Area C located on the footprint of the derelict mill could be developed again ensuring that the existing woodland around its perimeter is retained as much as possible. The mill is currently a detractor in the local landscape and a scheme that retained an acceptable percentage of tree cover would ensure that the susceptibility of the landscape remains low. Development of separate parcels of land within a woodland framework would be appropriate within the Settled Valley 8b Irwell Valley south Landscape Character Area.

Area D would have a high susceptibility to landscape change, and is of significant value to the local community. Its' steep wooded sides, general topography and requirement for substantial vegetation clearance for any vehicle access, means that housing development would have undue affect upon the landscape, and is considered inappropriate.

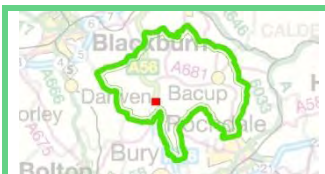


P5 View north past reservoir in bottom of clough



P6 Footpath 111 and 112 in the clough bottom

Eden Mill	Outcome of assessment
Eden Mill Area A	Suitable for development with mitigation
Eden Mill Area B	Suitable for development with mitigation
Eden Mill Area C	Suitable for development with mitigation
Eden Mill Area D	Not suitable for development on landscape grounds



Eden Mill, Edenfield

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Lives and Landscapes Assessment for Rossendale BC



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Mitigation

Key areas of mitigation would be shown on the plan for Area A, B and C. These would include:

- All development plans should include a tree impact plan and tree constraints plan prepared by a qualified arboriculturalist, which clearly identifies root protection areas (RPA's) for trees on the site. Plans also to consider the impact of street lighting on wildlife and suitable mitigation.
- Protection and retention of existing trees bounding the site, ensuring robust tree protection measures are used during site works;

Site A:

- Properties orientated to ensure that gardens face on to the clough side and building line doesn't go below the line of Clough End. Style, density and design should be appropriate to locality.

Site B:

- Development shall be restricted to flat area;
- Existing hedge to A56 boundary to be retained and managed, ensuring gaps are filled;
- Retention, enhancement & management of surrounding woodland essential;
- Site layout to allow views to opposite side of the valley to be retained across western area side of site, on approach to M66 roundabout;
- Access road to Area C to be constructed along existing track to protect and minimise damage to surrounding trees as stated above.

Site C:

- Reduce the 'mass' of the built development by incorporating tree groups within it;
- Adopt a sensitive design to retain rural feel of FP 111 between Areas B & C;
- Maximise the opportunity to enhance the route of FP 111/112 beyond the road bridge, through the site by designing a wooded route through the housing.

Site D:

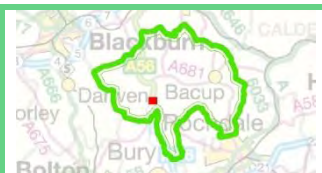
- Consider attaching a planning condition to the development of Areas A, B & C that places a covenant or similar on this area promoting the development of a local nature reserve with pedestrian access along newly created footpaths, managed by local community.



P7 View of mill from valley bottom



P8 View down to mill from Footpath 112 from the east



Eden Mill, Edenfield

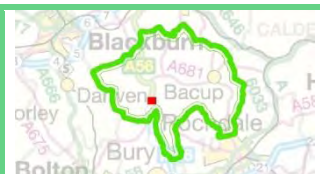
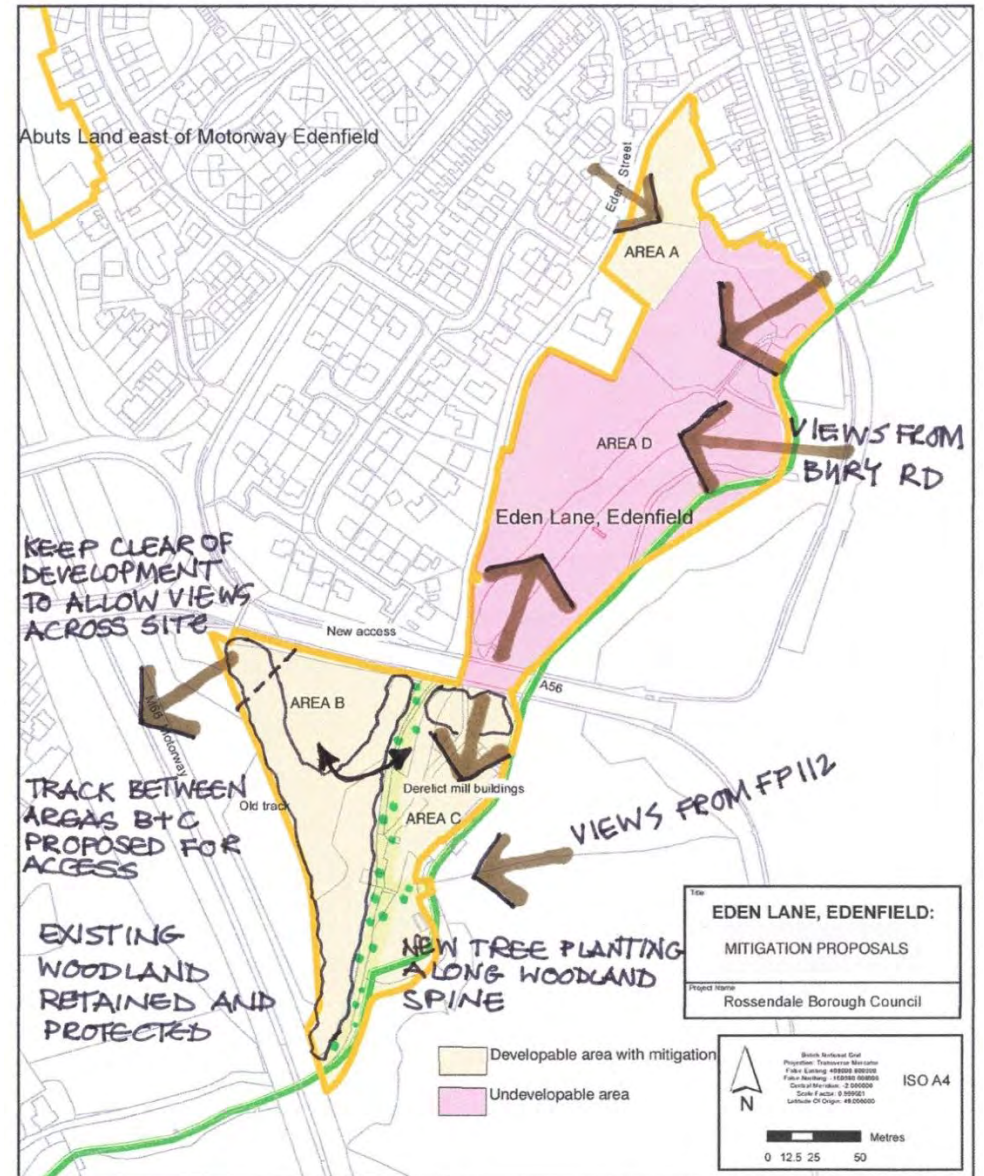
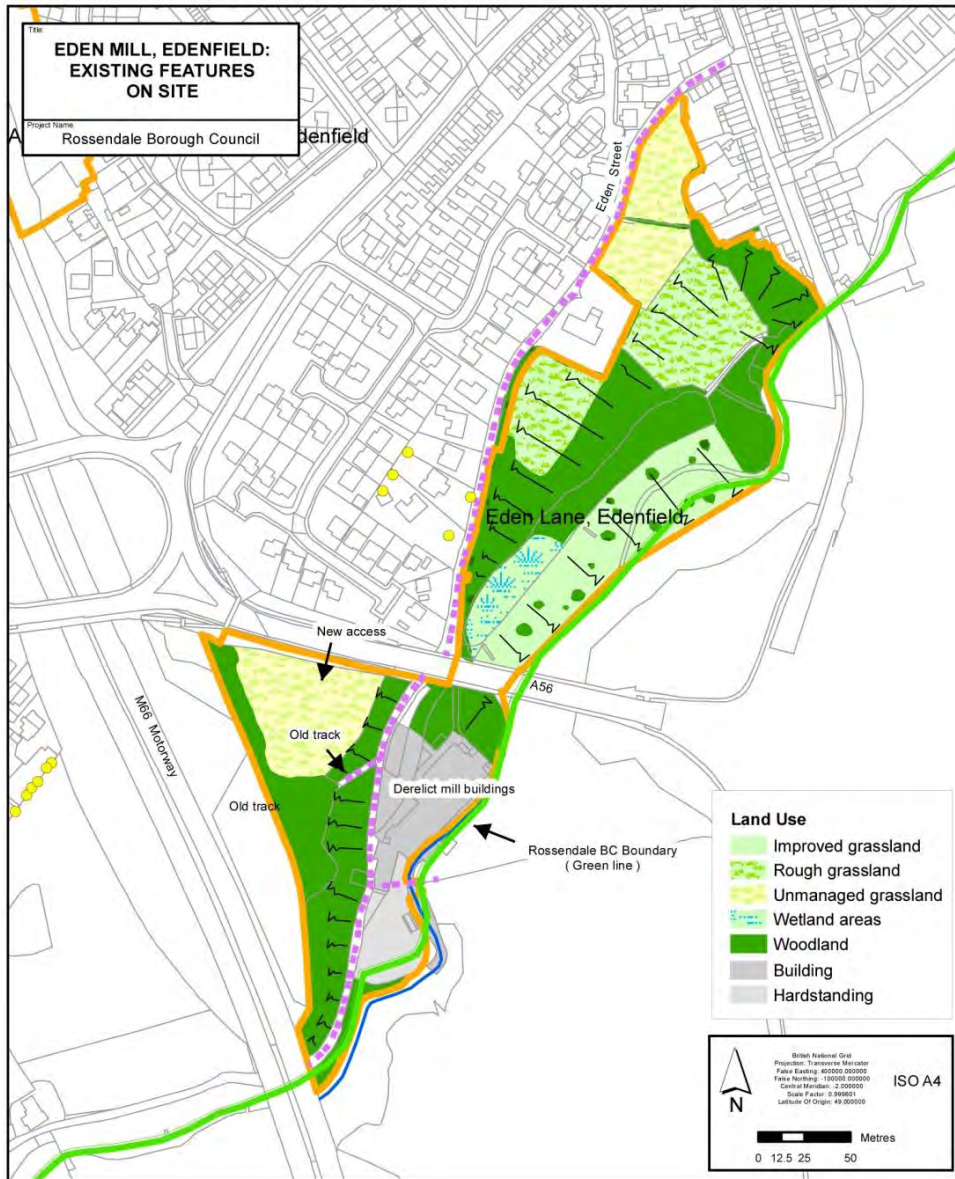
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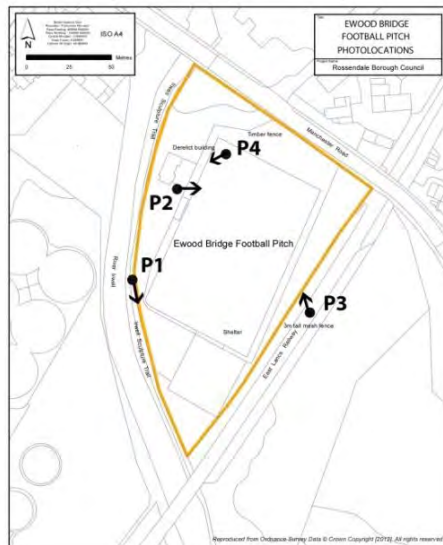
Eden Mill, Edenfield

March 2015

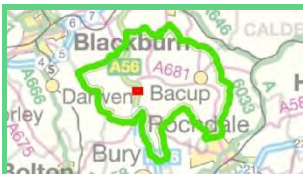




Aerial photo (above) ©Google Image©2014 Infoterra & Bluesky
Photo locations (below)



SITE NAME:	Ewood Bridge Football Pitch		
SHLAA SITE ID:	OTHER SITE REF: n/a	GRID REFERENCE: 796207	
SURVEY DATE: .14	SURVEY BY P Bennett A Birch	WEATHER: Fine and dry	SITE AREA HA 1.7
SITE OWNERSHIP	TBC		
LANDSCAPE CHARACTER TYPE(s):	Settled Valley		
LANDSCAPE CHARACTER AREA	8b Irwell		
SITE DESIGNATIONS:	Green Belt		
SITE LOCATION:	South of Blackburn Road / Manchester Road Ewood Bridge		
LOCAL DESIGNATIONS:	Listed buildings: Ashenbottom Farm within 100 m; Ewood Hall II*100 m Identified as a wildlife corridor, with small areas of stepping stone habitat for grass, railway embankment is a stepping stone habitat for woodland on the Lancashire Ecological Network for grass. Core areas for grass and woodland are located close by.		
PLANNING HISTORY:			
SITE ANALYSIS			
Current land use:	Derelict, former football pitch		
Topography:	Embankment down from main road to site, site flat.		
Landscape Features:	Derelict clubhouse, floodlighting shelters and redundant fencing and hard standing, River Irwell runs along western boundary, Ewood Bridge, stone bridge, lies immediately to the north west, railway embankment lies to south east, Mature trees line river bank.		
Historic Landscape / Townscape Features	Land classified as Ancient Enclosure. East Lancashire Railway runs down eastern boundary.		
Public Access:	The Irwell Valley Way runs along the western boundary of the site alongside the river. There is informal vehicular access from Blackburn Road, just east of the bridge.		
Boundary Treatment:	<i>North</i> Stone wall to road; <i>East:</i> post and wire fence to railway <i>West</i> partial fence to boundary with Irwell Valley Way:		
Site description	Former Stand Athletic Football Club grounds, incorporating derelict club house, and training facilities. The site is secluded and below the level of the main road, bounded by a large hedge restricting views in. Mature trees line the river bank offering further screening. Young tree growth is beginning to regenerate on the unpaved areas. Low scrub and unmanaged grass follow the railway embankment.		



Ewood Bridge Football Pitch

January 2015

Lives and Landscapes Assessment for Rossendale BC



Penny Bennett
Landscape Architects

Landscape Assessment

Significance	
Ewood Bridge Football Club	Slight-moderate adverse impact

This site is derelict and neglected, although set in pleasant surroundings, alongside the river in the valley bottom, and with two listed buildings close by. Despite large areas still being paved, the site is part of an important wildlife corridor for grassland and woodland species, and there are a number of important wildlife sites in the immediate vicinity and this site is one of the pieces in the jigsaw connecting them.

Visual Assessment

Key Visual Receptors	Significance
Ewood Hall (Listed building)	Moderate adverse impact
Ashenbottom Farm (listed building)	Slight adverse impact
Walkers on Irwell Valley Way	Major –moderate impact
Passengers on East Lancashire Railway	Major -moderate impact
Travellers on Blackburn Road (east of river)	Moderate impact
Travellers on Manchester Road (west of river)	Moderate impact

Key Residential Receptors	Significance
Residents on Irwell Vale Road and Bridge Street	Moderate-slight impact
Residents on Blackburn Rd	Moderate impact

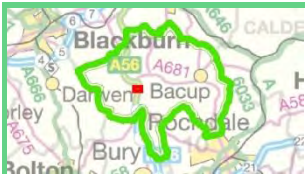
The site is below the level of the road, and partially screened by mature vegetation from the west and a large hedge to the north. The site is most visible at close range from walkers on the Irwell Valley Way and passengers on the railway, though the views from the train are short lived. Properties on Blackburn Road to the east, and Irwell Vale Road and Bridge Street to the west would be affected. Of the two listed buildings, only Ewood Hall would suffer a significant effect, Ashenbottom Farm is below the level of the road and there is no visual link to the farm although its setting would be slightly affected.



P1 View southeast from Irwell alley Way towards railway



P2 View north east across site to opposite side of the valley



Ewood Bridge Football Pitch

January 2015

Lives and Landscapes Assessment for Rossendale BC



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P3. View into site from East Lancashire Railway



P4 View of derelict clubhouse from the north

This site could be developed and there could be positive gains from its improvement. Passengers on the East Lancashire Railway and walkers on the Irwell Valley Way would both benefit from an attractive well designed scheme being built here. Mitigation measures would need to take account of the fact that this is an important wildlife corridor site and the ecological connectivity between the other important sites in the area would need to be retained. The river corridor and the railway embankments appear to be the most important part of the corridor for wildlife and these locations would be least affected by development. The setting of the important Grade 2* listed Ewood Hall needs to be considered, although it is partially screened from the site by mature trees.

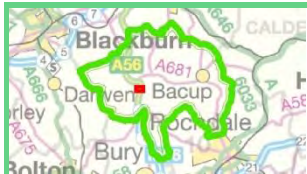
Outcome of assessment	
Ewood Bridge Football Pitch	Suitable for development with mitigation

Mitigation

Key areas of mitigation are shown on the plan. These include:

- New development to be sympathetic in style, scale and materials to the local building style
- New properties to be a maximum of two stories to minimise the impact on Ewood Hall and its setting;
- Wildlife corridors to be retained along the riverside and railway embankments and enhanced by the inclusion of new open space along side the railway to give an attractive frontage to the development from the east;
- New green infrastructure, as street trees, native hedges and meadow grassland to be incorporated within the scheme to enhance the site for wildlife.
- Treatment of boundary alongside Irwell Valley Way to be designed to ensure long views are retained and low native hedges to be used in preference to fencing.
- Soft SUDS (sustainable drainage system) to be considered to manage run off and provide further wildlife benefit and visual amenity.

Recommendations



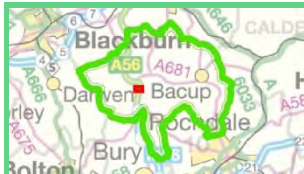
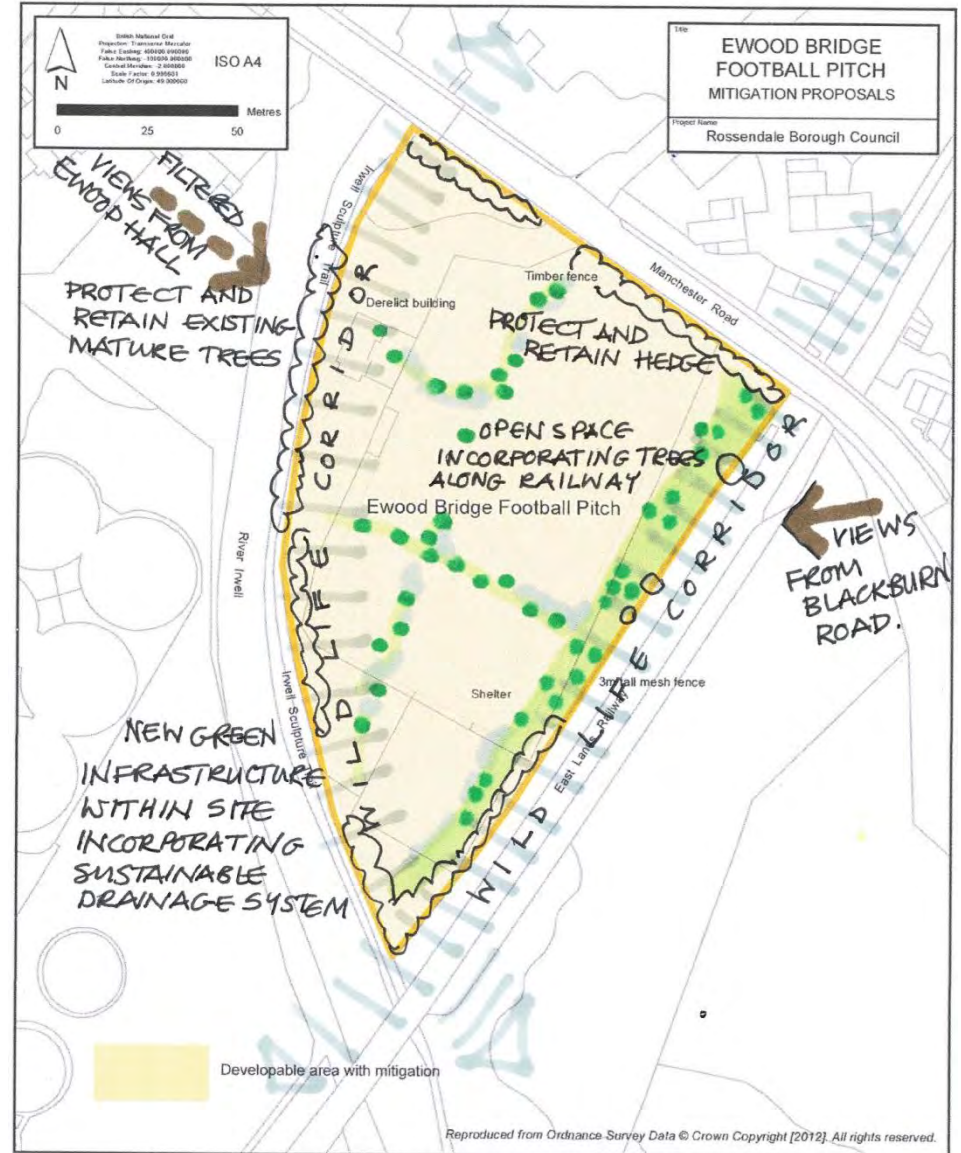
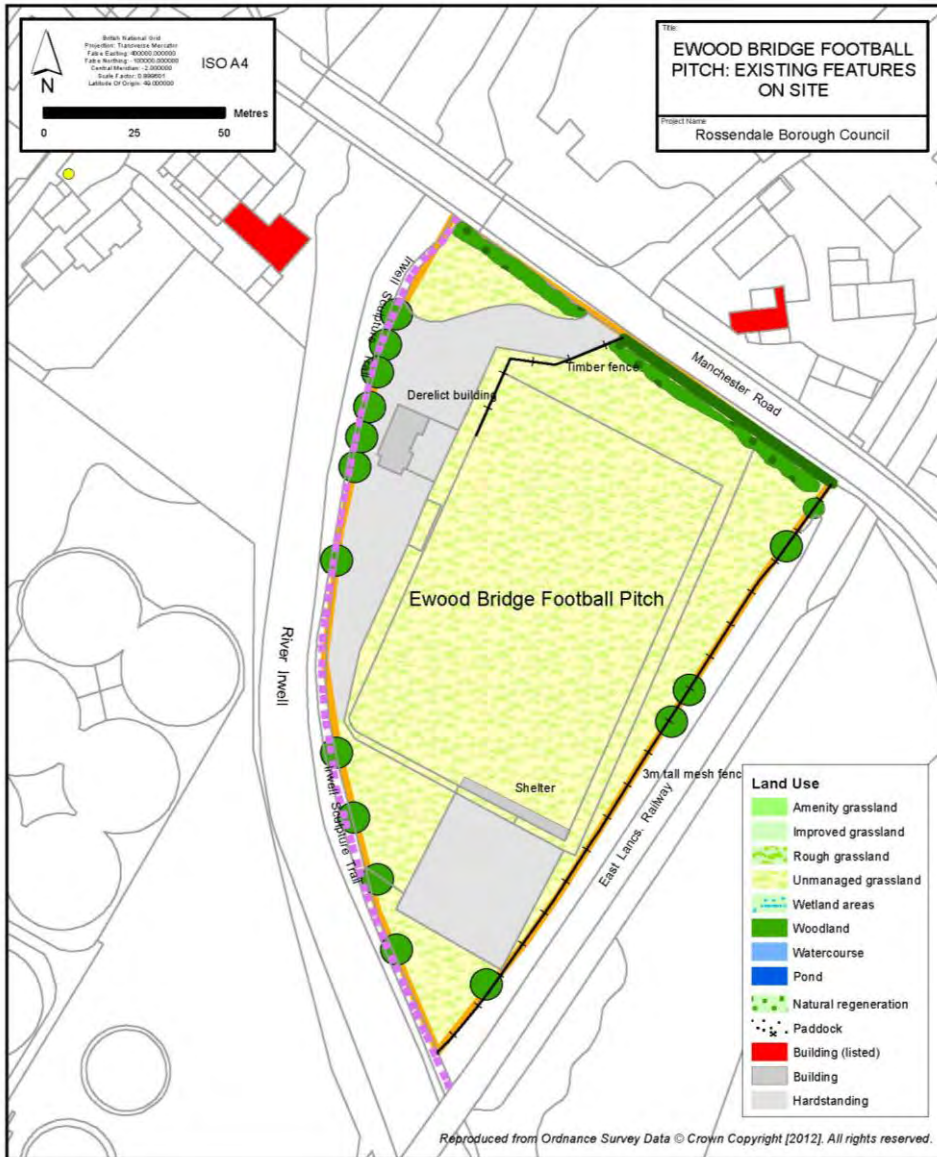
Ewood Bridge Football Pitch

