

11. The Council’s Heritage Impact Assessment (HIA) document (EB034) sets out a summary of results relating to the allocated sites. The Council is requested to add the full HIAs to the examination library, in order to clarify the identified assets, likely impacts and potential mitigation measures.

[Please note that this response was updated on 19/07/19 to include a missing HIA form for part of H40, Land off Todmorden Road, Bacup - SHLAA16052, Green Farm]

Response:

11.1 Appendix 1 to this response consists of the full Heritage Impact Assessments (HIAs) for the allocated sites. Please note that some allocations have more than one HIA as the assessment was initially based on the sites identified in the Strategic Housing Land Availability Assessment (SHLAA) and some allocations are made up of a number of individual SHLAA sites. Furthermore, not all the allocated sites were assessed for their heritage impact as part of the Local Plan review if, for example, they had already been granted planning permission or were under construction at the time of the HIA and some were considered to have no heritage impact and therefore no further detail is included in the full assessment.

11.2 Appendix 1 contains full HIAs for the following sites (including the additional assessment for H40, Land off Todmorden Road, Bacup):

Table 1: List of Allocations with a Heritage Impact Assessment

Allocation Ref.	Site name	Reg. 18 Ref.	SHLAA Ref.
H1	Greenbridge Mill (Hall Carr Mill) Lambert Haworth	HS2.81	SHLAA16176
H3	Land at former Oakenhead Resource Centre	N/A	SHLAA18422
H4	Turton Hollow, Goodshaw	HS2.50	SHLAA16220
H5	Swinshaw Hall, Loveclough	HS2.47	SHLAA16203 SHLAA16205 SHLAA16207
H7	Land Adjacent Laburnum Cottages, Goodshaw	HS2.51	SHLAA16197
H8	Oak Mount Garden, Rawtenstall	HS2.60	SHLAA16317
H10	Land at Bury Road, Rawtenstall	HS2.65	SHLAA16404
H11	The Hollins, Hollin Way	HS2.42	SHLAA16188 SHLAA16361 SHLAA16360 and part of SHLAA16363

Allocation Ref.	Site name	Reg. 18 Ref.	SHLAA Ref.
H15	Willow Avenue off Lime Tree Grove	HS2.45	SHLAA16187
H16	Land East of Acrefield Drive	HS2.46	SHLAA16189
H17	Land south of Goodshaw Fold Road	HS2.52	part of SHLAA16219
H18	Carr Barn and Carr Farm	HS2.67	SHLAA16240 SHLAA16383
H20	Old Market Hall, Bacup	N/A	SHLAA18428
H23	Glen Mill, 640 Newchurch Road, Stacksteads	HS2.25	SHLAA16112
H25	Land at Blackwood Road, Stacksteads	HS2.24	SHLAA16109 and part of SHLAA16107
H28	Sheephouse Reservoir, Britannia	HS2.15	SHLAA16040
H31	Lower Stack Farm	HS2.21	SHLAA16038
H33	Land off Rockcliffe Road and Moorlands Terrace, Bacup	HS2.4	SHLAA16080 SHLAA16081
H34	Land at Higher Cross Row, Bacup	HS2.3	Part of SHLAA16065
H35	Shadlock Skip, Stacksteads	HS2.30	SHLAA16110
H37	Land off Gladstone Street, Bacup	HS2.23	part of SHLAA16066
H39	Land off Cowtoot Lane, Bacup	HS2.7	SHLAA18067
H40	Land off Todmorden Road, Bacup	HS2.6	SHLAA16051 SHLAA16052 SHLAA18419
H49	Land adjacent 53 Grane Road	HS2.40	SHLAA16388
H51	Land to side and rear of Petrol Station, Manchester Road	HS2.38	SHLAA16323
H52	Land to the rear of Haslingden Cricket Club	N/A	SHLAA16284
H55	Carr Mill and Bolton Mill, Cowpe	HS2.87 and HS2.96	SHLAA16116 SHLAA16117
H56	Knott Mill Works, Pilling Street and Orchard Works, Miller Barn Lane	HS2.89	SHLAA16127
H58	Land off Lea Bank	HS2.80	SHLAA16166
H60	Johnny Barn Farm and land to the east, Cloughfold	HS2.53	SHLAA16171 and part of SHLAA16393
H62	Land off Peel Street, Cloughfold	HS2.85	SHLAA16168
H63	Hollin Farm, Waterfoot	HS2.93	SHLAA16146
H64	Hargreaves Fold Lane, Chapel Bridge, Lumb	HS2.100	SHLAA16149 SHLAA16150
H66	Land North Of King Street	HS2.102	SHLAA16019