January 2015

Lives and Landscapes Assessment for Rossendale BC



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Ewood Bridge Football Pitch

January 2015

Lives and Landscapes Assessment for Rossendale BC



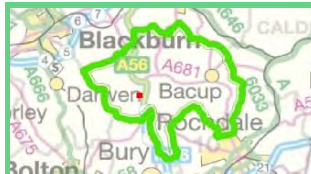
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Photo locations (below)



SITE NAME:	Irwell Vale		
SHLAA SITE ID:	OTHER SITE REF: n/a	GRID REFERENCE: 791204	
SURVEY DATE: 17.10.14	SURVEY BY: P Bennett	WEATHER: Cloudy and dry	SITE AREA HA: 1.0
SITE OWNERSHIP:	TBC		
LANDSCAPE CHARACTER TYPE(s):	Settled Valley,		
LANDSCAPE CHARACTER AREA:	8b Irwell Valley south,		
SITE DESIGNATIONS:	Green Belt		
SITE LOCATION:	The site lies to the west of Irwell Vale Road, just north of the village of Irwell Vale		
LOCAL DESIGNATIONS:	Irwell Vale Conservation Area lies within 100m, the site is identified as a stepping stone area for Woodlands on the Lancashire Environmental Network		
PLANNING HISTORY:			
SITE ANALYSIS			
Current land use:	Agriculture: Sheep grazing on rough grassland to the north, unmanaged grassland to the south		
Topography:	Flat flood plain, with low embankments to the north and west		
Landscape Features:	The River Ogden flows along the west boundary of the site, and a line of mature non native conifers run east west across the site, dividing it in two.		
Historic Landscape / Townscape Features:	Ancient Enclosure		
Public Access:	FP 385 runs along the north boundary of the site		
Boundary Treatment:	<i>West:</i> none <i>North:</i> none <i>South:</i> building <i>East:</i> Metal railings and timber fence		
Site description:	An attractive and secluded site hidden behind the Rossendale sewage works near to the village of Irwell Vale. The red brick Sigma Soap factory forms the southern boundary to the site, and a well used public footpath runs through the site following a pleasant path up the Ogden Valley. The strong line of conifers dividing the site is not in keeping with the rest of the surroundings. There are very limited views to and from the site apart from those from Irwell Vale Road and the footpath.		



Irwell Vale

February 2015

Lives and Landscapes Assessment for Rossendale BC



Penny Bennett
Landscape Architects

Landscape Assessment

Site	Significance
Irwell Vale Area A	Moderate impact
Irwell Vale Area B	Moderate-substantial adverse impact

This site is closely associated with the conservation area at Irwell Vale, although not within the boundary, it is a gateway to the village and its development would have an impact on the setting of the conservation area. The conifers spanning the site are an alien feature and not in keeping with the surroundings. This is a secluded and tranquil site and the footpaths are popular with local people as well as visitors e.g. passengers from the railway.

Visual Assessment

Key Visual Receptors	Significance	
	Area A	Area B
Walkers on footpath 382 and 385	Major –moderate adverse impact	Major adverse impact
Travellers on Irwell Vale Road	Moderate adverse impact	Moderate adverse impact

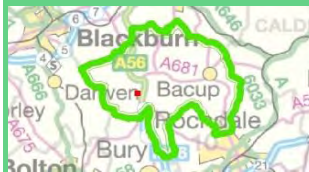
Key Residential Receptors	Significance	
	Area A	Area B
Residents at Lower Clockham	Moderate impact	Major-moderate impact



P1 View west along footpath 385



P2 View south down River Ogden along western boundary of site



Irwell Vale

February 2015

Lives and Landscapes Assessment for Rossendale BC



Penny Bennett
Landscape Architects



P3 View south west from Irwell Vale Road

Although this site is very secluded and over looked by few receptors, it is in a very sensitive location, adjacent to the Irwell Vale Conservation Area and popular with visitors. Area A could be developed, with a sensitive proposal that is in keeping with the surroundings, small scale terrace or mews type housing that relates neatly to the existing factory building and creates an appropriate setting at the entrance to the village could make a positive impact. Area B is not appropriate for development, the effect on footpath 382 would be unacceptable and the scale of development if both areas A and B were built on would be inappropriate.

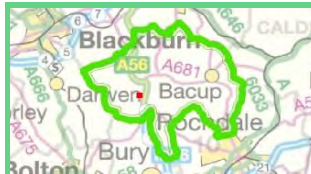
Irwell Vale	Outcome of assessment
Irwell Vale Area A	Suitable for development with mitigation
Irwell Vale Area B	Not suitable for development on landscape grounds

Mitigation

Key areas of mitigation are shown on the plan for Area A. These include:

- Any housing development proposals should reflect that this is on the main route into Irwell Vale, so is a highly visible gateway site.
- Development of a sensitive brief that would allow an appropriate and attractive small scale housing scheme to be built, which would respond to the existing factory building and be of a similar scale, style and type as the housing in the conservation area.
- Phased removal of conifer belt and replacement with deciduous trees more in keeping with valley that will provide a more subtle screen to any new development.
- Reinstatement of cast iron railings along road frontage, use of stone flags for paving and stone kerbs.

Recommendations



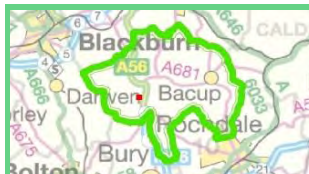
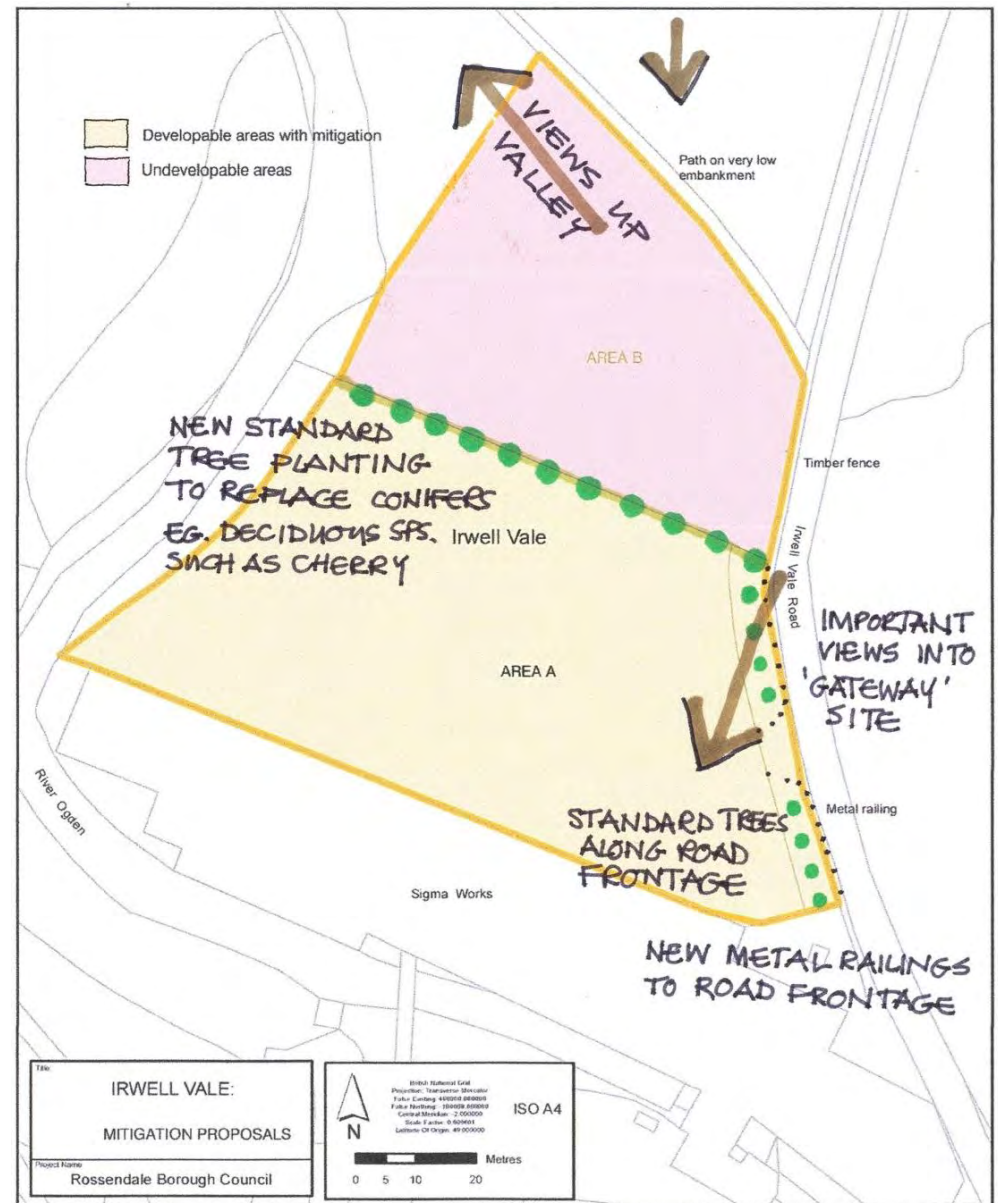
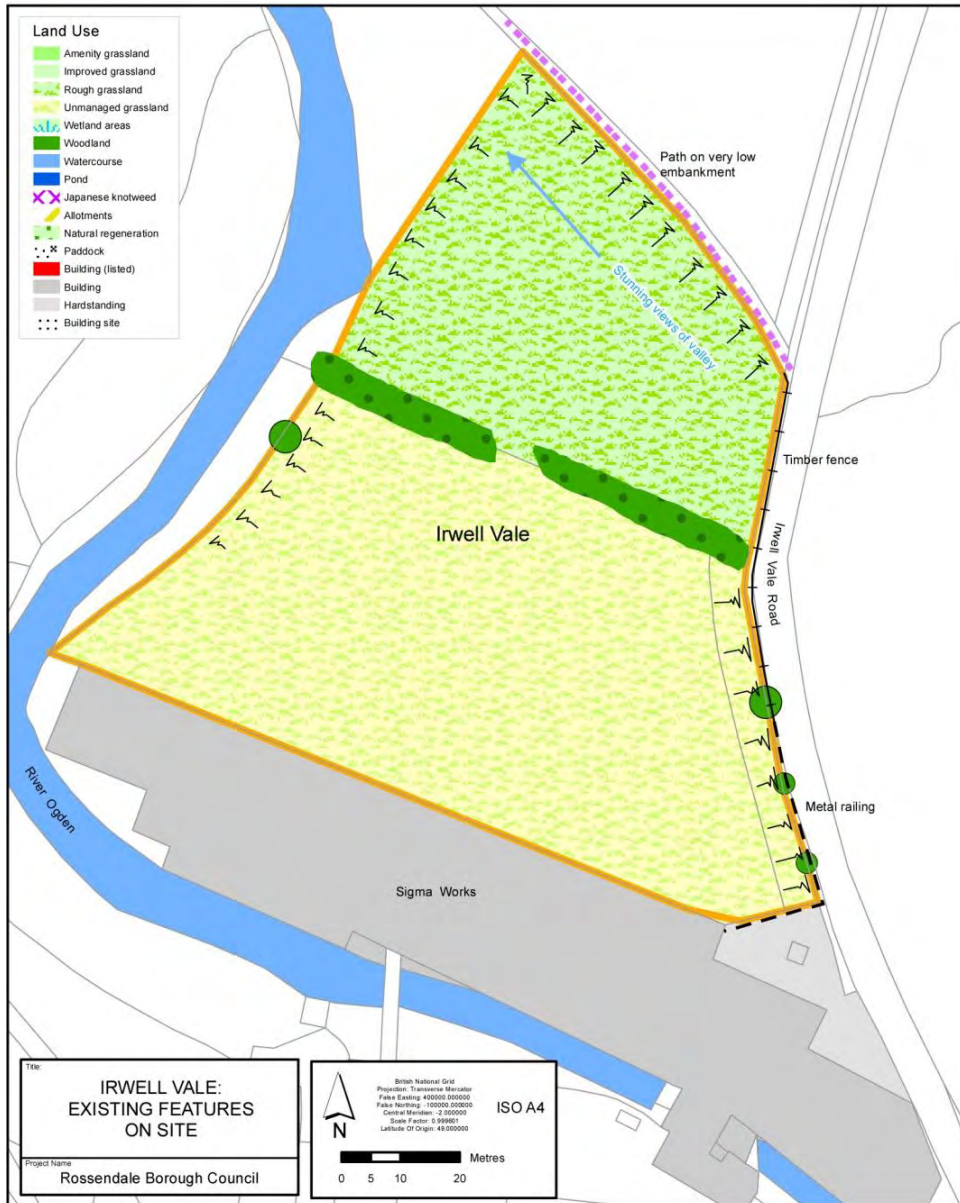
Irwell Vale

February 2015

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Irwell Vale

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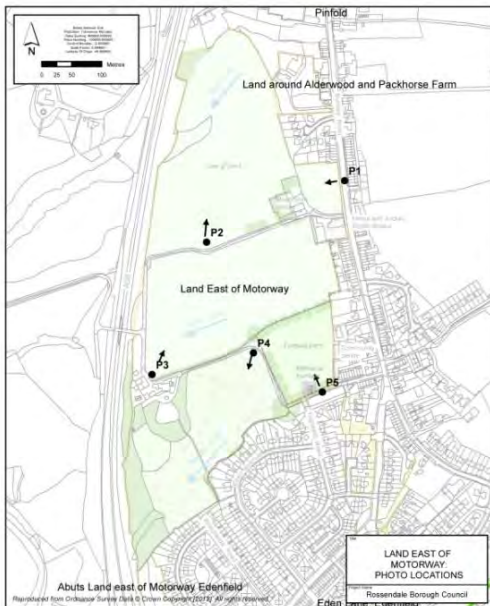
Lives and Landscapes Assessment for Rossendale BC



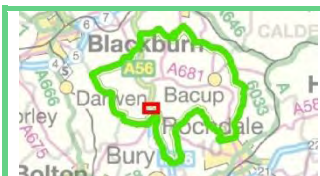
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Photo locations (below)



SITE NAME:	Land east of the motorway Edenfield		
SHLAA SITE ID:	OTHER SITE REF: n/a	GRID REFERENCE: 796195	
SURVEY DATE: 26 .9.14	SURVEY BY: P Bennett	WEATHER: Fine and dry	SITE AREA: HA 20
SITE OWNERSHIP:	TBC		
LANDSCAPE CHARACTER TYPE(s):	Settled Valley		
LANDSCAPE CHARACTER AREA:	8b Irwell Valley south		
SITE DESIGNATIONS:	Green Belt:		
SITE LOCATION:	West of Burnley Road Edenfield, and east of the A 56/ M66		
LOCAL DESIGNATIONS:	South east corner of the site designated Edenfield Recreation Ground, sports pitch		
PLANNING HISTORY:			
SITE ANALYSIS			
Current land use:	Agriculture: sheep grazing; Recreation: formal and informal; buildings include disused pub and care home		
Topography:	Generally the site slopes gently east to west, there is a slight natural mound to the north of the site, the playing fields in the south east corner are flat.		
Landscape Features:	There are small areas of woodland in the northwest and southwest corners of the site and around Chatterton Hey. A stream arising from a spring runs along the south boundary, The stream in Great Hey Clough starts in the north of the site. Good stone walls run across the site and form the boundary to Burnley Road. An overgrown hedge bounds the drive to Chatterton Hey and a strong line of mature trees run along the north of the football pitch, memorial fountain to south of football pitch.		
Historic Landscape / Townscape Features:	Classified as Ancient Enclosure it sits next to areas of Ancient and Post Medieval Settlement. Chatterton Hey, now a care home dates back to 1730.		
Public Access:	FP126 runs east west across site, FP 127 runs from the south east of the site, both to the A56 footbridge. Public access to football pitch and community centre in south east corner. Well used informal paths in southwest corner		
Boundary Treatment:	<i>West:</i> Timber rail fence <i>North:</i> Post and wire fence <i>East:</i> Dry stone boundary wall to Burnley Rd, various boundary types elsewhere to private properties <i>South:</i> Various boundaries to private properties		
Site description	Much of the site is very open grassland with long views westwards, the noise of the A56 is intrusive except in the south west corner. The east side of the site is overlooked by properties on Burnley Road. The site is well used by local people, dog walkers etc and has a pleasant open feel. The southwest corner is much more enclosed and bounded by mature woodland and properties in Eden Ave and Oaklands Rd, this is crisscrossed by a network of informal paths.		



Land east of the motorway Edenfield

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Landscape Assessment

Site	Significance
East of Motorway Area A	Moderate to substantial adverse impact
East of Motorway Area B (former Horse and Jockey pub)	Slight adverse impact
East of Motorway Area C	Moderate adverse impact
East of Motorway Area D	Moderate adverse impact

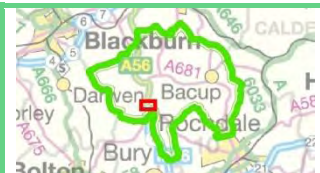
This site has been divided into four areas. The effects of developing within the largest area, A would be significant, the gently sloping fields with the backdrop of properties backing onto Burnley Road are very typical of the 8b Irwell Valley south Settled Valley Landscape Character Area. This is an attractive open area, although noisy, the landscape appears well cared for and well used. The existing ribbon development which follows the main through routes contouring along the valley sides is a typical feature of the settled valley landscape, and new developments which don't follow this pattern are uncharacteristic and would appear out of place. Area B is a disused pub and hard standing on Burnley Road, which is unattractive and its neglected feel is uncharacteristic of the area. Area C lies to the north of the site, and is enclosed on the north and west sides by woodland, and a slight change in topography, where there is a natural mound, which makes this part of the site self contained. At the southern end of the site, Area D is an area of damp grassland, popular for dog walking and casual play. It is enclosed by mature stands of trees to the north and west and by the boundaries of neighbouring properties to the south.



P1 View north west across site from Burnley Road



P2 View north from footpath 126



Land east of the motorway Edenfield

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Visual Assessment



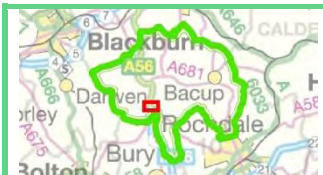
P3 View north east from footpath 127



P4 View south west from footpath 127

Key Visual Receptors	Significance			
	Area A	Area B	Area C	Area D
Walkers on footpaths 126 and 127	Major adverse impact	Major moderate positive impact	Moderate adverse impact	Major adverse impact
Users of the recreation ground	nil	nil	nil	Moderate adverse impact
Pedestrians on Burnley Road	Major moderate adverse impact	Moderate positive impact	Moderate slight adverse impact	Moderate slight adverse impact
Visitors to Stubbins (NT) Estate and other footpaths on the west side of the Irwell Valley	Moderate adverse impact	Slight impact	Moderate – slight adverse impact	Moderate to slight adverse impact
Travellers on B6214 Helmshore Road	Moderate -slight adverse impact	Minimal impact	Slight adverse impact	Slight adverse impact
Key Residential Receptors	Significance			
<i>*Varies, worst case shown</i>	Area A	Area B	Area C	Area D
Mushroom House	Major impact	Moderate impact	Moderate impact	Moderate impact
Chatterton Hey	Major moderate impact	Moderate - slight impact	Moderate - slight impact	Major – moderate impact
Residents on Burnley Road Edenfield*	Major impact	Moderate impact*	Moderate*	Major–Moderate impact*
Residents on Exchange St Edenfield	Major impact	Slight impact	Nil	Major - moderate impact
Residents on Eden Ave and Oaklands Rd	Moderate impact	Slight impact	Slight impact	Major impact

The visual effects of developing Area A will be the most significant as views from outside the site as those from within the immediate locality are important. This is a conspicuous site from a range of locations to the west and its development would be highly visible due to its openness. As with the sites further north in Edenfield, the impact of developing the field in front of Mushroom House, which fronts on to Burnley Road would be detrimental too, as pedestrians and road users currently enjoy long views to the west at this point. Sites C and D are much less visible being screened by existing vegetation. Site C could also be perceived as



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P5 View from memorial fountain looking north across sports pitch



View east from above Stubbins Estate

a reasonable extension to the existing built up area that it abuts. Site B is already developed so the effects of placing housing on this small site will be less noticeable, but would remove an eyesore so the impact would be positive.

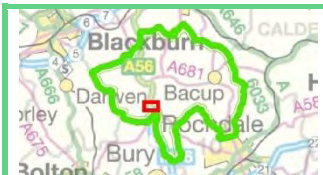
Recommendations

The greater part of this site, Area A is unsuitable for development, because the effects on the landscape would be significant, and would be uncharacteristic of the local landscape character area, 8b Irwell Valley south. Nor could it be effectively mitigated against because of the sites openness. Long views west from Burnley Road and eastwards from the far side of the valley would be affected and there would be significant adverse effects on attractive well used walks in the area. In addition a visually prominent and well kept sports field would be destroyed.

Area B could be redeveloped to enable infilling of a currently redundant building and unused car park on the main road, and this would have a positive effect on the local landscape. Appropriate detailing and design, outlined below would be required to ensure development fitted in to the local character.

Areas C and D could be developed sensitively and incorporated successfully into the village boundary, taking account of the mitigation suggested below.

Land east of motorway	Outcome of assessment
Land east of motorway Area A	Not suitable for development on landscape grounds
Land east of motorway Area B	Site suitable for development
Land east of motorway Area C	Site suitable for development with mitigation
Land east of motorway Area D	Site suitable for development with mitigation



Land east of the motorway Edenfield

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Mitigation

Key areas of mitigation are shown on the plan. These would include:

Area B:

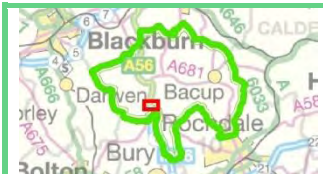
- Use of dry stone wall to Burnley Road frontages and boundaries with footpath 126 and the field behind; height, stone type, coursing and coping to match that in the immediate vicinity.