Allocation Ref.	Site name	Reg. 18 Ref.	SHLAA Ref.
H71	Land East of Market Street, Edenfield	HS2.74	SHLAA16259
H72	Land west of Market Street, Edenfield	HS2.71	SHLAA16358 SHLAA16256 SHLAA16262 SHLAA16263
H73	Edenwood Mill, Edenfield	HS2.73	SHLAA16271 SHLAA16270
H74	Grane Village, Helmshore	HS2.78	SHLAA16304 SHLAA16402
M1	Waterside Mill, Bacup	N/A	SHLAA16069
M2	Spinning Point, Rawtenstall	HS2.55	SHLAA16238
M3	Isle of Man Mill, Water	HS2.97	SHLAA16397
NE2	Land North of Hud Hey, Rawtenstall	EMP2.15	
NE3	Carrs Industrial Estate North Extension	EMP2.23	

Appendix 1: Full Heritage Impact Assessments for Local Plan Allocations

H1 SHLAA 16176	Greenbridge Mill (Hall Carr Mill) Lambert Haworth, Rawtenstall –
Description of site	The site is located just to the east of the start of Rawtenstall town centre and located in close proximity to the Fallbarn Conservation Area. Greenbridge Mill is Listed at Grade II with an associated Chimney located c50m to the south of the Mill attached via an underground flue system. The List covers all aspects of the mill, anything attached to the building and within its curtilage.
Heritage assets potentially affected	GII Greenbridge Works and associated Chimney GII C 50 to the south of Green Bridge Works.
Significance	Cotton spinning mill, originally known as Hall Carr Mill, probably c.1830s. Watershot coursed sandstone, 2-span slate roof on 2 levels with skylights. Rectangular double-pile plan, 22 x 4 bays, with engine house on east side and stair turret on west side. Four and half storeys, built with south end to earth of rising hillside; bands on 4 levels, plain vertical rectangular windows on all floors except tall round-headed windows to 2nd level of engine house. Windows at right hand side of gable end to road altered as doors to fire escape. Round archway at ground floor of 1st bay of left side wall. Interior: slim iron columns carrying wooden beams in stirrups. History: may have been water-powered, because built over culvert; occupied in 1854 by J.H. Ashworth & Co., cotton spinners and manufacturers. (Detached chimney (q.v.) to underground flue set on hillside c.50 metres south of mill). Chimney to underground flue from Hall Carr Mill (now Greenbridge Works). Early to mid C19. Sandstone. Square section, rising from ground and tapering in the height.
Contribution site makes to significance	The site is extremely significant historically showing the development in the valley during the industrial boom in the 19 th C. The Mill has been in used till present and has retained most of the historic fabric of the building. If the site is proposed for conversion then the potential impact could be limited.
Possible impact of loss of site and development on significance of asset	The Mill is of National and local significance both architecturally and historically. It forms one of the Cotton spinning Mills that was constructed in the first half of the 19 th C with the boom in industry in the North. Loss of any part of the Mill would not be supported by the NPPF and