Area C

- Careful consideration to be given to the layout of the site: a rectilinear layout following the grain of the hillside is advised e.g. a courtyard type design as at Alderwood Grove just to the south;
- Protection and retention of existing trees bounding the site, ensuring robust tree protection measures are used during site works;
- Establishment of new native trees within the site along the southern boundary to screen the site from the south, these trees would when established appear contiguous with those behind;
- Establishment of new native trees along the western boundary of the site where it meets the motorway / A56.

Area D

- Protection and retention of existing trees bounding the site, ensuring robust tree protection measures are used during site works;
- Creation of a new area of public open space alongside the existing stream, where steep slopes would make development difficult. New paths could link in with the existing public footpath network. Pedestrian links should be maintained from the end of Woodlands Road. New native planting within this area could provide an attractive buffer and screen between the new development and the existing residential area. If done sensitively it could have a positive impact of the development.
- The existing overgrown hedge along the track to Chatterton Hey should be retained and consideration given to its restoration;
- The layout should be developed so long views to Peel Tower to the south west are retained.
- New development should face onto sports field, to create village green like feel.



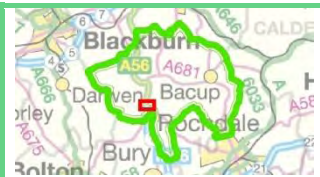
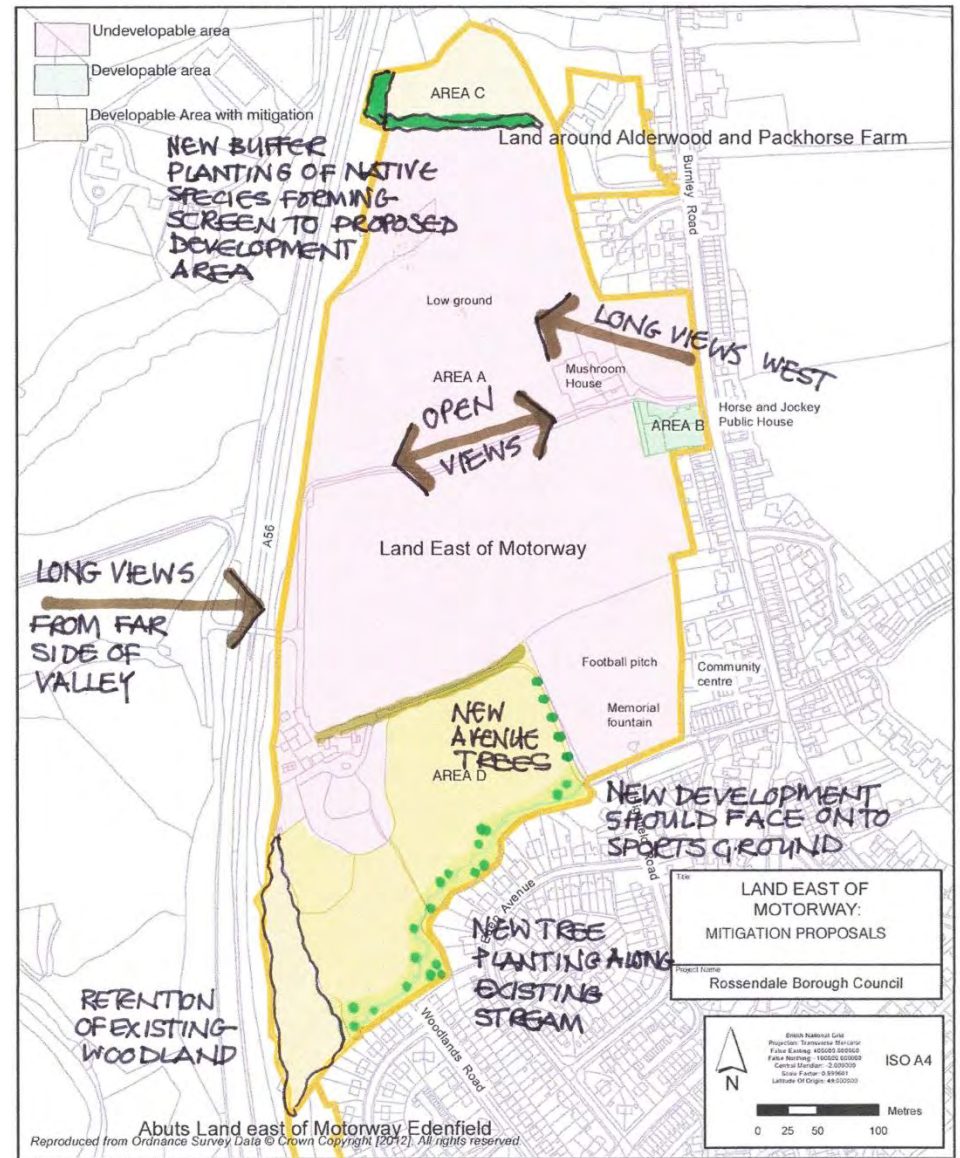
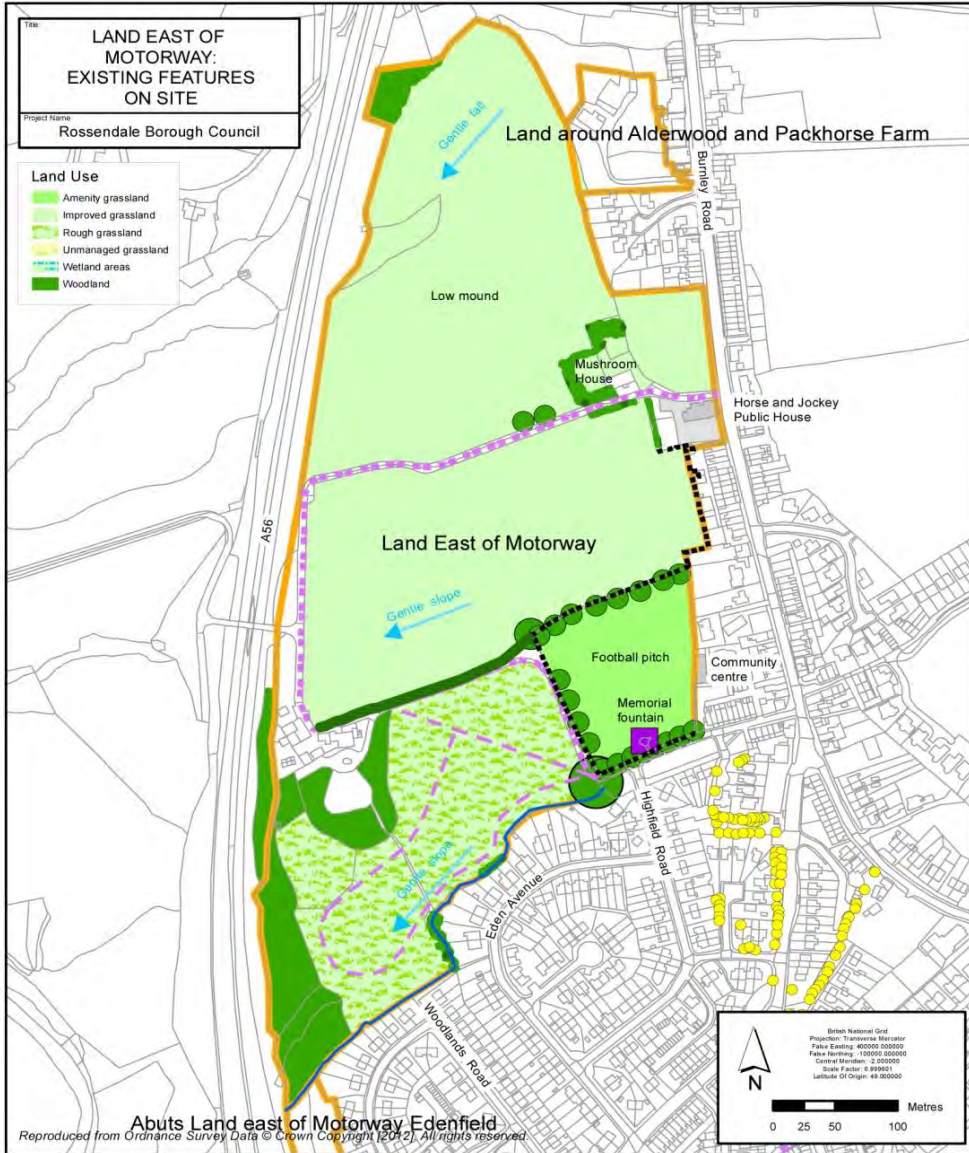
Land east of the motorway Edenfield

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Land east of the motorway Edenfield

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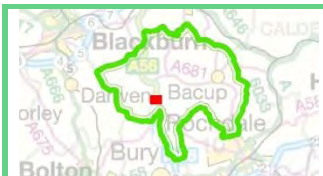
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Aerial photo (above) ©Google Image©2014 Infoterra & Bluesky
Photo locations (below)



SITE NAME:	Land at Pinfold Edenfield		
SHLAA SITE ID:	OTHER SITE REF: n/a	GRID REFERENCE: 798201	
SURVEY DATE: 25.9.14	SURVEY BY: A Birch P Bennett	WEATHER: wet, fair visibility	SITE AREA HA 4.4
SITE OWNERSHIP	TBC		
LANDSCAPE CHARACTER TYPE(s):	Settled Valley		
LANDSCAPE CHARACTER AREA	8b Irwell Valley south		
SITE DESIGNATIONS:	Green Belt:		
SITE LOCATION:	Opposite Pinfold Edenfield, straddling Blackburn Road, before it goes under the A56		
LOCAL DESIGNATIONS:	Northern part of site identified on the Lancashire Ecological Grasslands Network and Heath and Wetlands Network as part of a significant wildlife corridor running north – south along the Irwell		
PLANNING HISTORY:			
SITE ANALYSIS			
Current land use:	Agriculture: horse grazing, Pinfold Pony Club (west of Blackburn Rd) sheep grazing (east of Blackburn Rd)		
Topography:	The southern end of the site is flat and then slopes west to east, more steeply at the north end. There is an earth bund alongside the A56 at the rear of the stables about 2m high. The north eastern part of the site slopes steeply up from the road to a gently sloping field falling east to west		
Landscape Features:	Most of the site is rough grazing, there is an area of scrubby woodland in the northern apex of the site. Dry stone walls form the boundary with the main road and form some field boundaries within the site.		
Historic Landscape / Townscape Features	As with the adjacent site at Blackburn Road, the land contributes to the historic townscape by retaining open views westwards, to Holcombe Moor the hills beyond. Classified as Ancient Enclosure it sits next to areas of Ancient and Post Medieval Settlement and has remained undeveloped.		
Public Access:	FP 131 runs east - west along the northern boundary		
Boundary Treatment:	<i>West:</i> Timber rail fence; <i>North:</i> Post and wire fence <i>East:</i> Dry stone boundary wall mostly intact, to Blackburn Rd, various boundary types elsewhere <i>South:</i> dry stone wall		
Site description	The site lies either side of Blackburn Road, close to the settlement of Pinfold, at the north end of Edenfield. The A56 is at grade here, and follows the site's western boundary where there's a layby abutting the end of the site, traffic noise is obvious. The southern part of this site, along with the Blackburn Rd site offers a rare "break" in the ribbon development through Edenfield and there are good views west across the Irwell Valley. The north west end of the site is more enclosed, where the land falls away from the A56. In contrast the north eastern area is elevated above the road and very open, and is overlooked by properties at Pinfold. Stables, paddocks and housing occupy the middle of the site.		



Land at Pinfold Edenfield

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Landscape Assessment



P1 View north west across site from Blackburn Road



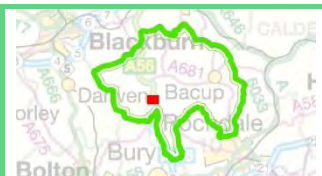
P2 View south from footpath 131

Site	Significance
Pinfold site A	Moderate adverse impact
Pinfold Site B	Moderate to substantial adverse impact
Pinfold site C	Slight to moderate adverse impact

This site is linked with the sites further south on Blackburn Road and on the opposite side of Burnley Road, which are both being considered for possible housing development. The site has been divided into two main parts, with a third very small area being considered too. The effects of development of the largest area, A would be felt most where it abuts the adjacent Blackburn Road site, and it becomes part of the visual corridor between the east and west sides of the valley, from the edge of the stables, northwards the effects would be much less noticeable. The gently sloping open pasture of Area B running along the back of the existing settlement is typical of the 8b Irwell Landscape Character Area. The existing ribbon development which follows the main through routes contouring along the valley sides is a typical feature of the Settled Valley landscape, and new developments which don't follow this pattern are uncharacteristic and would appear out of place. Area C is a very small infill site next to the existing Pinfold Farm Mews and development would be appropriate in this location.

Visual Assessment

Key Visual Receptors	Significance		
	Area A	Area B	Area C
Walkers on FP 131	Major-mod adverse impact	Major adverse impact	Moderate impact
Walkers on FP130	Major-mod adverse impact	Moderate adverse impact	Moderate-slight impact
Pedestrians on Blackburn Road	Major adverse impact	Major-moderate adverse impact	Moderate-slight adverse impact
Elton Banks (listed building)	nil	Slight adverse impact	Slight adverse impact
Users of the lay by on the A56	Major adverse impact	Mod-slight adverse impact	Slight adverse impact
Walkers on footpaths E of Edenfield	Mod-slight adverse impact	Slight adverse impact	Slight adverse impact
Travellers on the A56	Moderate-slight adverse impact	Major-moderate adverse impact	Moderate-slight adverse impact



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P3 View north west from Blackburn Road

Properties on Burnley Rd within 100 m	Moderate – slight impact	Slight impact	Major-moderate impact
Properties on Blackburn Rd within 100 m,	Major Impact	nil	nil
Properties on Pinfold Farm Mews and north side of Esk Avenue	Major impact	Major impact	Major-moderate impact
Properties on Moorlands View	Major moderate impact	Major-moderate impact	Major-moderate impact

This site is reasonably prominent to a range of receptors to the west of Blackburn Road, including users on the A56, footpaths 130 and 131 and from further afield e.g. Helmshore Road, a mile to the west. The northern section of the site is least visible, particularly where it is tucked down below the A56. The site is conspicuous to both pedestrians and residents overlooking Blackburn Road from the East, and there will be occasional views through the existing settlement from Burnley Road.

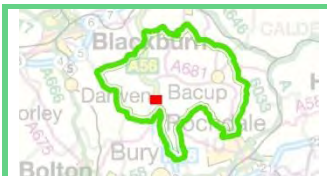
Area B is very prominent and is visible in both close and distant views from the west and locally from the north. The site would be slightly visible from Elton Banks, a listed property off Burnley Road. Existing woodland to the south of the site screens the Church and properties on Church Lane from the site.

Recommendations

Like the adjacent site at Blackburn Road, this section of the Irwell Valley has been categorised as being in Settled Valley 8b, Irwell Valley south within the wider South Pennines national character area profile. The long views obtained across the southern and north eastern extremities of this site, to the hills and moors set it in its South Pennine context.

Area A could be developed sensitively with appropriate mitigation measures which ensure that the long views westwards across the southern end of the site are retained. These are outlined in the following section on mitigation. In this character type ribbon development alongside local roads, contour round the valley side. At Edenfield it is unusual because it is classified as Ancient and Post Medieval Settlement, settlement has followed this tight pattern along the roads for many hundreds of years. Infilling behind the ribbon development would be conspicuous and inappropriate. Consequently Area B is considered not suitable for

Key Residential Receptors	Significance		
	Area A	Area B	Area C



Land at Pinfold Edenfield

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development because it is too prominent, and the effect of the change on the landscape character would be significant and adverse.

Pinfold	Outcome of assessment
Pinfold Area A	Site suitable for development with mitigation
Pinfold Area B	Not suitable for development on landscape grounds
Pinfold area C	Site suitable for development

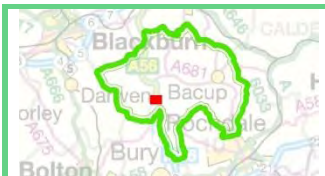
Mitigation

Key areas of mitigation are shown on the plan. These would include:

- Openness of the southern edge of Area A retained by keeping development set well back from the site boundary, boundary treatments to be kept to no more than 1 m;
- Single storey development only to be considered on the land to the south of the stables and 51 – 59 Blackburn Road;
- Native screen planting to be used along the north western boundary of the site north of the existing stable block to provide a buffer between the A56 and the housing;
- Dry stone walls to be used along the frontage with Blackburn Road in keeping with the local character;
- A robust framework of planting within the northern section of the site will soften its appearance from the neighbouring roads and properties.



Long view from Helmshore Road looking north east to Pinfold



Land at Pinfold Edenfield

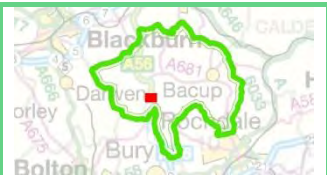
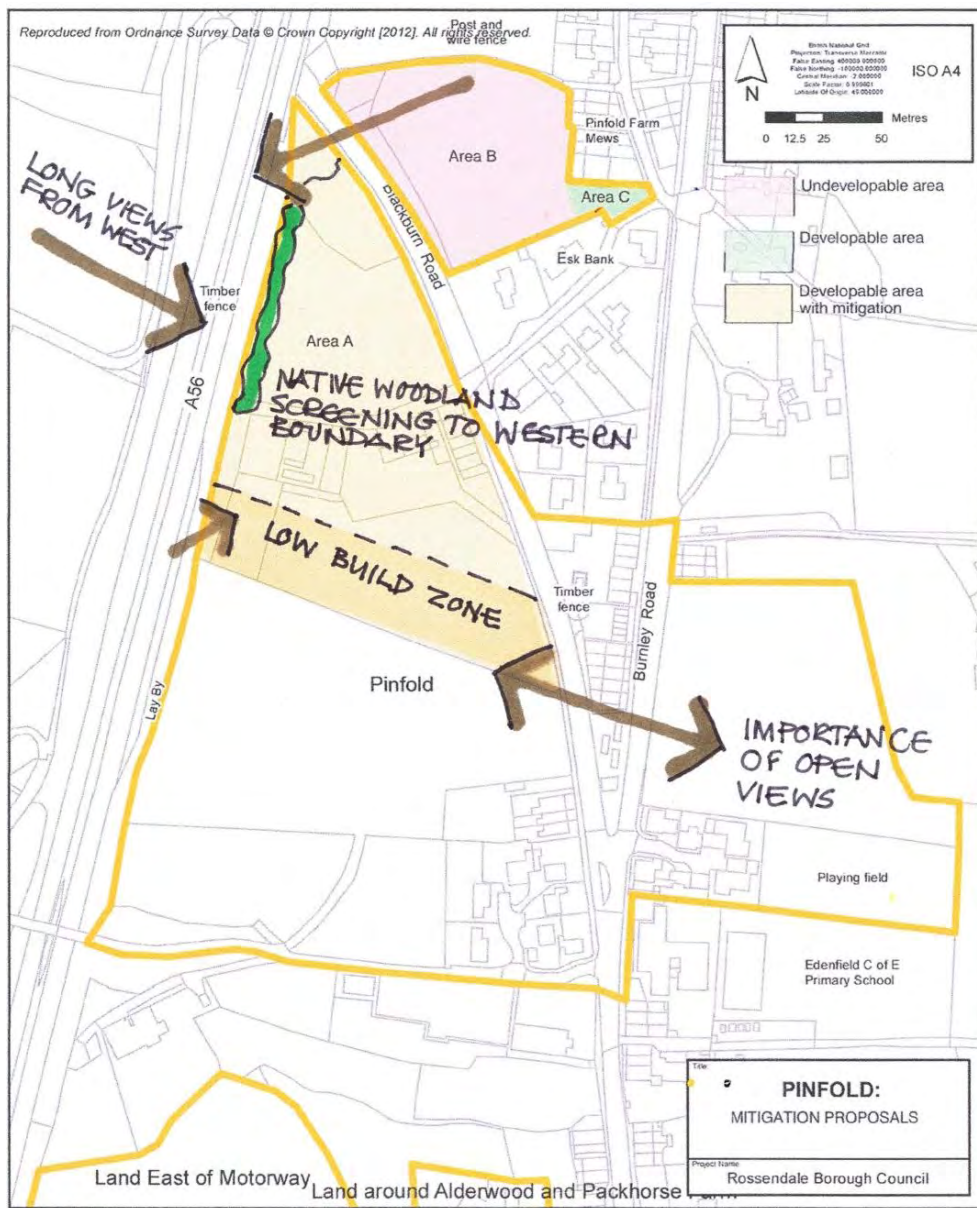
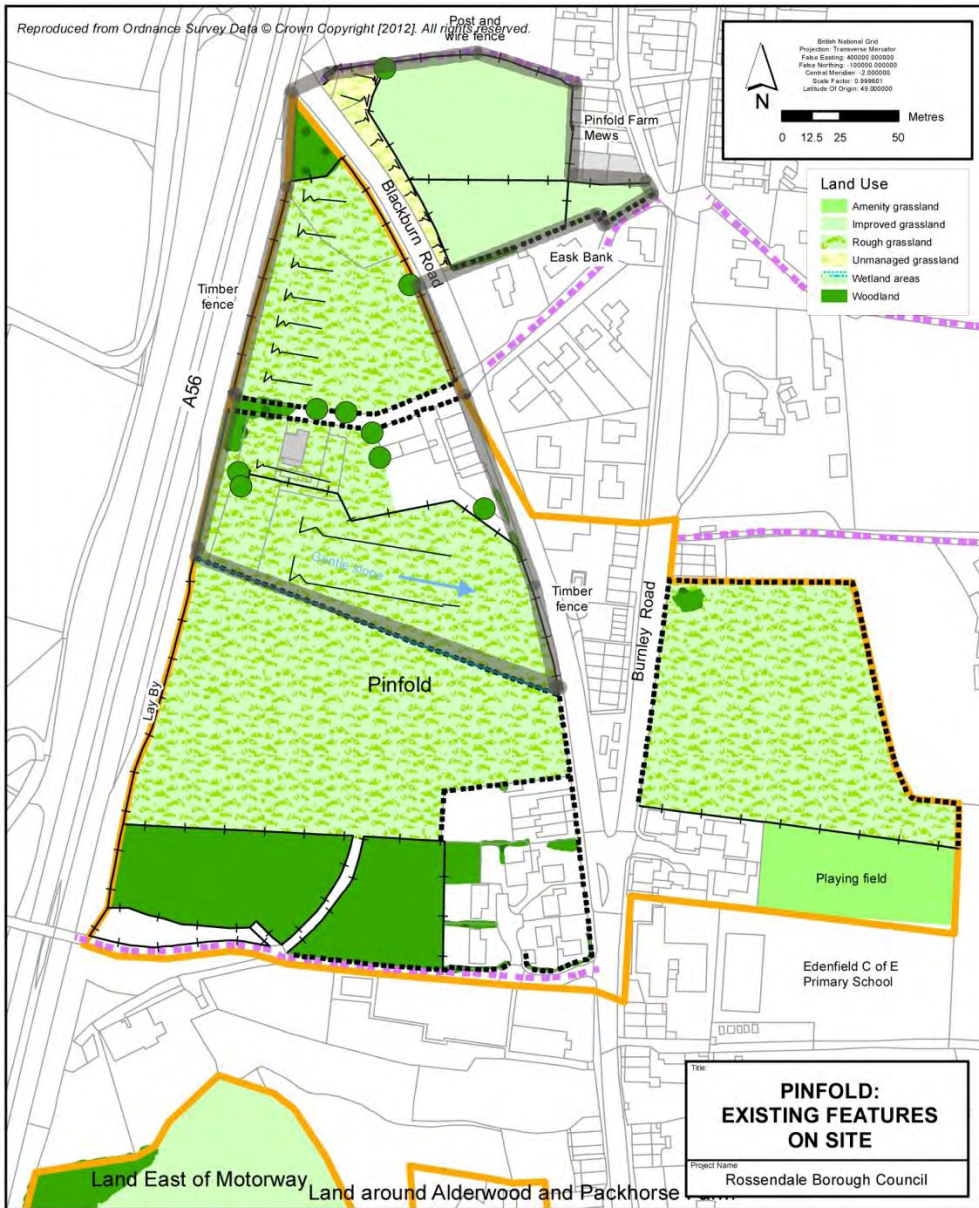
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Land at Pinfold Edenfield

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Site: Alderwood and Packhorse Farm	
Date: 2/11/14	
Location: Behind Coach and Horses public house, Burnley Road Edenfield	
Grid Reference: 799197	
Green Belt status: Site is all within greenbelt apart from a narrow strip to the rear of the buildings on Burnley Road.	
Landscape Character type: Settled Valley 8b Irwell	

Description: The site is within the bounds of Edenfield, and comprises the grounds of the existing property Alderwood and the area called Packhorse Farm at the rear of numbers 51 – 59 Market Street Edenfield. The site is very enclosed, and only a small area is accessible to the public via the car park of the Coach and Horses Pub. Access to Alderwood is via a drive from Market Street, south of the Coach and Horses. Edenfield Parish Church, a grade II* listed building lies about 50 m to the north, an area of woodland outside the Alderwood site is located between Alderwood and the church. The site is within the area of Edenfield historically designated as ancient settlement.

Land use: Most of the land is within the garden and grounds of Alderwood, and includes area of lawn and groups of mature trees, predominantly sycamore. A large evergreen hedge screens Alderwood from the pub car park. There are a number of good quality out buildings to the rear of the properties on Market Street.

Recommendations: This site could be developed.

Key points of mitigation would be:

- Retention of a strong woodland screen between new properties and the church;
- New building pattern should reflect the ancient settlement layout, with properties being aligned at right angles to the main road;
- Trees should be retained along the southern boundary to provide a screen between Alderwood and properties on Alderwood Grove to the south;
- The boundary between the site and the open pasture beyond (Land east of the motorway) should be strengthened and existing hedging renovated and new standard trees planted along the boundary to provide an intermittent screen;
- Buildings should reflect the local vernacular architecture.



Land at Water Lane, Edenfield

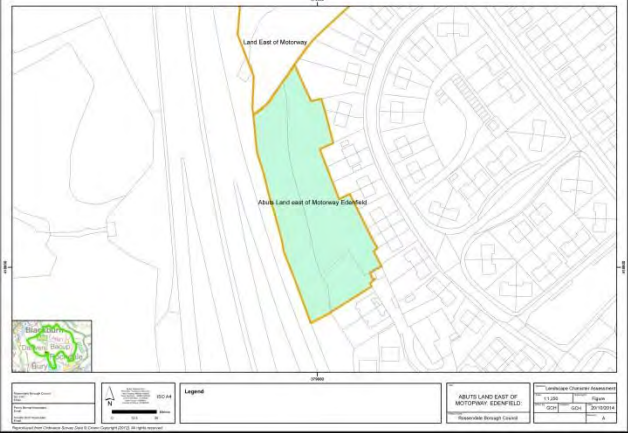
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<ul style="list-style-type: none"> Site: Water Lane, land abutting the motorway 	
Date: 2/11/14	
Location: Off Bolton Road North, Edenfield, alongside M66	
Grid Reference: 795188	
Green Belt status Two thirds of the site, in a strip lying closest to the motorway is within the Green Belt.	
Landscape Character: Settled Valley	

Description: A narrow strip of land between properties on Oaklands Road and the M66 embankment. The land falls quite steeply to the motorway. There is no public access into this area.

Land use: Unmanaged grassland and groups of trees, some mature beech trees at the north end of the site are a prominent feature.

Recommendations: This site could be developed.

This site is well screened by existing vegetation from the wider landscape locally. Residents on Oaklands Road overlook the proposed development site and would be affected by development.

While the trees on the majority of the site could be removed without any detrimental effect, the mature beech trees at the north end of the site are significant features in the landscape and their loss would be noticeable and would have an adverse impact on the surrounding community. It is recommended that subject to an arboricultural report confirming that the trees are healthy, they are protected by a TPO to ensure that they are retained as part of any future development.



Land at Water Lane, Edenfield

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7.6 Haslingden

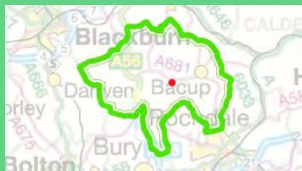


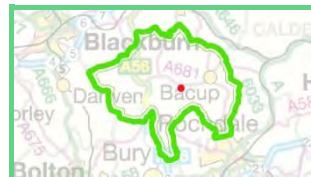
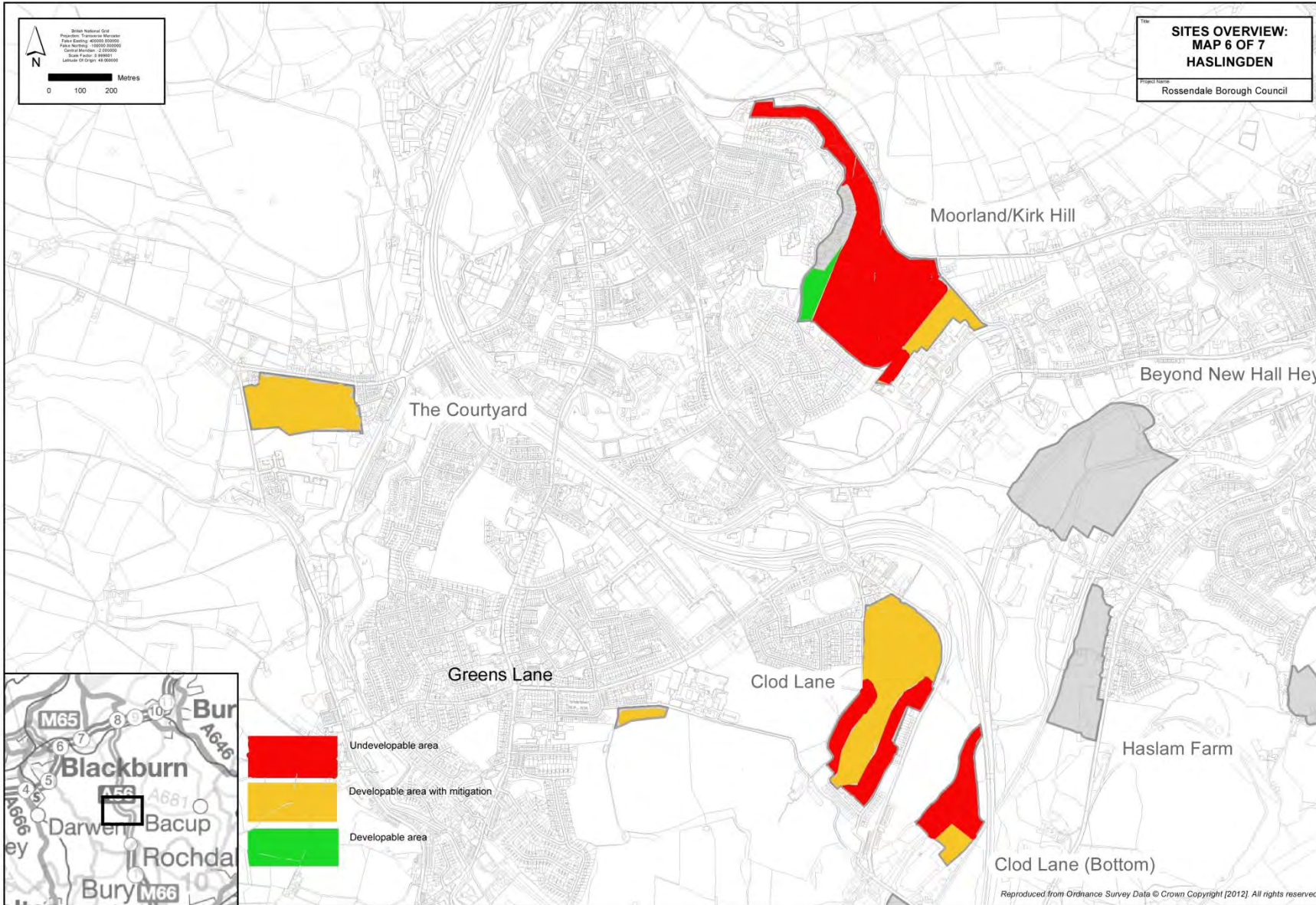
Image: Wildflower front garden, Grasmere Road Haslingden

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Sites in Haslingden

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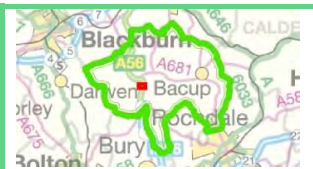
Penny Bennett
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Aerial photo (above) ©Google Image©2014 Infoterra & Bluesky
Photo locations (below)



SITE NAME:	Clod Lane		
SHLAA SITE ID:	OTHER SITE REF: n/a	GRID REFERENCE: 795215	
SURVEY DATE: 29.9.14	SURVEY BY: P Bennett	WEATHER: Cloudy and dry	SITE AREA HA: 12.9
SITE OWNERSHIP:	TBC		
LANDSCAPE CHARACTER TYPE(s):	Settled Valley,		
LANDSCAPE CHARACTER AREA:	8b Irwell,		
SITE DESIGNATIONS:	Green Belt		
SITE LOCATION:	The site lies between Manchester Rd Haslingden and Clod Lane, extending from Hillside Drive in the south to Tor View School in the north		
LOCAL DESIGNATIONS:	Listed buildings: Ashenbottom Farm within 100 m; Ewood Hall II* 100 m		
PLANNING HISTORY:			
SITE ANALYSIS			
Current land use:	North of site occupied by Tor View Special School and Ewood Day Centre, southern part of site has been unused for some decades and nature has taken over. Sheep grazing on rough grassland below Ewood Centre above Manchester Road		
Topography:	Flat plateau adjacent to Clod Lane, dropping steeply to Manchester Rd at the southern end of the site.		
Landscape Features:	Amenity grassland and trees and shrubs around school and day centre, southern section of site young naturally regenerating woodland and open grassland glades with occasional wet flushes, spine of mature trees runs down centre of site, relict hedge along Clod Lane		
Historic Landscape / Townscape Features	Two thirds classified as Ancient Enclosure, one thirds classified as Modern Settlement, location of Clod Farm until sometime early in 20 th C, also Haslingden sewage settling tanks around same period.		
Public Access:	No formal public access, but network of informal path crosses site from Hillside Drive and Clod Lane		
Boundary Treatment:	<i>West:</i> Hedge to woodland area, fencing to school and day centre <i>North, north east:</i> Dry stone walls to boundary with Manchester Rd <i>South and East:</i> Assorted boundaries to rear of properties on Hillside Drive and Manchester Road		
Site description	The site lies in a prominent position on the west side of the Irwell Valley, overlooking Manchester Rd. To the north are two well maintained modern institutional buildings and a residential property. Interwar properties lie on the eastern edge, on Manchester Road, more recent housing abuts the southern edge at Hillside Drive. A small area of rough grassland (C) is recorded on the Ecological Network as part of the wildlife corridor. The southern section of the site consists of unmanaged regenerating woodland, predominantly goat willow, birch and ash, but with climax trees like oak establishing. It has a secluded and tranquil feel, full of wildlife and birdsong. Clod Lane has a very rural feel beyond the Ewood Centre.		



Clod Lane, Haslingden

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Lives and Landscape Assessment for Rossendale BC



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Landscape Assessment

Site	Significance
Clod Lane Area A	Slight adverse impact
Clod Lane Area B	Slight – moderate adverse impact
Clod Lane Area C	Moderate – substantial adverse impact
Clod Lane Area D	Moderate – substantial adverse impact
Clod Lane Area E	Moderate – substantial adverse impact

Part of the northern section of this site is already developed, and the undeveloped section, Area A, comprises amenity grassland and some planting. The existing boundary planting and some of the planting within the Areas A and B is important in retaining some enclosure within the site. The existing buildings are largely single story, and are not conspicuous within the locality. Area C is steep rough grassland which visually relates most closely to the fields on the south side of Manchester Road, although it appears to be part of land associated with Bent Gate House. Although only a small area, this land reinforces the rural identity of this section of Manchester Road between Ewood Bridge and the Bent Gate area of Haslingden.

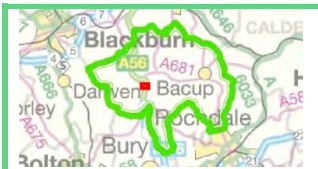
The landscape of much of the southern part of the site, Areas D and E has appeared naturally since the demise of Clod Farm, though the area was still open grassland in the 1960's. Aside from a spine of mature trees through the centre of the site, the rest of the area is young woodland that has colonised the site naturally. Along the Clod Lane boundary, large goat willows are now being succeeded by young oaks and ashes indicating that this area has remained undisturbed for some decades. Much of the centre of the site is still open grassland, with many ash saplings colonising. There are many wet flushes probably associated with pockets of poor drainage. The area appears to be rich in birdlife and supports a range of native plants, however it has not been noted on any of the Lancashire Ecological Networks, and additional ecological survey is recommended. The area is well used by local people for dog walking and is crisscrossed by a number of informal paths, it is tranquil and secluded. There is some evidence of fly tipping along Clod Lane with efforts made to control this.



P1 View within site looking north west



View from the Irwell Valley Way looking northwest



Clod Lane, Haslingden

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Lives and Landscape Assessment for Rossendale BC



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P2 View north from top of Hilltop Drive



P3 View west across valley



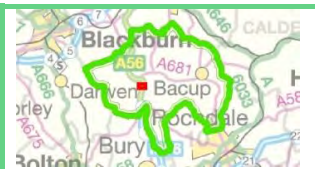
P4 View west from Manchester Road

Visual Assessment

Key Visual Receptors	Significance				
	Area A	Area B	Area C	Area D	Area E
<i>*Varies, worst case shown</i>					
Travellers on Clod Lane	Moderate impact	Moderate – slight impact	Moderate – slight impact	Moderate adverse impact	Major moderate adverse impact
Travellers on Bury Road on opposite side of valley	Moderate-slight adverse impact	Moderate-slight adverse impact	Moderate adverse impact	Moderate adverse impact	Moderate adverse impact
Travellers on Manchester Rd	Moderate adverse impact	Moderate-slight adverse impact	Moderate adverse impact	Moderate-slight adverse impact	Moderate adverse impact
Users of Irwell Valley Way	Slight adverse impact	Moderate-slight adverse impact	Moderate adverse impact	Moderate adverse impact	Moderate adverse impact

Key Residential Receptors	Significance				
	Area A	Area B	Area C	Area D	Area E
<i>Varies, worst case shown</i>					
Residents on Clod Lane	Major-moderate impact*	Moderate impact*	Moderate-slight impact*	Moderate – slight impact*	Moderate impact*
Residents on Manchester Road	Major – moderate impact*	Moderate impact*	Major moderate impact*	Moderate-slight impact*	Major impact*
Residents on Hilltop Drive and Lindon Park Rd	Nil	Nil	Nil	Major impact	Major impact

This site is widely visible from a number of locations around the valley. The woodland in areas D and E is conspicuous as a backdrop to properties on Manchester Road, from the opposite side of the valley and from Haslingden Old Road to the north, and the Irwell Valley Way and the East Lancashire Railway in the valley bottom and its loss would be highly noticeable. Areas A, B and C are also visibly prominent from locations like Bury Road, although screening vegetation along Manchester Road, limits views into Area B locally. There are also long views across to the site from the north and south.



Clod Lane, Haslingden

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Recommendations

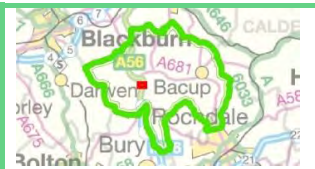
Areas A and B area are already developed and providing sensitive mitigation was put in place these sites could be developed further. These areas are visible from the opposite side of the valley, and the existing buildings are seen within a largely rural backdrop, which is appropriate as they are on the edge of the built up area. Sensitive screening which ties into the existing woodland framework will be very important. The topography of Area C is steep, and it is highly visible and development should be avoided here. Area D within the area of regenerating woodland, could be developed at low density, and a suitable scheme could be discretely located within the existing woodland framework. However this would be subject to an ecological survey of the area to establish the value of the existing habitat, and so determine whether any development is appropriate.

Area E should be retained as a buffer to any development that may take place in Area D and should not be developed. The loss of any woodland here would be highly conspicuous from a number of sites to the east, and the attractive rural character of the southern section of Clod Lane should be protected.

Clod Lane	Outcome of assessment
Clod Lane Area A	Site suitable for development with mitigation
Clod Lane Area B	Site suitable for development with mitigation
Clod Lane Area C	Not suitable for development on landscape grounds
Clod Lane Area D	Site suitable for development with mitigation
Clod Lane Area E	Not suitable for development on landscape grounds



P5 View southwest into Area A from Manchester Road



Clod Lane, Haslingden

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Mitigation

Key areas of mitigation are shown on the plan for Areas A, B and D. These would include:

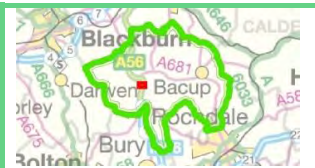
- All development plans should include a tree impact plan and tree constraints plan prepared by a qualified arboriculturalist, which clearly identifies root protection areas (RPA's) for trees on the site;
- Protection and retention of existing trees bounding the site, ensuring robust tree protection measures are used during site works;

Areas A and B

- The existing screening on the boundary to Manchester Road should be protected and enhanced;
- The remnant hedge between areas B and C should be restored;
- Access into Area C from Clod Lane would need to be retained to allow grazing to continue;
- A strong framework of planting should be established within the site to reduce the impact of any development on long views

Area D

- A low density layout for Area D should incorporate management proposals for the long term protection of the habitat including woodland in Area E which is to be retained as a buffer, and the existing spine of mature trees through the middle of the site, which should be protected and retained;
- A network of paths to allow informal public access to Area E should be created;
- Planting proposals should take account of the new woodland area on the opposite side of Clod Lane, within the site identified as an Important Wildlife Area.
- The design of street lighting, and the impact that it could have on wildlife on this site and neighbouring sites of wildlife importance needs to be considered. The use of cut off lighting which restricts light pollution is strongly recommended.



Clod Lane, Haslingden

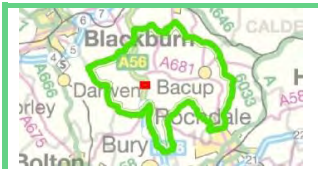
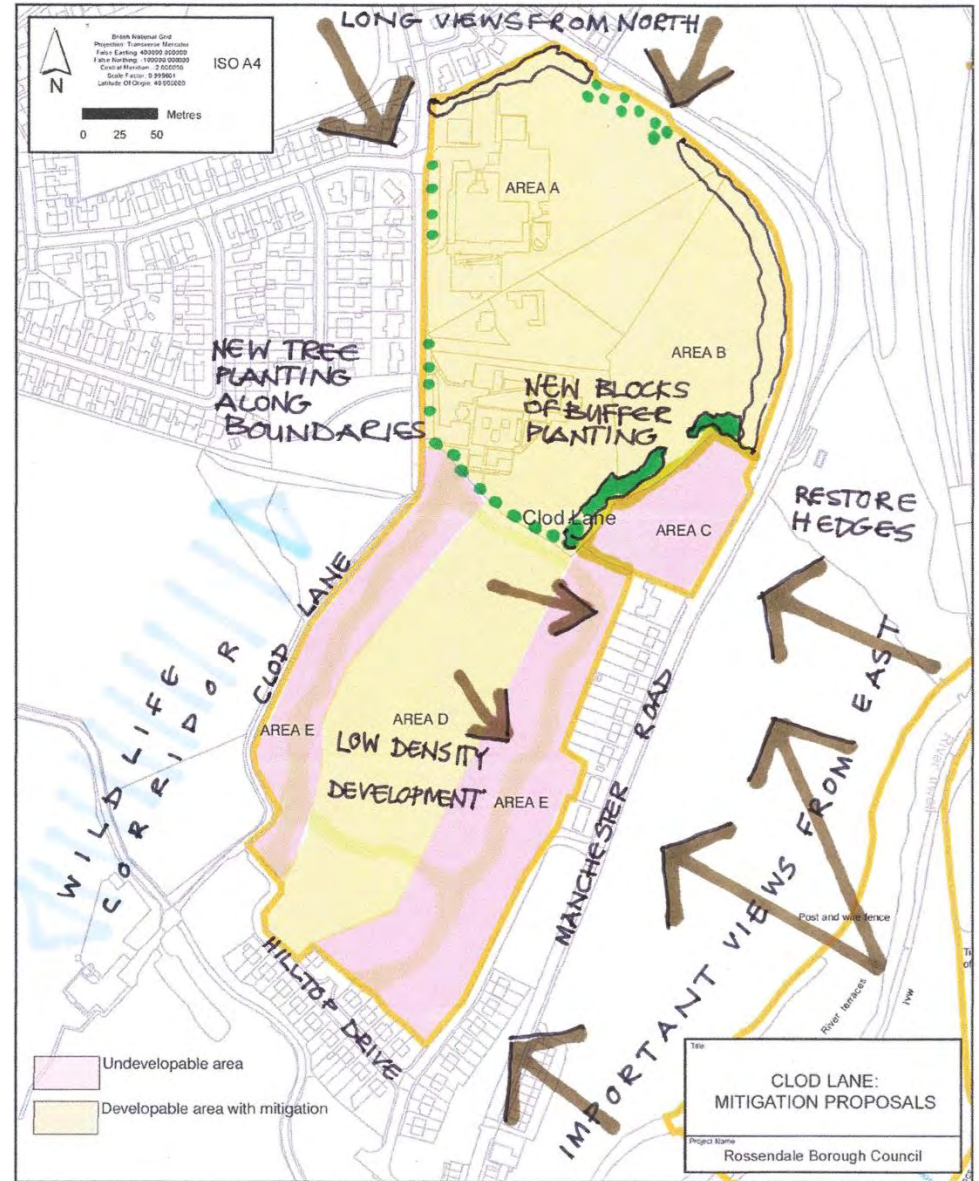
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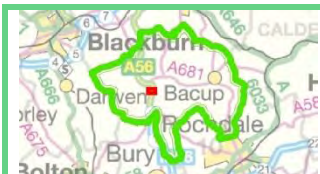
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Aerial photo (above) ©Google Image©2014 Infoterra & Bluesky
 Photo locations (below)



SITE NAME:	Clod Lane Bottom		
SHLAA SITE ID:	OTHER SITE REF: n/a	GRID REFERENCE: 797210	
SURVEY DATE: 17.10.14	SURVEY BY: P Bennett	WEATHER: Cloudy and dry	SITE AREA HA: 4.2
SITE OWNERSHIP:	TBC		
LANDSCAPE CHARACTER TYPE(s):	Settled Valley,		
LANDSCAPE CHARACTER AREA:	8b Irwell Valley south,		
SITE DESIGNATIONS:	Green Belt		
SITE LOCATION:	The site lies between Manchester Rd Haslingden and the A56 straddling the Irwell		
LOCAL DESIGNATIONS:	The area to the west of the Irwell in classified as an Important Wildlife Site; the whole site features on the Lancashire Ecological Network for wetland / heath, woodland and grassland corridors.		
PLANNING HISTORY:			
SITE ANALYSIS			
Current land use:	Sheep grazing: on rough grassland west of Irwell, unmanaged grassland east of Irwell		
Topography:	Irwell Valley flood plain, sloping gently up on east side to a flat plateau, stepping in terraces on west side.		
Landscape Features:	River Irwell runs down the middle of the site and groups of mature trees follow the bank, an earth embankment punctuated by two bridges supporting the A56 runs down the east side, an overgrown hedge follows the railway boundary to the south east. Scrubby woodland occupies the southwest corner.		
Historic Landscape / Townscape Features:	Ancient Enclosure		
Public Access:	The Irwell Valley Way runs through the site		
Boundary Treatment:	<i>West:</i> post and wire fence <i>North,</i> north east Timber fence to motorway embankment <i>South:</i> post and wire fence – not intact <i>South east:</i> Hawthorn hedge		
Site description	The site lies below the A56 in the bottom of the Irwell Valley. The west side of the site is covered with scrubby woodland at the south end and this opens out into rough grassland. Sycamores, willows ash and hawthorn, line the river, along with sporadic clumps of Japanese knotweed with some regeneration of alder and birch next to the motorway embankment. The east side of the river is unmanaged grassland with the well used Irwell Valley Way running along the river edge. An industrial storage yard lies off site to the south. The proximity of the A56 means the site is noisy, and detracts somewhat from what would otherwise be a peaceful riverside site.		