	Local SPD as there would be no justification for the loss of the structure. Conversion of the Mill can be considered and the buildings form and layout would lend to this option. Mills that have been designated are of extreme significance and importance to the area.
Secondary effects e.g. increased traffic movement	The road which is linked to the Mill is a minor road, Falbarn Road, but does link to the main A681 Bocholt Way. The increased traffic could have a negative impact on the site and area, but this could be mitigated.
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	If conversion is proposed then this should be undertaken in manner that is sympathetic to the listed structure. Traditional materials and techniques should be used. With the subdivision, this should be undertaken in a manner that does not harm the historic fabric and can be reversed or altered in future with minimal impact. There should be sufficient floor space within the Mill to avoid the need for development externally.
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	The site is highly prominent within the area as listed historic asset. The highest standard of development should be undertaken in line with conservation principals.
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	The proposal for reuse of the site as residential in principal is acceptable and any possible concerns or harm can be mitigated. Conversion of the site would be required to be undertaken in a sympathetic manner ensuring that traditional materials and techniques are used. Also key architectural and historic features are to be retained and kept as features and should be incorporated into the reuse of the site. Division and sub-division should be undertaken in a manner which is fully reversible and cause no harm to the historic fabric. It would present an opportunity to bring the building into a new use and in doing so prevent the deterioration and decay of the site and (subject to detail) may provide an opportunity to enhance the building. The highest standard of conservation would be required. If new additions are to be considered then these should either be of the highest quality traditional build, adding to the character of the site, or if contemporary design is proposed then this should be to enhance the Mill site and show a clear distinction. Poor Pastiches should be totally avoided. Use of modern synthetic materials should be completely avoided.

H3 SHLAA18422	Former Oakenhead Resource Centre
Heritage assets potentially affected	Rawtenstall Conservation Area
Significance	The site is detached from the Conservation Area, however is one of the principal routes into the Conservation Area.
Contribution site makes to significance	The site does form part of the wider setting of the Conservation Officer and while detached is does hold significance and contributes to the over contribution to the Area
Possible impact of loss of site and development on significance of asset	If development is not well considered then this will have negative impact on the CA
Secondary effects e.g. increased traffic movement	There will be some increased traffic movement from any proposed development, however this will likely be nominal.
Public benefits	There will be public benefits from the development of the site, adding to housing need and ensuring a site is reused.
Opportunities for development to enhance or better reveal significance	Well considered design will add a positive contribution to the setting of the Conservation Area
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	Sits just outside of the Boundary of the Conservation Area and does not affect impact upon the setting of any Listed assets, however development on the site will need to ensure the use of natural materials, natural stone, slate and timber for windows and doors. The design should look to the dwellings on the opposite of the road, being a more traditional terrace arrangement and should make use of this within the site which would be appropriate for the historic street pattern. Need to ensure that the site does not simply make use of a standard housing development approach and design. This would not be considered appropriate.
Relocation of development within the site: Topography, open space, landscaping, protection of key views, visibility	

<p>Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)</p>	<p>Acceptable, It is also consider as an application has already been assessed for the site.</p>
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H4 SHLAA16220	Turton Hollow, Goodshaw – no predicted heritage impact
Description of site	
Heritage assets potentially affected	
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	

H5 SHLAA16205	Cornfield off Goodshaw Lane adj to Swinshaw hall, Loveclough
Description of site	The site located to the south of Swinshaw Hall and attached grounds. To the south is a small vernacular farmstead with attached barn. The east is bound by Goodshaw Lane.
Heritage assets potentially affected	Non designated heritage asset – Swinshaw Hall and Lane side farmstead
Significance	The building is not listed (but is a strong candidate for listing) but is considered a non-designated heritage asset. It is dated from the 17 th century and various phasings post its construction. It is a highly important building within the area. It has retained many of its features both internally and externally which makes it worth of consideration for listing. Lane side Farmstead is likely to have been constructed during the late 18 th C with later phasings. It is a good example of the development of farmsteads within the area.
Contribution site makes to significance	The land is attached to Lane side farmstead and would likely have been part of the land worked by the farm and is part of its setting.
Possible impact of loss of site and development on significance of asset	This is considered to be a non-designated heritage asset and the development of the land would have more than substantial harm on the site.
Secondary effects e.g. increased traffic movement	Increased traffic will have a harmful impact upon both Swinshaw Hall and Lane side farmstead
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of	The number of proposed dwellings needs to be reduced. The dwellings need to be constructed in traditional form