Clod Lane Bottom

January 2015



Landscape Assessment

Site	Significance
Clod Lane Bottom Area A	Moderate-substantial adverse impact
Clod Lane Bottom Area B	Moderate-adverse impact

The site has been divided into two areas, the larger part, Area A has high susceptibility, however a small section Area B is of slightly less value. This is an important wildlife site and part of the main north south wildlife corridor following the River Irwell, for woodland, grassland wetland and heath species. It is also well used by the public, pedestrians and cyclists using the Irwell Valley Way as a local through route up and down the Valley.

Visual Assessment

Key Visual Receptors	Significance	
	Area A	Area B
Walkers on the Irwell Valley Way	Major impact	Major-moderate adverse impact
Passengers on the East Lancashire Railway	Major –moderate impact	Moderate adverse impact
Travellers on Manchester Road	Moderate impact	Moderate-slight adverse impact

Key Residential Receptors	Significance	
	Area A	Area B
Residents on Manchester Road	Major-moderate impact	Moderate impact
Residents at Horncliffe Wood Farm	Moderate impact	Slight impact

The impact on the users of the Irwell Valley Way would be very great, changing this part of the walk from a predominantly rural experience to a suburban one. Receptors on the west side of the site would



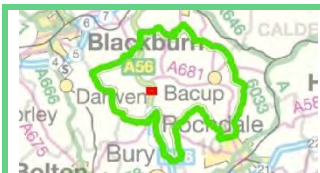
P1 View along River Irwell from Irwell Valley Way



P2 View from the Irwell Valley Way looking northwest



P3 View south through site



Clod Lane Bottom

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Landscape Architects



P4 View north from south east corner of site



P5 View north east into Area A from Manchester Road

be particularly affected, those to the east are partially screened from the effects by the A56.

Recommendations

The landscape character area here is Settled Valley 8b Irwell Valley south, and a key characteristic of this type is limited

lack of development in the valley bottom. There are also constraints on this site because of its importance for wildlife, and as a community resource, as it incorporates a well used section of the Irwell Valley Way. The East Lancashire Railway passes the site and enjoys open views over the north end, and these should be retained.

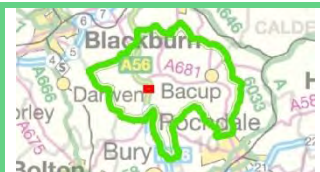
Much of the site is highly visible from Manchester Road to the west and some of the properties either side of it, and the railway overlooks part of the site from the east. There is a small area in the south east corner of the site abutting the adjacent industrial site where there is a substantial hedge bounding the railway. This site is less visible from the railway and is almost hidden from view from the east, this could be developed subject to an ecological survey of this section and in accordance with the mitigation set out below.

Clod Lane Bottom	Outcome of assessment
Clod Lane Bottom Area A	Not suitable for development on landscape grounds
Clod Lane Bottom Area B	Suitable for development with mitigation

Mitigation

Key areas of mitigation would be shown on the plan for Area B. These would include:

- The existing hedge to the boundary next to the railway should be restored and strengthened;
- A strong framework of planting should be established within the site to reduce its impact on long views. This should comprise native species, and opportunities to link up with the existing woodland infrastructure should be taken.
- Screening planting should be established along the northwest side of the site.



Clod Lane Bottom

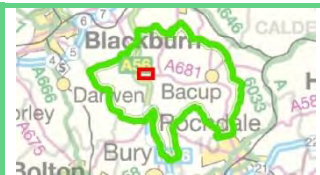
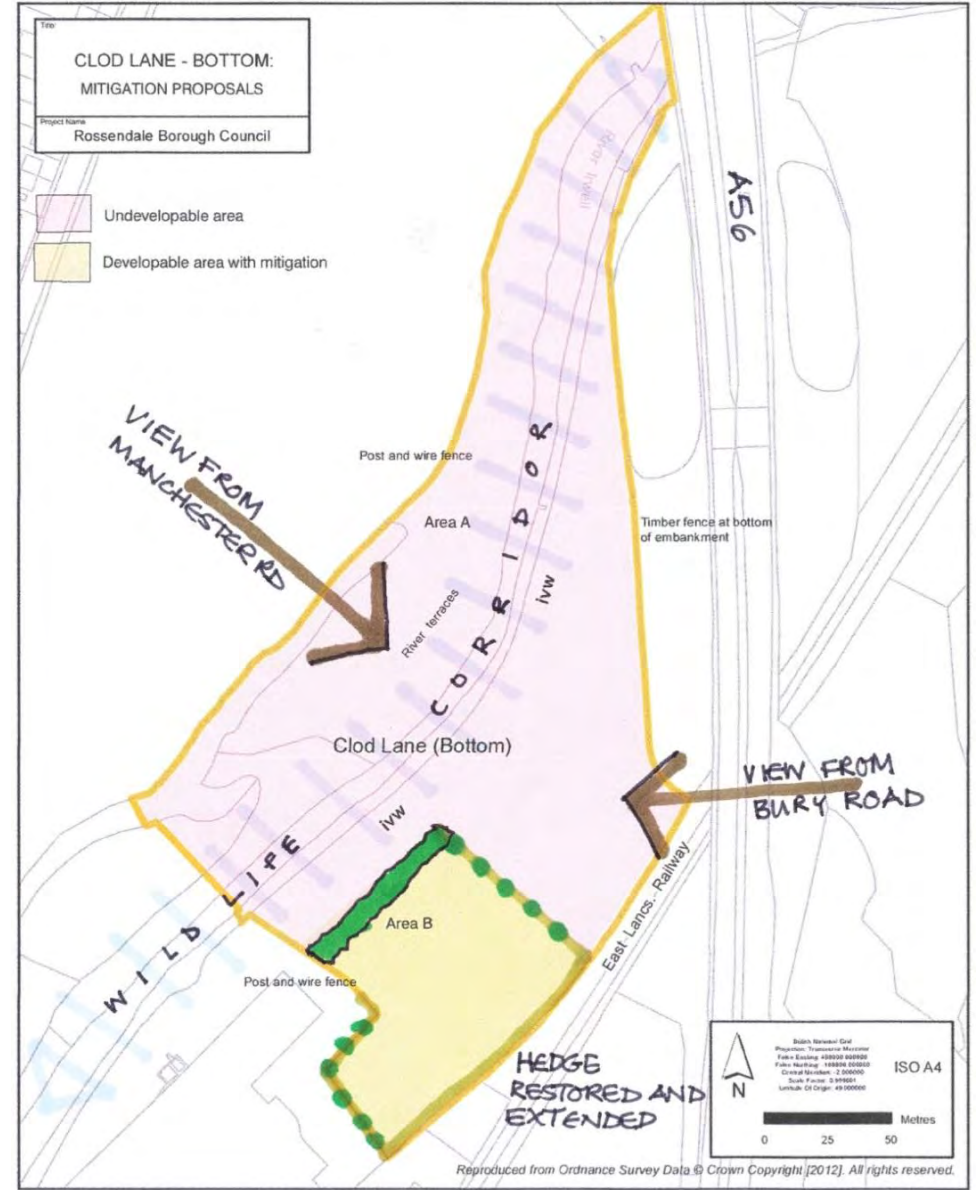
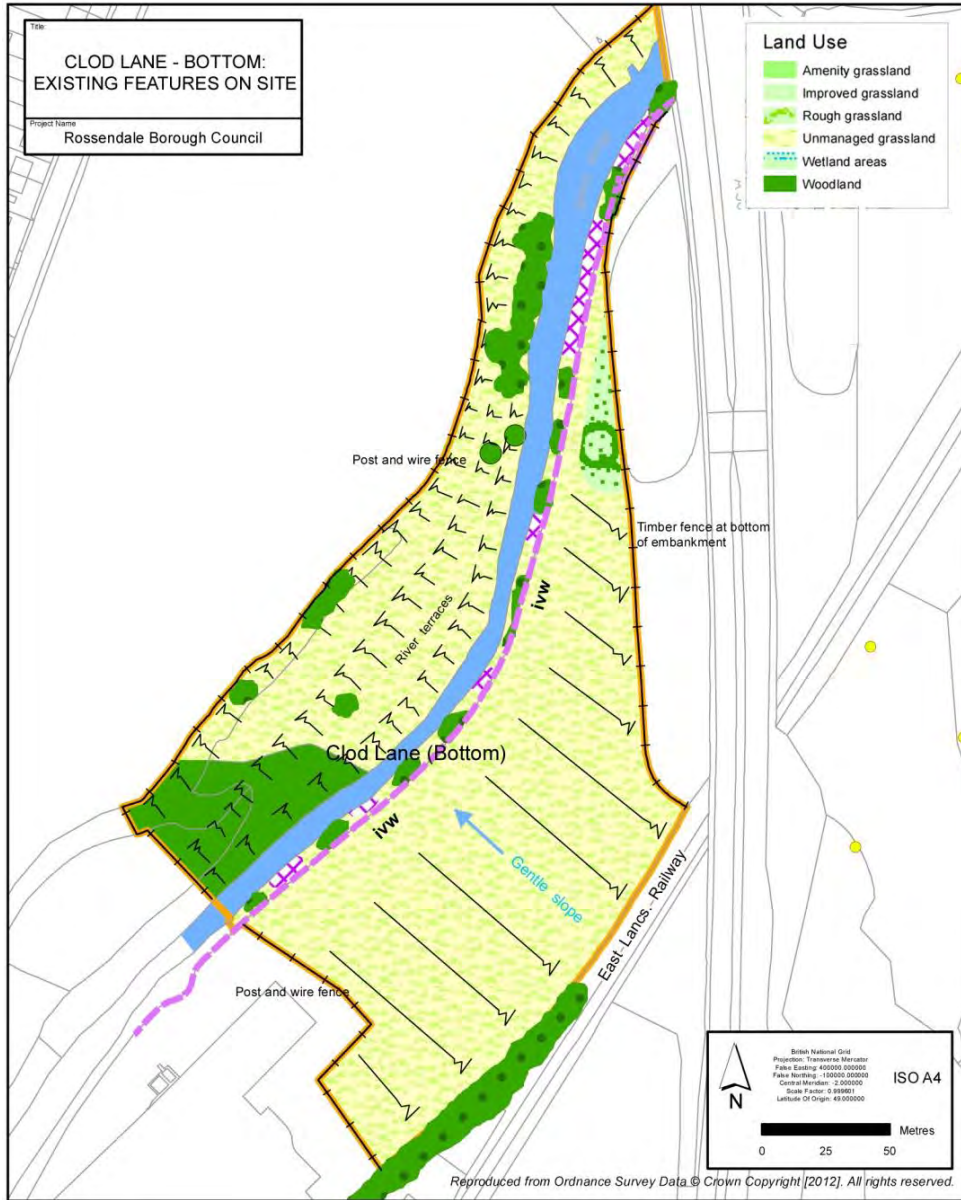
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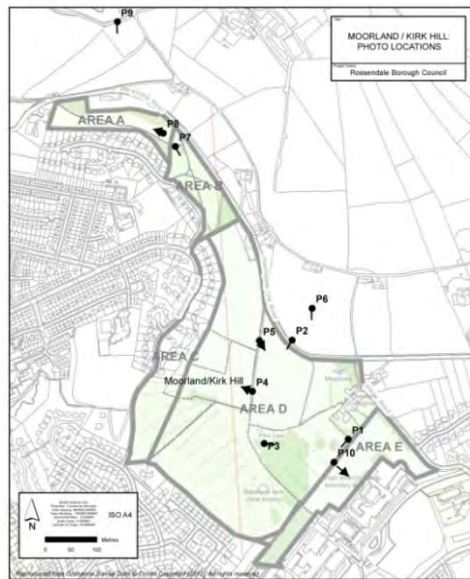
Clod Lane Bottom

January 2015

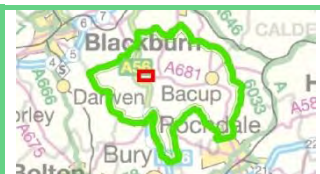




Aerial photo (above) ©Google Image©2014 Infoterra & Bluesky
Photo locations (below)



SITE NAME:	Kirkhill and Moorland		
SHLAA SITE ID:17 and 18	OTHER SITE REF: n/a	GRID REFERENCE: 795230	
SURVEY DATE: 16.9.14	SURVEY BY P Bennett	WEATHER: Fine dry and hazy	SITE AREA HA 20.6
SITE OWNERSHIP	TBC		
LANDSCAPE CHARACTER TYPE(s):	Settled Valley, Enclosed Uplands		
LANDSCAPE CHARACTER AREA	8a Irwell, 3a Rossendale Hills		
SITE DESIGNATIONS:	Three quarters of the site lies within Green Belt		
SITE LOCATION:	The site lies at the back of housing on Kirkhill Ave and Moorland Rise Haslingden, and to the south west of Haslingden Old Rd and extends southwards just beyond the boundary of former Rossendale Hospital		
LOCAL DESIGNATIONS:	Lancashire Ecological Network: Grasslands, and Wetland and Heath wildlife corridor, covers most of site.		
PLANNING HISTORY:	Turley Associates have a development framework for Peel Holdings (Land and Property) for the northern part of the site.		
SITE ANALYSIS			
Current land use:	Upper areas improved pasture, steeper slopes unmanaged grassland, old quarry location, informal public open space and wetland.		
Topography:	Steep hillock at south end, on the northern part of the site the land drops gently from Haslingden Old Road / Kirk Hill Road, more steeply at the rear of houses on Moorland Rise		
Landscape Features:	Pike Law is a prominent hill, an old quarry is located near its crest, large reservoir tank on its flank, Rolling enclosed uplands with dry stone walls, . Native woodland and wetland on public open space		
Historic Landscape / Townscape Features	Mostly classified as Ancient Enclosure, small areas classified as Modern Settlement on southwest edge		
Public Access:	FP 140 crosses site east to west from Height End; FP 323 leads to top of Pike Law, FP 338 continues down to Moorland Rise, FP 321 runs north east –southwest along old hospital boundary from Union Rd; FP341 runs southeast-northwest behind Yarmouth Avenue		
Boundary Treatment:	<i>Northwest:</i> Timber fences to rear of properties <i>Northeast:</i> Dry stone walls to boundary with Haslingden Old Rd <i>Southwest -South east:</i> in part, good dry stone boundary wall to old Rossendale Hospital		
Site description	The site lies in a prominent position to the left of Haslingden Old Rd as it enters Haslingden. The north part of the site comprises public open space, and is well managed and crossed by numerous paths and board walks. Young native planting encloses the site particularly at the far north end. Rolling enclosed improved grassland runs between the POS and Pike Law. There are dramatic views south east down the Irwell Valley from Pike Law and back into Haslingden towards St James Church and various mill chimneys. To the southeast, the site extends into the grounds of the former hospital, where it abuts a new housing development		



Kirkhill and Moorland Haslingden

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Landscape Assessment

Site	Significance
Kirkhill and Moorland Area A	Moderate adverse impact
Kirkhill and Moorland Area B	Moderate – substantial adverse impact
Kirkhill and Moorland Area C	Slight to Moderate impact
Kirkhill and Moorland Area D	Moderate-substantial adverse impact
Kirkhill and Moorland Area E	Moderate adverse impact

This area has been classified as almost entirely Settled Valley Landscape Character Type in the Lancashire Landscape Strategy. However detailed survey of the site suggests that part of the area should be re-classified as Enclosed Uplands, which currently just occupies a small slither on the north east boundary. See appendices for further details. The site straddles the boundary between the two character types.

Typically of Settled Valley, the residential areas below the site occupy south westerly facing slopes however the existing settlement comes high up the slopes above Haslingden, (270m) and taking new development above this contour line would be inappropriate as the Enclosed Upland landscape type is associated with small scattered settlements not dense housing development.

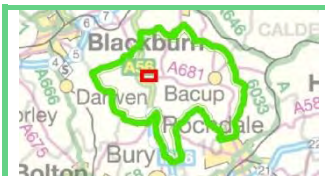
While the landscape bears many features associated with less valued areas, pylons, power lines and abandoned quarries, it is well used and cared for, seating on Haslingden Old Road overlooks the site enjoying views over the valley, pylons and all. Redundant features such as the reservoir on the flanks of Pike Law and the well made stone boundary walls add to the areas interest. The informal public open space on the land behind Moorland Rise and Kirkhill Avenue, has surfaced paths and appears well managed, the wetlands on the northernmost part of the site are bridged by boardwalks and the dense boundary vegetation gives this site a secluded feel. Although it is clearly well used, this open space is not formally recognised.



P1 View southwest along footpath 321



P2 View southwest across site from Haslingden Old Rd



Kirkhill and Moorland Haslingden

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Visual Assessment



P3 View southwest from near Pike Law



P4 View west from footpath 323 towards Haslingden



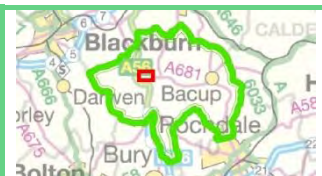
P5 View south west down Irwell Valley

Key Visual Receptors	Significance				
	Area A	Area B	Area C	Area D	Area E
Walkers on FP 323/328	Moderate – slight adverse impact	Moderate adverse impact	Moderate adverse impact	Major adverse impact	Moderate adverse impact
Walkers on the Shoe Trail	Moderate adverse impact	Major-moderate adverse impact	Moderate – slight adverse impact	Major-moderate adverse impact	Moderate-slight adverse impact
Visitors to the Halo	Moderate-slight adverse impact	Major-moderate adverse impact	Moderate – slight adverse impact	Major-moderate adverse impact	Slight adverse impact
Travellers on Haslingden Old Road	Moderate adverse impact	Major-moderate adverse impact	Moderate – slight adverse impact	Major-moderate adverse impact	Slight adverse impact

Key Residential Receptors	Significance				
	Area A	Area B	Area C	Area D	Area E
<i>*Varies, worst case shown</i>					
Residents on Moorland Rise and Kirkhill Avenue	Major – moderate impact	Major impact*	Moderate impact	Slight impact	nil
Residents on Oakenhead Wood Old Road	Moderate impact	Major-moderate impact	Moderate-slight impact	Major-moderate impact	Moderate-slight impact*
Residents at Dearden Fold, 2 Lower Cribden Ave, 43 Union Rd	nil	nil	nil	Major impact	Major impact*

The visual effects of any development will be evident from both footpaths within the site and from many places beyond. The countryside around Pike Law is very open and the hill highly visible from many places within the Irwell Valley, particularly from the south and the east. The nearby Shoe Trail also has views overlooking the site. The viewpoint at the Halo Panopticon, at nearby Top o' Slate offers panoramic views across the whole area, and Areas B and D immediately below would be very visible. Area A is screened by the surrounding vegetation. Area C is the least visible of all the areas being hidden behind the landform on the slope above Moorland View. Area E is hidden from view from the east and north east, but is very conspicuous to receptors around Union Road, and from long views from the south east.

The visual effects of any development will be evident from both footpaths within the site and from many places beyond. The countryside around Pike Law is very open and the hill highly visible from many places within the Irwell.



Kirkhill and Moorland Haslingden

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Recommendations

The strong landscape character of much of Rossendale, relies on different landscape and townscape features having a particular place in the strata on the valley side, and if this character is to be retained this pattern must be protected. The proposals at Kirkhill and Moorland threaten this pattern. The site is highly conspicuous from a number of viewpoints and any development in these exposed locations would be very detrimental in landscape terms. Area C is the only site that could be developed without undue consequences on the baseline landscape character. Area A is visually secluded and could be visually contained if the vegetation on its boundaries is protected but its location, above the building line make this undesirable. Area B is reasonably well screened from views in from the south and east, however it is very conspicuous from the viewpoint at the Halo, the Shoe Trail and from Haslingden Old Road. Area D is extremely prominent, Pike Law is a strong landscape feature in this locality and it would become unrecognisable if built upon, building on this site would blur the boundaries between Haslingden and Rawtenstall which would be detrimental to the character of the area.

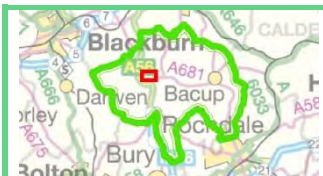


P6 View west from Shoe Trail, with Pike Law in background



P7 View of public open space behind Moorland Rise

Kirkhill and Moorland	Outcome of assessment
Kirkhill and Moorland Area A	Not suitable for development on landscape grounds
Kirkhill and Moorland Area B	Not suitable for development on landscape grounds
Kirkhill and Moorland Area C	Site suitable for development
Kirkhill and Moorland Area D	Not suitable for development on landscape grounds
Kirkhill and Moorland Area E	Site suitable for development with mitigation



Kirkhill and Moorland Haslingden

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Landscape Architects

Mitigation

Key areas of mitigation would be shown on the plan for Areas C and E. These would include:

Area C

- Retention of access into informal public open space;
- Appropriate native planting to create a buffer to soften the boundary between the built development and the wider countryside.

Area E

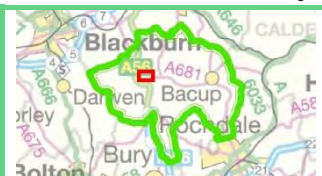
- Wide buffer of native woodland to be planted alongside existing hospital boundary wall to screen properties at Dearden Heights and walkers on footpath 321, which would tie into existing woodland below Pike Law;
- Housing layout to follow contours horizontally around hillside;
- Street tree planting to be included within housing scheme to reduce effects of development on long views.
- Protection and retention of existing trees bounding the site particularly those on Union Road just outside the site boundary, where the root zone will be within the site, by ensuring robust tree protection measures are used during site works.



P8 View North west into Area A, behind Kirkhill Avenue



P9 View south east from footpath 321



Kirkhill and Moorland Haslingden

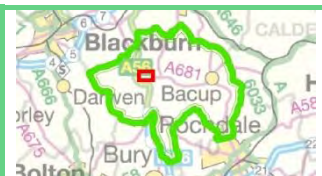
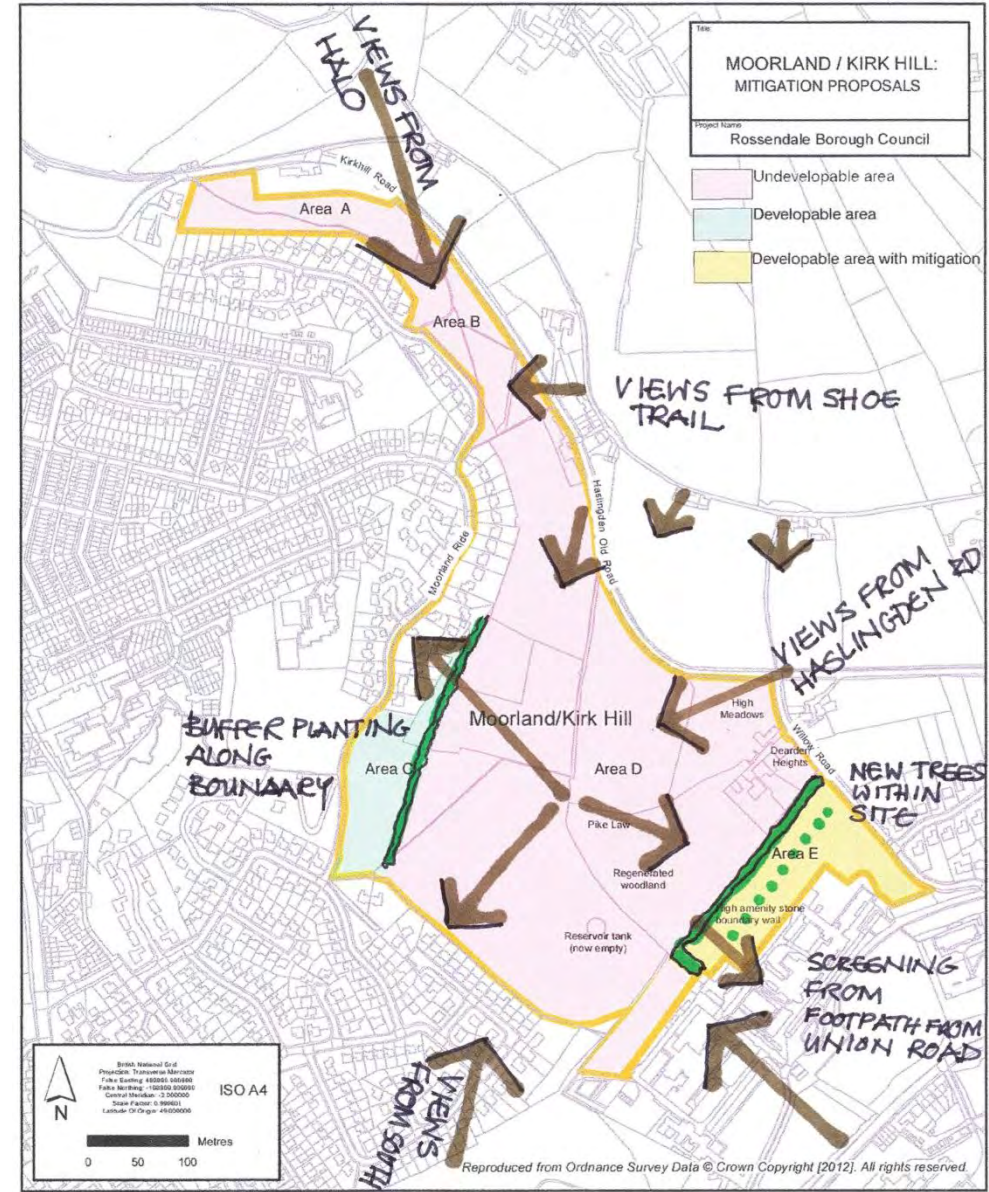
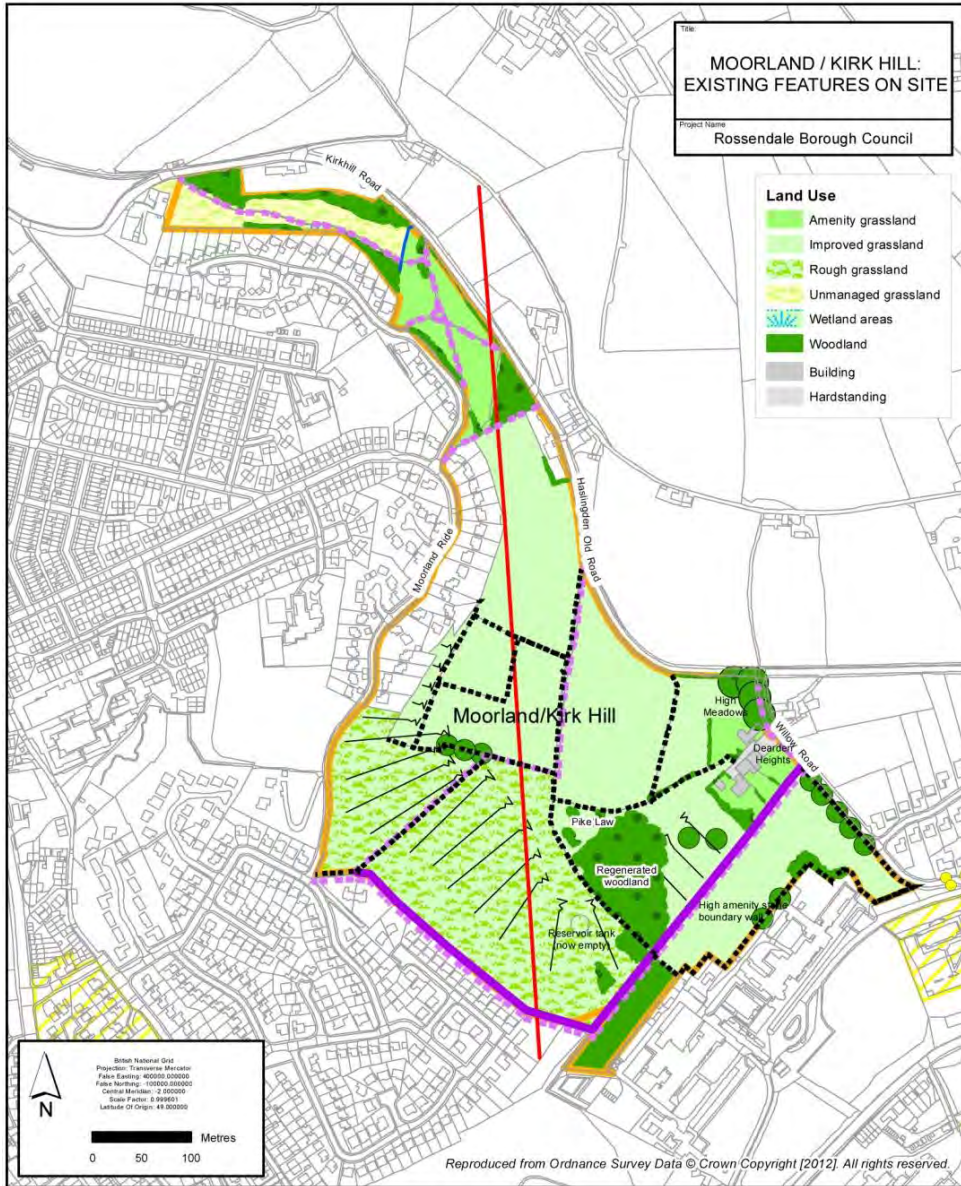
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Lives and Landscapes Assessment for Rossendale BC



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Kirkhill and Moorland Haslingden

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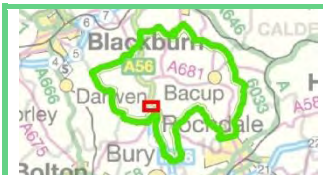




Aerial photo (above) ©Google Image©2014 Infoterra & Bluesky
Photo locations (below)



SITE NAME:	The Courtyard, Grane Road, Haslingden		
SHLAA SITE ID: ?	OTHER SITE REF n/a	GRID REFERENCE: 775225	SITE AREA HA: 5.8
SURVEY DATE: 16.9.14	SURVEY BY: A Birch	WEATHER: dry & clear	
SITE OWNERSHIP	Agent: Taylor Wimpey		
LANDSCAPE CHARACTER TYPE(s):	Settled Valley, Industrial Age, Reservoir Valley		
LANDSCAPE CHARACTER AREA	8a Irwell, Industrial Age, 9c Haslingden Grane		
SITE DESIGNATIONS:			
SITE LOCATION:	East of Haslingden Grane reservoir, bounded by B6235 and B6232, Kingsway and Gas Street		
LOCAL DESIGNATIONS:	Local Grane project supported by Local Heritage Initiative LHI; Adjacent to Area of Special Landscape C3 Listed Building: Holden Wood Antiques Centre located in former St Stephens Church, 150m west.		
PLANNING HISTORY:	Taylor Wimpey have an illustrative masterplan		
SITE ANALYSIS			
Current land use:	Unmanaged grassland, New industrial units to north east corner, properties along Grane Road, small storage area on Grane Road		
Topography:	Gently sloping from north to south, un-even ground, evidence of building and retaining wall		
Landscape Features:	Hedgerows to boundaries but otherwise featureless		
Historic Landscape / Townscape Features	Evidence of historic landscape characteristic of landscape character areas and former land use for tramway, gas works and cotton mill. Classified as post medieval enclosure		
Public Access:	FP no 394 runs east and north across NW section of the site – impassable in part FP no 252 runs NE to SW to the west of the site		
Boundary Treatment:	<i>West:</i> Holcombe Road has tall hedge for majority of length with intermittent gaps e.g. for gate <i>North:</i> Grane Road has tall hedgerow with gaps; residential frontages & industrial unit landscape <i>East:</i> Gas Street bounded by hedgerow & trees with gaps for access <i>South:</i> Industrial area along Kingsway, part open and part banded.		
Site description	The Courtyard lies in the far west of Rossendale, close to the boundary with Hyndburn and on route to Haslingden Grane The site has attributes of three distinct landscape character types with a unique landscape heritage. It has a strategic role within the wider borough of Rossendale as a Gateway site from the west and representing the western limit of development. Sensitive housing development would offer the opportunity to extend the Grane LHI project and improve the landscape quality of the site boundaries. The opportunity exists to provide an exemplary development where residential, industry, heritage and leisure are successfully integrated.		



The Courtyard, Haslingden

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Landscape Architects

Landscape Assessment



P1 View south along footpath 394



P2 View east from Holcombe Road

Significance	
The Courtyard	Slight to moderate adverse impact

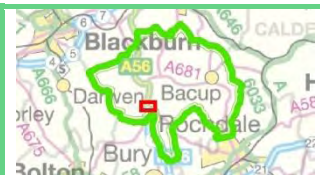
Northern parts of this site are classified as Industrial Age reflecting the sites industrial heritage, the central area is Settled Valley while the south western part is classified as Reservoir Valleys, relating to the Haslingden Grane valley running to the west which is also classified as an Area of Special Landscape. The site is generally underused and with limited public access, and has an urban fringe feel to it. There are stepping stone habitats for grass and wetland recorded adjacent to the site.

Visual Assessment

Key Visual Receptors	Significance
Walkers on footpaths 394	Major adverse impact
Listed building: Holden Wood Antiques Centre (St Stephens Church)	Moderate adverse impact
Walkers on FP 260 close to the intersection with FP 252, and those on 252, where limited open views can be gained	Moderate adverse impact
Holden Vale Hotel	Slight-moderate adverse impact
Employees of the Kingsway industrial development using the car parks	Moderate adverse impact
Pedestrians on Holcombe Road	Moderate adverse impact
Pedestrians using Grane Road pavement	Moderate-substantial impact

Key Residential Receptors	Significance
<i>worst case shown *</i>	
Residents along Grane Road	Major moderate impact*
Properties of southern end of Gas Street Road	Major moderate impact*

The tall hedges around this site provide good screening particularly during summer, and views from Holcombe Road and Grane Road are mostly restricted to gateways and small openings. There is one point on Grane Road where there are long views to Tor Hill from a wider gap, at the end of the new industrial estate.



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P3 View west from Crane road



P4 Filtered view from special landscape area to the west

There are views across the site from the one footpath that traverses the western side of the site.

Recommendations

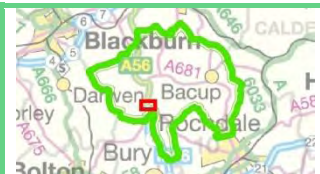
This site could be developed successfully if suitable mitigation is carried out. The existing hedgerows provide important screening and the restoration and proper phased management of these would be necessary if they are to continue as effective screens. The site is an important gateway to the Borough from the West, and the treatment of the frontages to the main roads will provide important first impressions. The Special Landscape Area of Haslingden Crane lies immediately to the west of this site, and this needs to be taken into consideration with sensitive use of materials, and styles. North-south views through the site should also be retained, particularly the vista to Tor Hill from Crane Road, which places the site in its South Pennines context.

Site	Outcome of assessment
The Courtyard	Suitable for development with mitigation

Mitigation

Key areas of mitigation are shown on the plan. These include:

- Consider how site can be enhanced as a Gateway into the Borough;
- Building materials and styles to be sympathetic to local buildings,
- Form links with Local Heritage Initiative project,
- Existing hedges to be retained along road frontages, and a programme of phased restoration put in place to ensure their long-term retention;
- Views to Tor Hill to be retained across the site through planned gaps in the layout;
- Enhance frontages, particularly on Holcombe Road with blocks of tree planting to reduce the impact from the west;
- Use dry stone walls as boundaries at new entrances to the site, and along boundaries where hedges are absent.



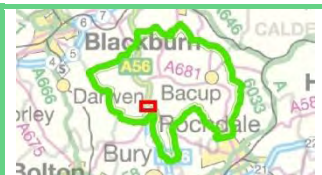
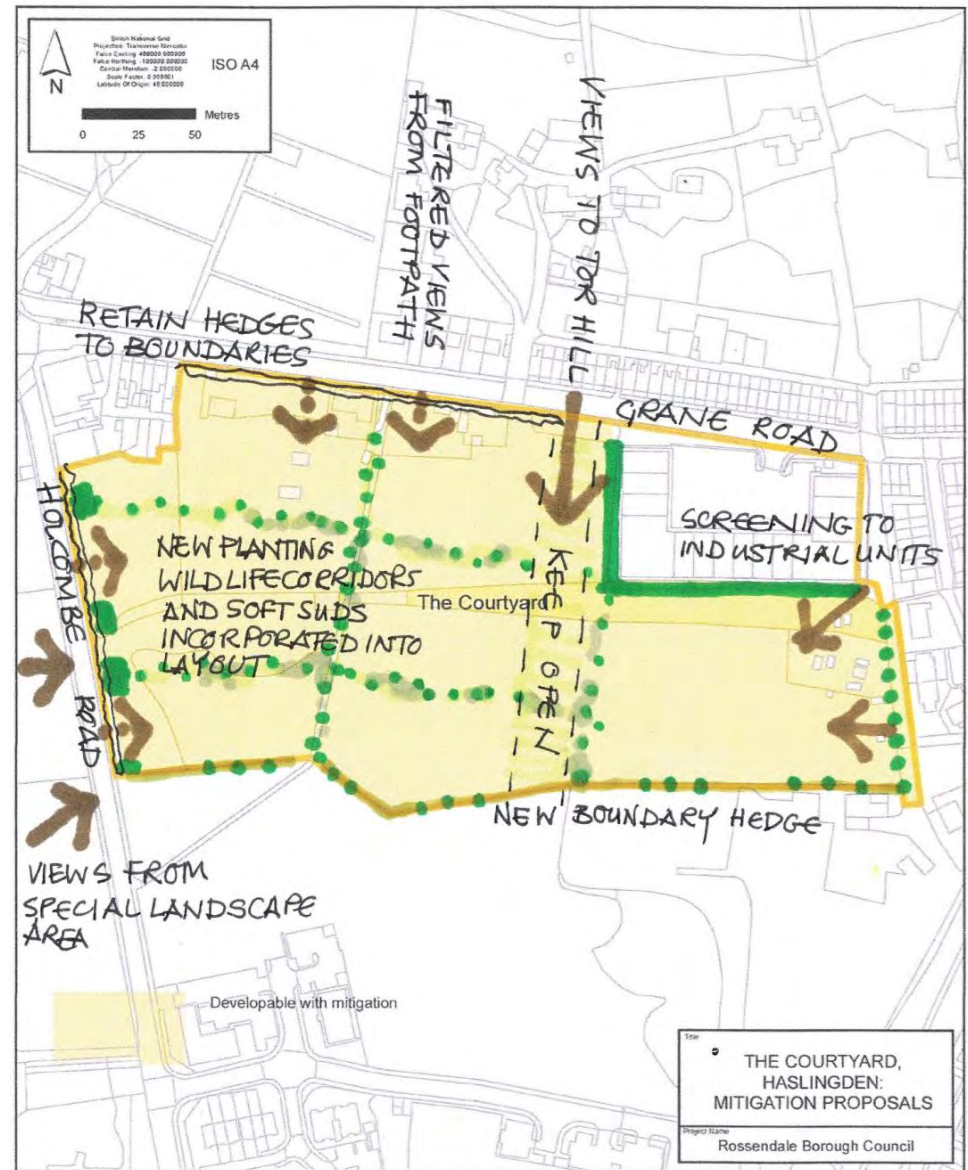
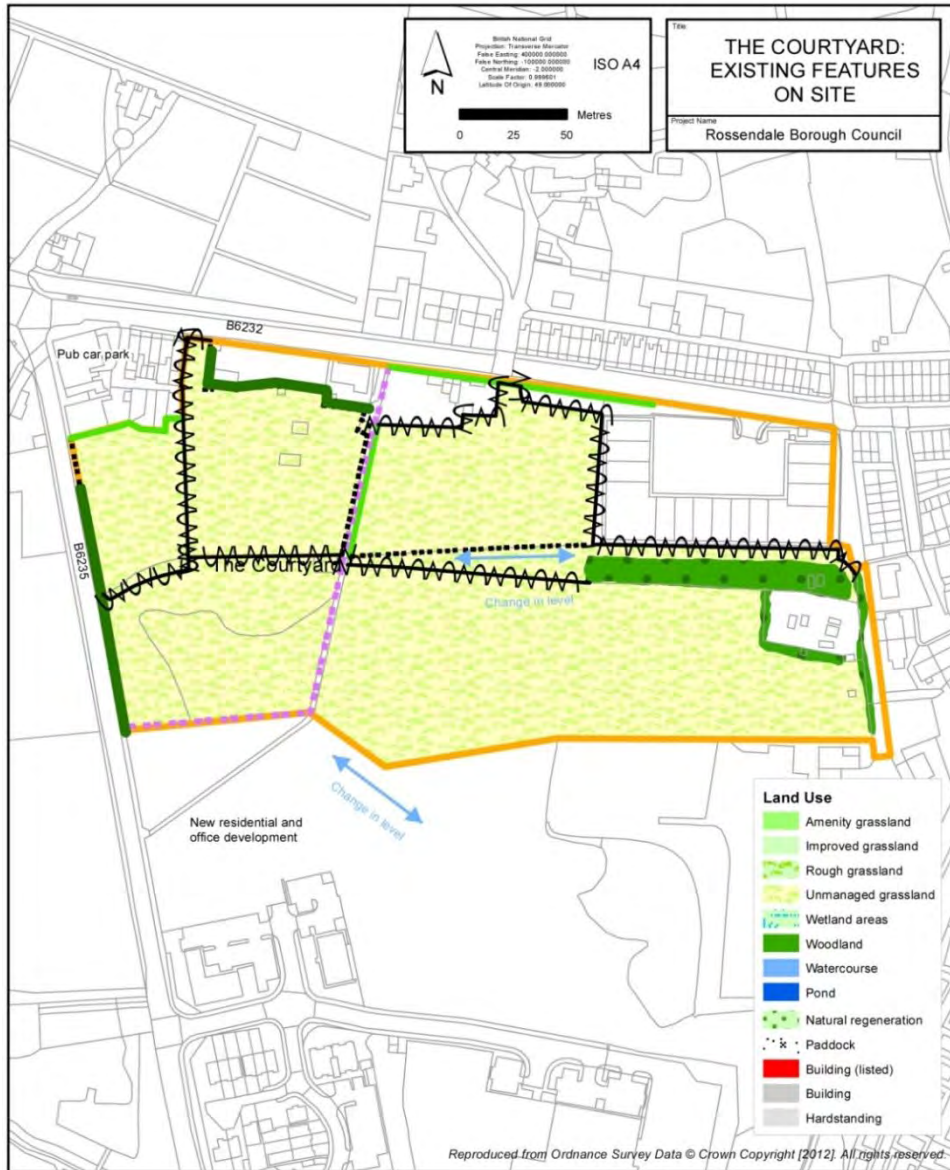
The Courtyard, Haslingden

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Site: Land on Greens Lane, Haslingden	
Date: 7/11/14	
Location: Greens Lane, near the junction with Brooklands Avenue	
Grid Reference: 787214	
Green Belt status: Whole site lies within Green Belt	
Landscape Character: Settled Valley, 8a Irwell close to Suburban	

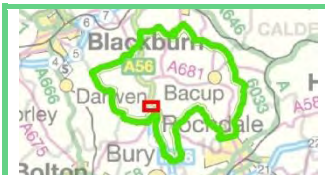
Description: The site lies on the northern boundary of Rossendale Golf course, on the edge of the built up area of Bent Gate, Haslingden, and is flat and open at the edges. A public footpath (FP372) goes along the western boundary of the site, running north south, taking walkers across the golf course, a second path, (FP 373) crosses in the same direction a couple of hundred yards further east. The site is overlooked by properties on the north side of Greens Lane and properties on the corner of Brooklands Avenue.

Land use: Young mixed woodland planting 5 – 10 years old, including oak, birch, hawthorn and ash covers almost all the site, with a few groups of mature trees around the edges. There is a mixed hedge along the road frontage, and patches of perennial garden plants which have been added to the verge.

Recommendations: This site is suitable for development with mitigation.

Key mitigation measures are:

- There are long views over to Musbury Heights to the west along Greens Lane, and any housing should be grouped to allow longer views through at intervals.
- The loss of the new woodland will open up this side of the golf course, although any new development will provide some screen. New planting to the south side of the development would soften the built edge when seen across the golf course and also offer some shelter on this exposed site.
- Tree planting should be incorporated within the building layout to reduce the visual effects on the residents in the houses opposite.



The Courtyard, Haslingden

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7.7 Rising Bridge and Acre

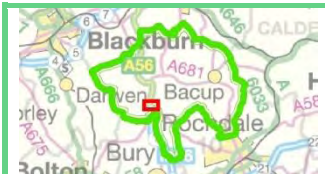


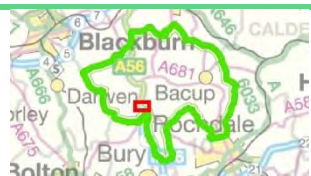
Image: Looking south east towards Hud Hey

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Sites in Rising Bridge and Acre

January 2015

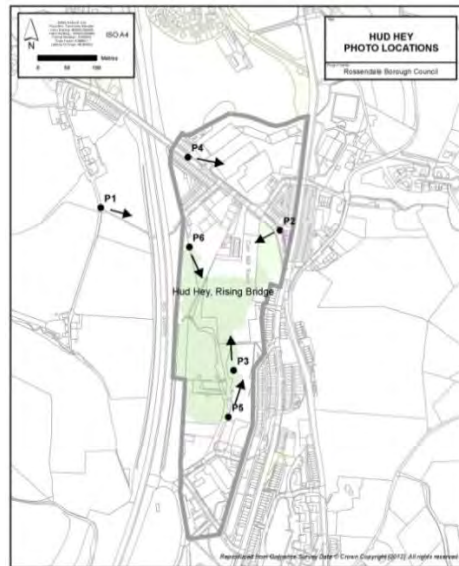
Lives and Landscapes Assessment for Rossendale BC



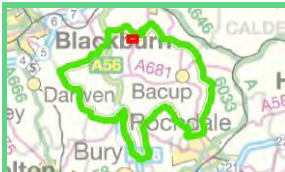
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Landscape Architects



Aerial photo (above) ©Google Image©2014 Infoterra & Bluesky
Photo locations (below)



SITE NAME:	Hud Hey, Rising Bridge, Haslingden		
SHLAA SITE ID:	OTHER SITE REF n/a	GRID REFERENCE: 783240	SITE AREA HA: 10.6
SURVEY DATE: 3.10.14	SURVEY BY: A Birch	WEATHER: dry & clear	
SITE OWNERSHIP	Tbc		
LANDSCAPE CHARACTER TYPE(s):	Industrial Age		
LANDSCAPE CHARACTER AREA			
SITE DESIGNATIONS:	2 individual Tree Preservation Orders on northern boundary with a small group TPO on the northern boundary and a second on the north side of Hud Hey Road.		
SITE LOCATION:	North of Haslingden to east of A56, west of A680 & south of A677 which crosses the site		
LOCAL DESIGNATIONS:	Wildlife corridor for grasslands and woodland identified on Lancashire Ecological Network, with stepping stone habitat for woodland immediately south of the site.		
PLANNING HISTORY:	Unknown. Site of former railway line and station		
SITE ANALYSIS			
Current land use:	Mixed industrial & residential NB site survey limited to access from public roads only		
Topography:	Appears mainly flat but with un-even ground resulting from former use		
Landscape Features:	Survey limited to view from public footpath which indicates expanse of trees within northern half of site. Swinnel Brook runs north south through site, much of the time it is culverted.		
Historic Landscape / Townscape Features	Evidence of historic landscape characteristic of landscape character areas and former land use for mills and railway; Two mill chimneys are prominent features of former Britannia & Albert Mills		
Public Access:	The site is mainly in private ownership with no public access beyond Vale Street in the south and elsewhere restricted to residential roads on the perimeter. FP no 115 & 114 to the west have open views of the site across the valley.		
Boundary Treatment:	<i>West:</i> almost entirely bordered by the A56 verge. <i>North:</i> walls/fences of industrial units <i>East:</i> mainly boundaries of residential properties not surveyed with A680 in the north part <i>South:</i> Industrial area not surveyed		
Site description	The site abuts the Green Belt boundary in the west of Rossendale and is close to the boundary with Hyndburn. It represents the northern limit of Industrial Age development within the Settled Valley landscape. Limited evidence of Swinnel Brook which ran north to south. Some active industry within site, in part of the northern half of the site the landscape has regenerated naturally since the closing of the railway and former mills, and is now an important wildlife corridor crossing east west across the valley. Blocks of terraced houses remain close to Hud Hey Road in the north and a small amenity landscape area has been provided close to the junction with Blackburn Road, including a memorial.		



Hud Hey, Rising Bridge

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Lives and Landscape Assessment for Rossendale BC



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P1 View south east from footpath 94 looking across A56 to site



P2 view north along Hud Hey Road from memorial

Landscape Assessment

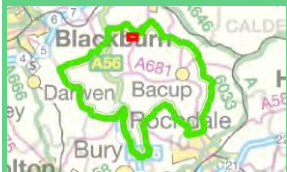
Significance	
Hud Hey	Low–negligible impact

The most susceptible part of this site are those areas along the western side between the A56 and Swinnel Brook where natural regeneration has taken place, and the wooded area south west of the junction with Hud Hey Road and Blackburn Road, these have been identified as wildlife corridors. Large areas of this site comprise derelict or underused land such as yards and car parking where the susceptibility to change will be low. The site lies in the valley bottom, where some housing development would be an appropriate part of the landscape.

Visual Assessment

Key Visual Receptors	Significance
Walkers on FP 115 & 114 where distant views are open towards the western boundary across the A56	Moderate adverse impact
Travellers on the A56	Moderate impact
Local community visitors to the 'monument'	Moderate impact
Local community and travellers using Hud Hey Road and pavements	Moderate impact
Employees of the existing industrial developments	Moderate–slight impact

Key Residential Receptors	Significance
<i>Varies, worst case shown *</i>	
Residents of Houses along Blackburn Road & Cross Street North where upper level views would be affected	Major impact*
Residents of Carr Mill Street who currently have limited & localised views of the northern part of the site	Major impact
Residents of Hud Hey adjacent to route of FP 115 Hud Hey Farm etc	Moderate significance



Hud Hey, Rising Bridge

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Lives and Landscape Assessment for Rossendale BC



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P3 View north into wooded area of site from Mill Street



P4 Hud Hey Industrial Estate from Hud Hey Road

Open views of this site are only available to the public easily from the A56, where it leaves the cutting, and footpaths on the hillside above it to the west, where the existing trees along the boundary filter the views east. Properties on Cross Street North and Blackburn Road (west side) would have panoramic views west across the site from first floor windows. Since they are above the site their views to the hills to the west would not be impeded by any development.

Locals on Hud Hey Road will have open views across the site at very localised locations and with limited views into the site, those visiting the community memorial, can experience views to the south west across the site to the hills beyond.

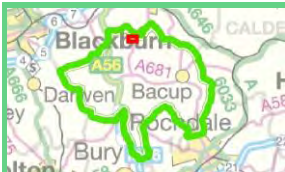
Within the industrial area at the south end of the site, and Hud Hey Industrial Site at the northernmost end, employees would have very limited views into the site, restricted by the mass of the industrial units.

Recommendations

Large parts of this site are currently vacant and development would be appropriate on some of these locations and could act as a catalyst for improving the area. Although the Swinnel Brook runs through the site, much of it is culverted and a new masterplan for this site should consider how the brook could be opened up and managed as a sustainable drainage system along with the land on the western side of the site which is of some ecological value. This would be of benefit to the local community and to wildlife, creating new amenity space which could provide an attractive setting to new housing and industry. Development of the areas currently in industrial use could take place if these sites became available for redevelopment.

The location of the site in the valley bottom, within the Industrial Age townscape character area, means that some development would be appropriate.

	Outcome of assessment
Hud Hey	Suitable for development with mitigation



Hud Hey, Rising Bridge

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Lives and Landscape Assessment for Rossendale BC



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Mitigation

Key areas of mitigation are shown on the plan. These include:

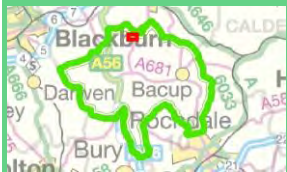
- Retention and protection of areas of regenerating woodland and grassland on the western boundary and in the north east of the site, as amenity areas;
- Opening up of the Swinnel Brook through the site and creation of a new sustainable drainage system (SUDS) incorporating balancing ponds and swales which will result in an attractive landscape for people and wildlife;
- Ensure that some views can still be retained into the site from the A56 and the west;
- Create new public access into the site, particularly from the east, to link into the new public open space.



P5 View north from Vale Street looking towards existing industrial buildings



P6 View into wooded area to west of site alongside A56



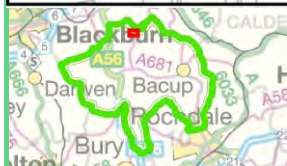
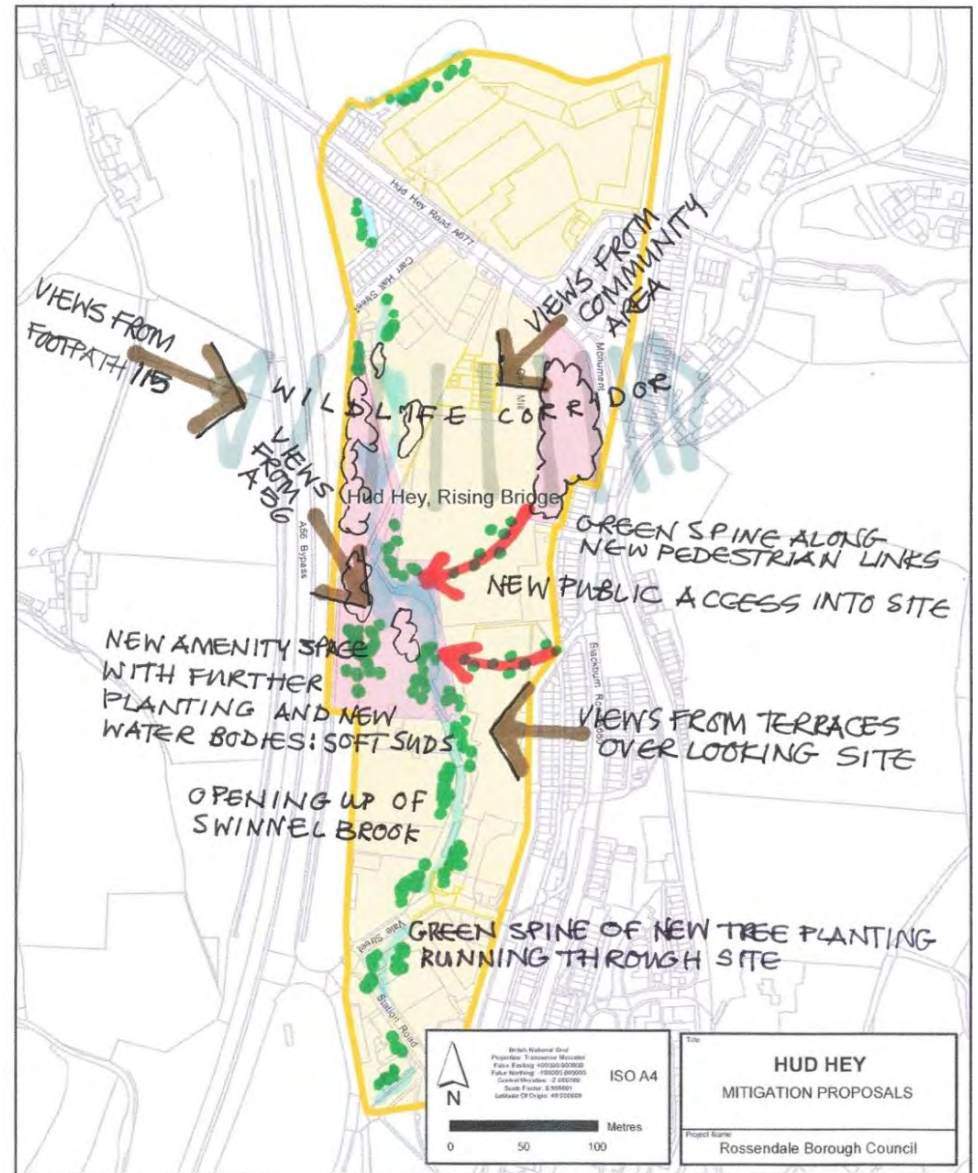
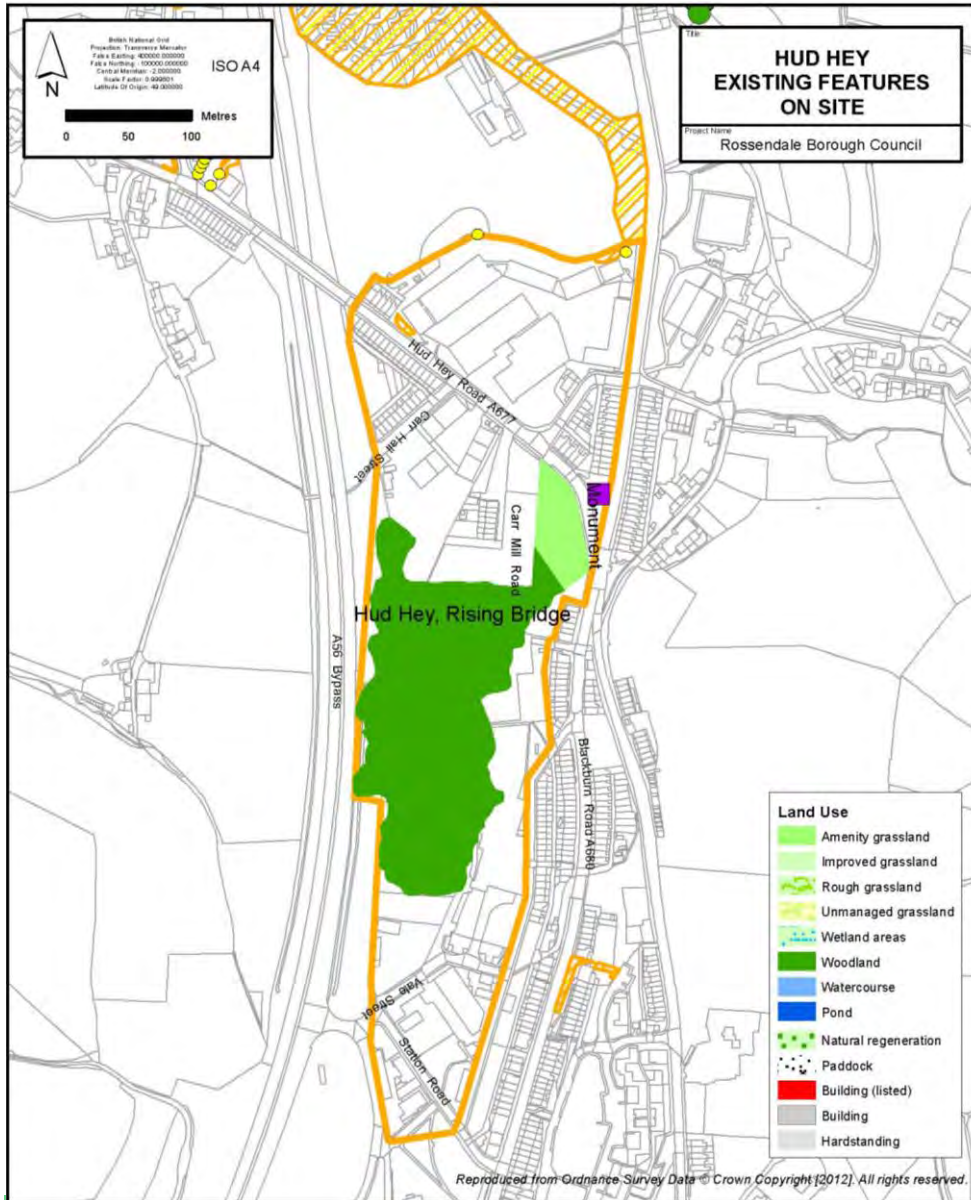
Hud Hey, Rising Bridge

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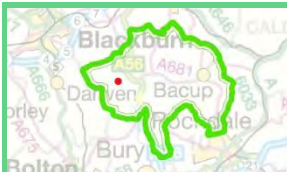
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Aerial photo (above) Photo locations (below)



SITE NAME:	Land north of Hud Hey, Acre Haslingden
SHLAA SITE ID:	OTHER SITE REF n/a GRID REFERENCE: 785245 SITE AREA HA: 3.22
SURVEY DATE: 28.7.15	SURVEY BY: P. Bennett WEATHER: dry & fine
SITE OWNERSHIP	
LANDSCAPE CHARACTER TYPE(s):	Industrial Age
LANDSCAPE CHARACTER AREA	
SITE DESIGNATIONS:	Green Belt
SITE LOCATION:	North of Hud Hey Road and east of the A56, behind the existing Industrial Estate on Hud Hey Road
LOCAL DESIGNATIONS:	Three listed buildings within Carter place, 2 Grade II, 1 Grade II* within 200 m of site, TPO of woodland to the north, north east and east of site, and a small area to the south; TPO of 2 single trees within the site.
PLANNING HISTORY:	
SITE ANALYSIS	
Current land use:	Horse grazing on improved grassland
Topography:	On the eastern side of the site the land rises in a steep sided hillock, on the west side of the site the land slopes moderately north east to south west.
Landscape Features:	Stone boundary wall to road frontage, small block of sycamore and beech woodland on southern boundary, patchy woodland edge along southern boundary with industrial estate.
Historic Landscape / Townscape Features	Classified as modern settlement, though the site would have formed part of the grounds of Carterplace, home of the Turner family built 1769 by Sir Andrew Chadwick and demolished 1989. The 1:2500 1890 map shows boundary trees to the western, southern and eastern edges of the site which appear to have been planted, though it is not possible at this stage to determine what of these remain.
Public Access:	There is no public access into the site. A private access road to Carter Hall Residential Park runs along the north east boundary, the A56 runs along the western boundary and Hud Hey Rd touches the south west corner of the site.
Boundary Treatment:	<i>South, east and north east:</i> not surveyed <i>North:</i> Close boarded timber fence and timber and concrete fence to 6' <i>West:</i> timber rails to A56 verge <i>South west:</i> Good quality dry stone wall to road frontage with locally typical triangular coping
Site description	The site lies immediately behind the Hud Hey Industrial estate, on ground rising up to Carter Hall Park. The land and boundaries are well looked after and grazing currently used for horses, there are stables and a paddock abutting the boundary in the north east corner of the site. The site is prominent from Hud Hey Rd and provides an attractive green backdrop to the existing properties.



Land north of Hud Hey, Acre

August 2015

Lives and Landscapes Assessment for Rossendale BC



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P1 View north east from Hud Hey Road



P2 View north east toward Carter Hall Park

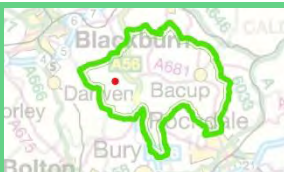
Landscape Assessment

Significance	
Land north of Hud Hey	Moderate adverse impact

The land north of Hud Hey Road was once part of the Carterplace estate, and is probably featured in a painting of Carterplace dating from 1790. The main building, the Hall, lay due north of the site and was demolished in 1989. Other listed buildings related to the hall remain, and the rest of the area is now the Carter Hall mobile home park, which overlooks this site. From the boundary with Carter Hall Park to the north, the land falls steadily to the southwest. The ground is particularly steep on the eastern side of the site where it rises up in a small hillock, overlooking Blackburn Road to the east. Maps dating from the late 19thC show the boundaries of the site lined with avenues of trees, suggesting a former use as parkland; these boundaries coincide with the boundary with the A56 to the west, the Hud Hey Industrial Estate to the south and a private access road for the residential park to the north east. Some of the trees which remain on or close to the boundary of the site today may be relicts of this original avenue planting. The site is well kept and is currently used for horse grazing, with associated stabling on the north side of the site.

Visual Assessment

Key Visual Receptors	Significance
Walkers on footpaths 96 and 94	Moderate adverse impact
Workers at the Hud Hey Industrial Estate	Moderate adverse impact
Users of Worsley Park Blackburn Road	Slight adverse impact
Pedestrians and travellers on Hud Hey Road	Moderate adverse impact
Pedestrians and travellers on Blackburn Road	Moderate-slight adverse significance
Travellers on the A56	Moderate adverse impact
Users of the stables at Carter Place	Major moderate adverse impact



Land north of Hud Hey, Acre

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Penny Bennett
Landscape Architects



P3 View north west towards Carter Hall Park and trees bounding A56



P4 View north towards hillock on east side of site behind Industrial Estate

Key Residential Receptors	Significance
<i>worst case shown *</i>	
*Residents of Carter Hall Park	Major impact
*Residents on Hud Hey Road	Major impact
Residents at Beechfield and 2 -6 Tap Stone Mews	Major moderate impact
Residents on Rising Bridge Road west side	Moderate-slight impact

Although this site is not publically accessible by footpaths, it is conspicuous from Hud Hey Road to the south west, where it provides an attractive foreground to Cribden Moor on the horizon. Tree planting screens the boundaries of the site to the east and west, but glimpses into the site would also be obtained from the A56 to the west and briefly on Blackburn Road to the east, and these views would be more prominent in winter.

The site is also visible from footpaths 96 and 94 running south of Hud Hey Road. Residential properties on the southern edge of Carter Hall Park would suffer the greatest visual effects if the site was developed, particularly as they are in a secluded position at present.

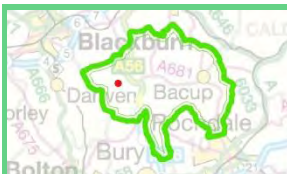
Recommendations

This site is of some interest historically as part of the Carterplace estate although its context has been lost with the demolition of the hall. The historic landscape classification of Modern Settlement may need to be revised, to although some further work would be required to confirm this.

The upper and easternmost parts of the site would be most sensitive to development because the height of the landform would make any development prominent, and would appear against the background of the hills behind. However these areas are less suitable for development because of the steepness of the ground.

While any development of the western side of the site would be clearly visible from the south and from properties at Carter Hall Place to the north, there are opportunities to carry out mitigation to reduce the visual effects.

Site	Outcome of assessment
Land north of Hud Hey	Suitable for development with mitigation



Land north of Hud Hey, Acre

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Penny Bennett
Landscape Architects



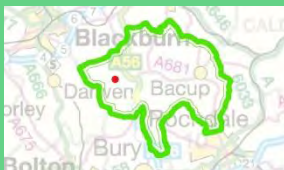
P5 View from Blackburn Road looking north west

Mitigation

Key areas of mitigation are shown on the plan.

These include:

- Protection of existing trees with and along the boundary. All development plans should include a tree impact plan and tree constraints plan prepared by a qualified arboriculturalist, which clearly identifies root protection areas (RPA's) for trees on the site;
- Where appropriate, new development to use local building materials, for both buildings and boundaries, and design shall be sympathetic to the rural setting;
- Create a sustainable drainage system (SuDS) including swales and balancing ponds as part of the green infrastructure through the site;
- Incorporate tree planting within the site which will filter views through the site while not blocking them, for the benefit of properties on the northern and southern boundaries.
- Establish a strong belt of trees, reinforcing what is there, along the southern boundary adjacent to Hud Hey Industrial Site.



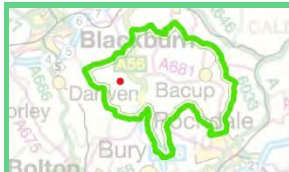
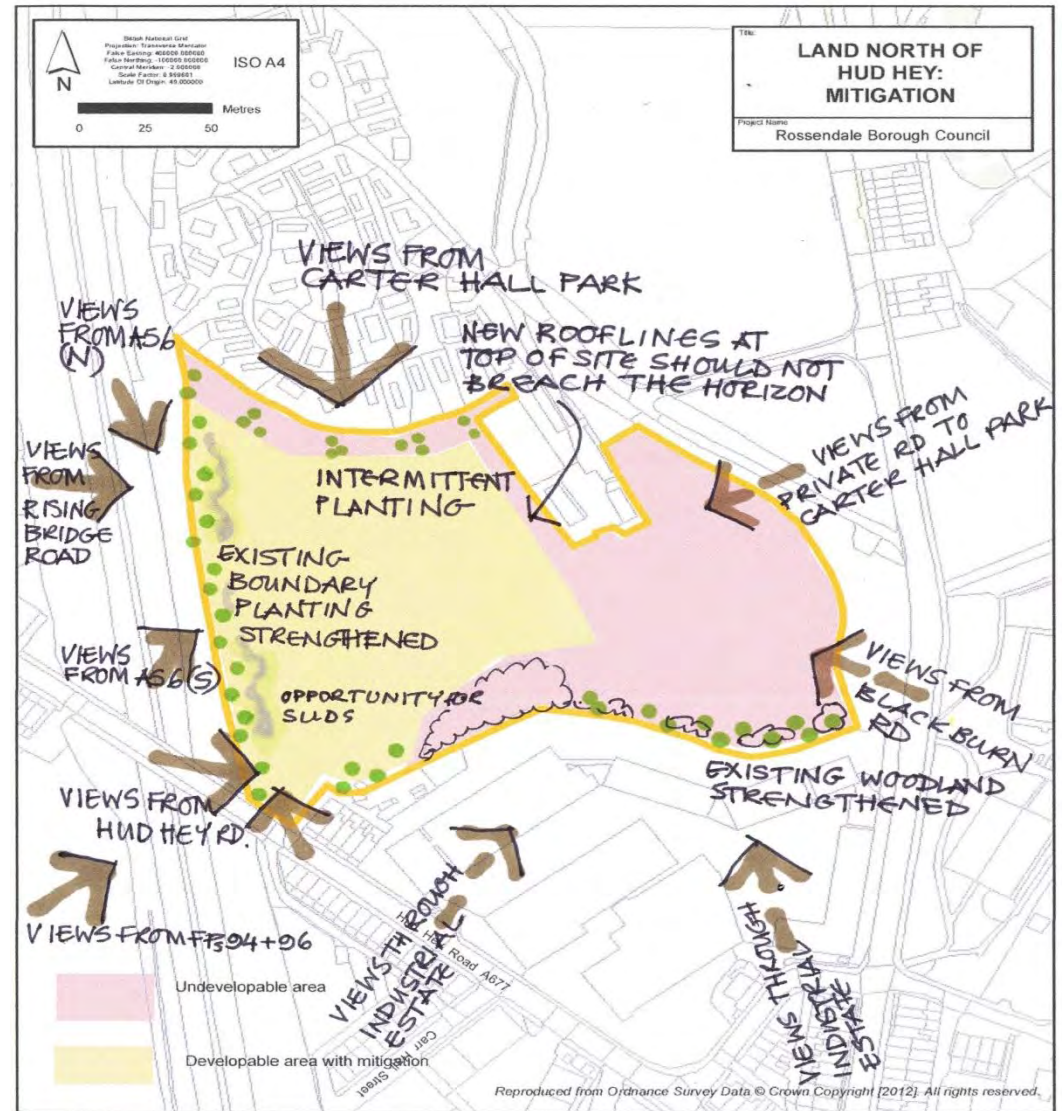
Land north of Hud Hey, Acre

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Land north of Hud Hey, Acre

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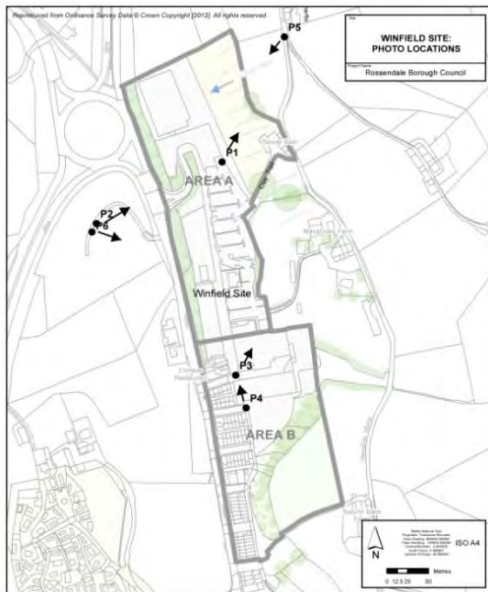
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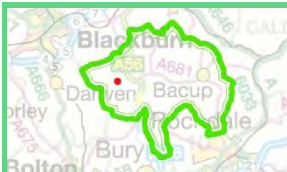
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Aerial photo (above) ©Google Image©2014 Infoterra & Bluesky
Photo locations (below)



SITE NAME:	Winfield Haslingden
SHLAA SITE ID:	OTHER SITE REF: n/a GRID REFERENCE: 787250
SURVEY DATE: 17.10.14	SURVEY BY: A Birch WEATHER: dry and clear SITE AREA HA: 4.4
LANDSCAPE CHARACTER TYPE(s):	TBC Settled Valley with small area of Industrial Age in the southwest corner
LANDSCAPE CHARACTER AREA	8a Irwell,
SITE DESIGNATIONS:	Green Belt covers all the site except for the built up area on Ormerod Street and the terraces to the south
SITE LOCATION:	North of Haslingden adjacent to A680, close to intersection with A56 and Rising Bridge and the boundary with Hyndburn BC.
LOCAL DESIGNATIONS:	The site features on the Lancashire Ecological Network for wetland / heath, and grassland corridors, there is a 'stepping stone' habitat for wetland identified on the northern boundary of the site.
PLANNING HISTORY:	Unknown
SITE ANALYSIS	
Current land use:	Former mill buildings partly occupied by Winfields retail outlet, remaining buildings un-used, car parking, terraced housing, mainly occupied, some empty. Unmanaged grassland and derelict Tanner Farm to northeast of mill
Topography:	Southern part of site: flat; south of Sherfin Clough, steep slope to east. Northern part of site: flat area below level of A56; steep slope to west up to A680 and east from retaining wall beside car park.
Landscape Features:	Native and amenity planting creates attractive landscape features along western perimeter and car park edges. Woodland to clough edges to east, and rising land to north and west encloses site.
Historic Landscape / Townscape Features	King's Highway along eastern boundary is an ancient packhorse track, site classified as Ancient Enclosure. Hazel Mill was built 1861, some buildings and an attractive façade and gateway remain. Derelict buildings of Tanner Barn lie on the eastern boundary date back to the 18 th C or earlier.
Public Access:	Road access into car parks from A680, and to residential streets to the south. FP 52 runs east from A56, this is part of the 'Hyndburn Clog'. This takes a diagonal line up to Tanner Barn from the car park. The definitive line of FP 52 goes directly up hill and is blocked near the car park. FP64 leads east- west from A56 to Mangholes Farm on the King's Highway, FP 63 leads west away from the site, and gives the only view into the site from a vantage point on the opposite hillside.
Boundary Treatment:	<i>West:</i> stone walls or post and wire fence to A680 embankment. Pavement to residential streets. <i>North, south, east:</i> Various, but not all site available to survey.
Site description	The Site lies within Settled Valley landscape at the boundary with the Industrial Age conurbation of Haslingden to the south. It is a site of contrast from tightly packed buildings and houses to open car parks and sloping grassland and woodland and has therefore been divided into Areas A & B.



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Landscape Assessment



P1 View north east from edge of car park in Area B



P2 View north east from footpath 63, pink tone identifies site

Site	Significance
Winfield Area A	Slight impact
Winfield Area B	Moderate adverse impact

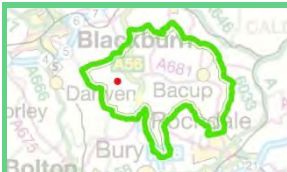
The site has been divided into two areas to reflect the different characteristics found on the site.

Area A forms the southern third of the site and abuts Industrial Age landscape. It includes the built section comprising the main retail outlet. The landscape feels less well developed and managed than Area B and has visible signs of former industrial use and dereliction. Close to the former mill façade is the unsightly gated entrance to a private 'car park' and derelict buildings which could not be surveyed. Although the adjacent terraced housing is generally well maintained, the vacant properties and the neglected land behind this housing area give an impression of decline. The steep wooded clough sides forming the eastern boundary, rise up to higher sloping ground and into well managed farmland beyond. The topography and vegetation make Area A visually well contained from public locations. There is an area to the east along a 'track' to Top o' th' Bank Farm that couldn't be accessed for the survey.

Area B forms the more open, northern two thirds of the site, the landscape rising to the north and east. The main access off the A680 leads down into the extensive car parks, camping outlet, display area and gated hard standing of the northern section. The perimeter landscape planting is maturing well and creates an attractive, almost secluded feel. Sherfin House to the north is just visible, beyond an area of unmanaged grassland. In contrast and in clear view from the car park are the unsightly buildings of Tanner Barn.

Visual Assessment

Key Visual Receptors	Significance	
	Area A	Area B
Visitors to Winfield Retail outlet	Moderate positive impact	Moderate impact
Walkers on Hyndburn Clog (FP52)	nil	Major adverse impact
Walkers on FP64 to Mangholes Farm	nil	Moderate-slight adverse impact
Users of Kings Highway	Moderate impact	Major-moderate adverse impact
Travellers and pedestrians on A680	Moderate positive impact	Moderate positive impact



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P3 View of façade to mill on Ormerod Street



P4 View north down Ormerod Street

Key Residential Receptors	Significance	
	Area A	Area B
Residents of nearby streets	Major-moderate impact	nil
Residents of Sherfin hamlet	nil	Moderate impact
Residents of Sherfin House	nil	Major-moderate impact

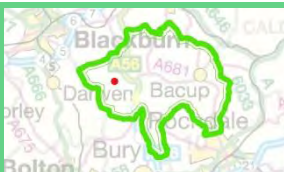
The lower part of the Winfield site is quite visible within the immediate locality, but much less so from further afield, being tucked down in the valley bottom. On the higher parts of the site, the meadows next to the King's Highway, will be highly visible from that lane, particularly the meadow at the southwest corner of Area A. There will also be some views into the site from Sherfin House and other properties in the vicinity.

Recommendations

The lower areas of the site, in the vicinity of the car park, mill buildings and existing housing, would be appropriate for development, and in certain parts of the site where there are derelict and unused buildings development would be beneficial. The wooded slopes enclosing the lower area would be largely inappropriate for development, the tree cover being an important feature in the landscape which separates the valley bottom development from the settled pastoral landscape above. East of Area B, the grassy slopes rising up the slopes above the Mill, could be developed part way up, but rooflines should not be visible from the King's Highway.

An area in the vicinity of Tanner Farm is suitable for a small separate development which follows the pattern of development on the King's Highway. Important mitigation is required here as there is a wetland/heath stepping stone site identified on the Lancashire Ecological Network lying on the site boundary below Sherfin House which should be protected. Any development should be pulled well back from this area, in addition some screening is required to reduce the visual effects on the nearby properties. Above Area A the meadow adjoining the King's Highway is considered inappropriate for development, dense development of the higher slopes of the valley would be inappropriate, and not in keeping with the Settled Valley 8a Irwell Landscape Character Type.

Winfield	Outcome of assessment
Winfield Area A	Suitable for development with mitigation
Winfield Area B	Suitable for development with mitigation



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Mitigation

Key areas of mitigation would be shown on the plan for Areas A and B. These would include:

Area A

- Meadow alongside the King's Highway and wooded slopes would be omitted from development;
- The façade of Hazel Mill remaining on Ormerod Street could be retained as a gateway feature within new housing development to reinforce the industrial heritage of the site.
- Development to be pulled back from the stream edge at the foot of Sherfin Clough and area landscaped.
- Only the lower part of the site would be suitable for development, the accessibility would need to be well considered to ensure the existing properties still retain good access during and post construction.
- The roof lines of the new development should not be visible from the King's Highway.

Area B

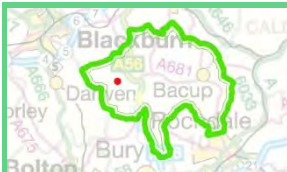
- Wetland /Heath stepping stone habitat to be protected and additional ecological survey carried out to assess importance of other grasslands identified for potential development;
- Apart from the restoration of Tanner Barn, new development should be located below the level of King's Highway to reduce its impact;
- Some screening in the form of hedge planting and intermittent trees to form new site boundary along northern boundary of site to provide screening to Sherfin House and other properties. New planting should not compromise wetland/ heath habitat though.
- Framework planting within site to be orientated roughly north south to break up mass of new development.
- Tanner Farm site to be redeveloped sensitively to a high standard, style to be in keeping with that of nearby hamlets;
- Hyndburn Clog to be re-routed to FP52 and path improved, screening to be planted north of path.



P5 View south west from King's Highway



P6 View east from FP 63



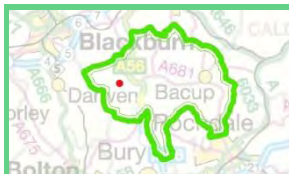
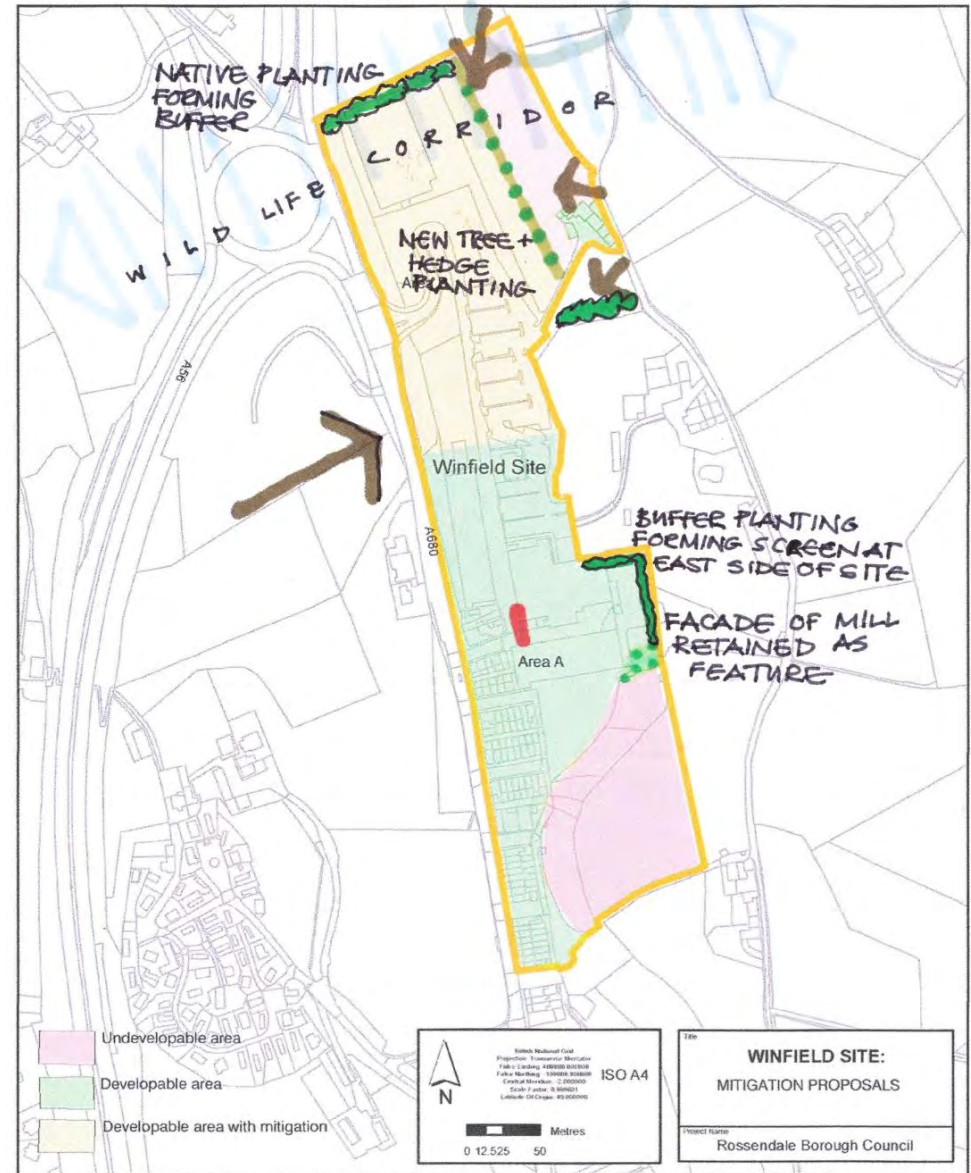
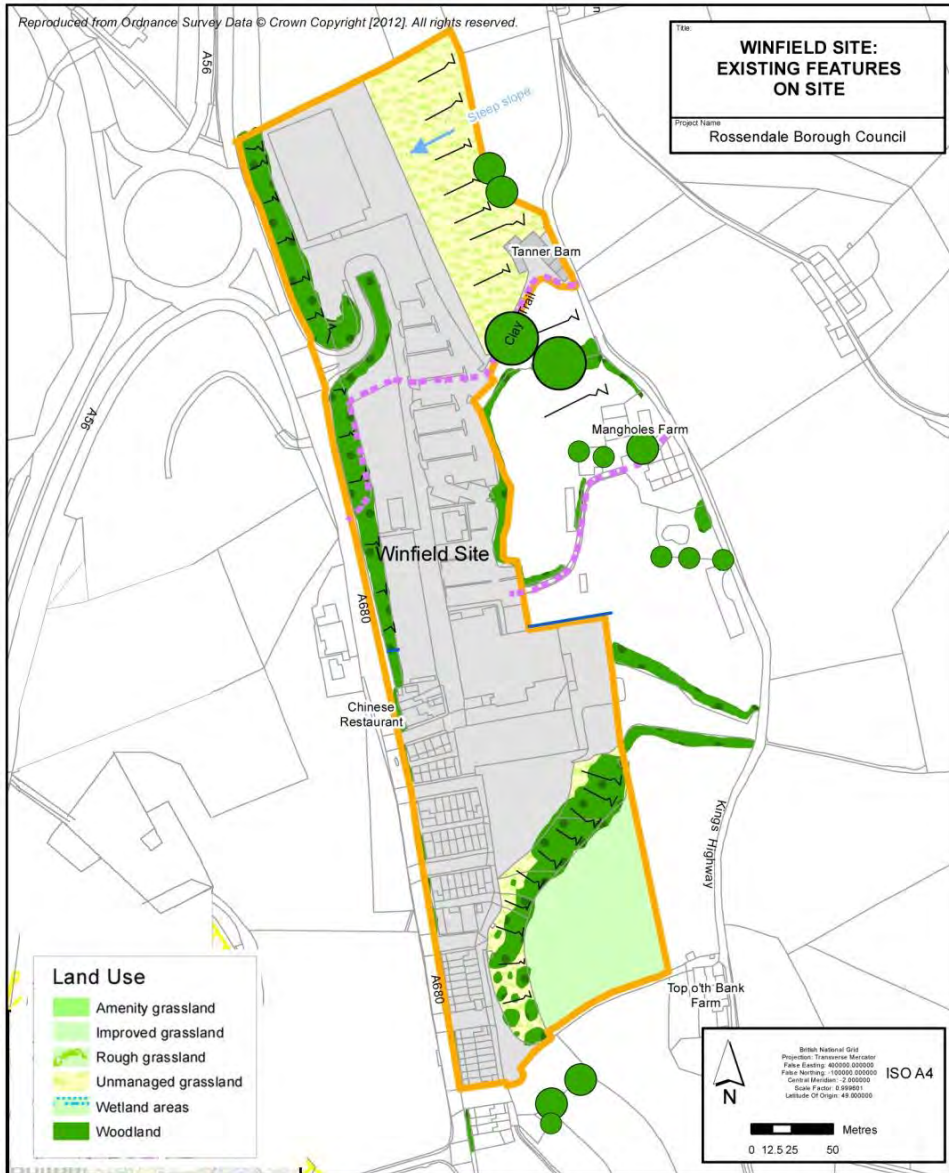
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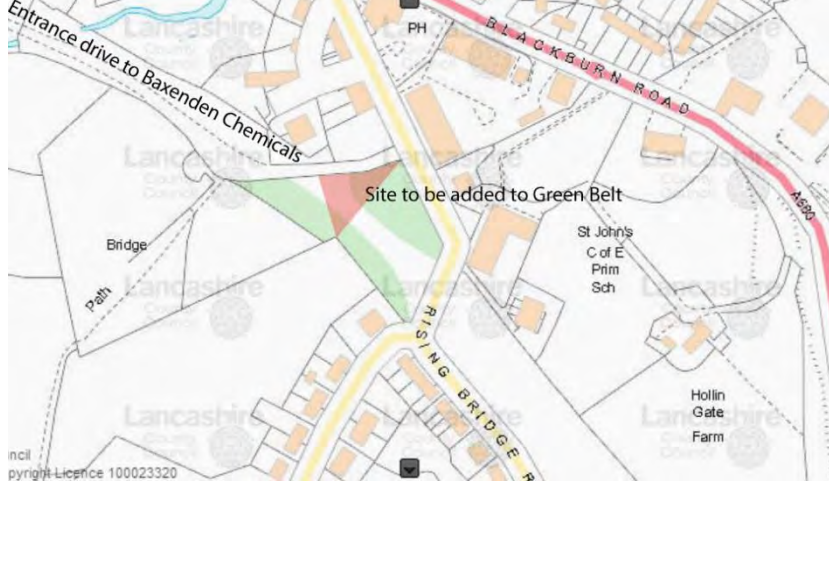
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Site: Baxenden Chemical Works, Rising Bridge	
Date: 7/11/14	
Location: Small site off Rising Bridge Road, and adjoining the entrance road to Baxenden Chemical Works	
Grid Reference: 782254	
Green Belt status Site is not currently in the Green Belt, Green Belt status is being considered.	
Landscape Character: Settled Valley, 8a Irwell adjoining Moorland Hills	

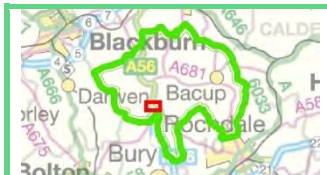
Description: A small area of land on the watershed between Hyndburn and Rossendale, and adjacent to land identified for industrial development. It is classified as ancient enclosure and still used for rough grazing.

Land use: Damp woodland, mostly willow and unmanaged grassland corridor. Although no right of way is identified there is path visible on the ground through the site. The Lancashire Ecological Network identifies this area as a wildlife corridor for grasslands, wetland and heath.

Recommendations:

This area should be re classified as green belt, rationalising the minor boundary anomaly:

- It provides a useful green buffer between the industrial sites, existing and proposed to the north and west, and the area to the south, particularly the Rossendale Way which drops down from Haslingden Moor before climbing up to Goodshaw Hill and Hameldon Hill.
- It's part of the wild life corridor extending across the watershed which should be retained and strengthened where possible to support the local green infrastructure.



Baxenden Chemical Works, Rising Bridge

January 2015

Lives and Landscapes Assessment for Rossendale BC



Penny Bennett
Landscape Architects