<p>development : Prominence, scale and massing, materials, density, number, layout and heights of buildings</p>	<p>and style taking example from the local vernacular. Using natural materials of stone, slate and timber. They should be restricted to two stories. Retention of the trees on the northern boundary which should be TPO'd to ensure buffering to Swinshaw Hall. Standard construction and design will not be accepted.</p>
<p>Location of development within the site: Topography, open space, landscaping, protection of key views, visibility</p>	<p>The development should be sited to the north of the site with a little development to the south as possible. The Further landscaping will be required to soften the built form.</p>
<p>Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)</p>	<p>Acceptable so long as mitigating measures are adhered to. The number of proposed dwellings needs to be reduced. The dwellings needs to be constructed in traditional form and style taking example from the local vernacular. Using natural materials of stone, slate and timber. They should be restricted to two stories. Retention of the trees on the northern boundary which should be TPO'd to ensure buffering to Swinshaw Hall. Standard construction and design will not be accepted. The development should be sited to the north of the site with a little development to the south as possible. The Further landscaping will be required to soften the built form.</p>

H5 SHLAA16206	Swinshaw Hall, Loveclough
Description of site	The site is located in the grounds of Swinshaw Hall. It is bound by trees and mature planting to the north, east and south of the site. To the western boundary runs Burnley Road with limited screening. The grounds are attached to the Country house
Heritage assets potentially affected	Non designated heritage asset – Swinshaw Hall
Significance	The building is not listed (but is a strong candidate for listing) but is considered a non designated heritage asset. It is dated from the 17 th century and various phasings post its construction. It is a highly important building within the area.
Contribution site makes to significance	The proposed area makes up the grounds of the stately home and are an integral part of its setting and significance. This would have formed part of the long view looking onto the house, but the road later altered so it dropped below the sight lines.
Possible impact of loss of site and development on significance of asset	The loss of the area would see the loss of the setting and understanding of the site. The house and grounds are considered to be integral to each other and this would see substantial harm to the heritage asset.
Secondary effects e.g. increased traffic movement	Increased traffic movement and development of the area would have a noise and visual impact upon the asset and its setting.
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	

<p>Location of development within the site: Topography, open space, landscaping, protection of key views, visibility</p>	
<p>Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)</p>	<p>Unacceptable, the level of harm on the undesignated heritage asset would be more than substantial.</p>

H5 SHLAA16207	Land to the north of Swinshaw hall, Loveclough
Description of site	The site located to the north of Swinshaw Hall and attached grounds. To the east the site is bound by Burnley Road and a broken row of terraced dwellings
Heritage assets potentially affected	Non designated heritage asset – Swinshaw Hall
Significance	The building is not listed (but is a strong candidate for listing) but is considered a none designated heritage asset as set out in the NPPF. It is dated from the 17 th century and various phasings post its construction. It is a highly important building within the area. It has retained many of its features both internally and externally which makes it worth of consideration for listing.
Contribution site makes to significance	The site to the north has no associate to the hall, but was retained as open land with a small row of trees dividing the boundary
Possible impact of loss of site and development on significance of asset	Possible impact upon the setting of the hall. The wider setting, landscaping and grounds of the Hall are crucial to the setting and significance of the Hall
Secondary effects e.g. increased traffic movement	Development would bring increased traffic and populous to the area of which would be detrimental to the None designated asset
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials,	The dwellings needs to be constructed in traditional form and style taking example from the local vernacular. Using natural materials of stone, slate and timber. They should be restricted to two stories. Retention of the trees on the southern boundary which should be TPO'd to ensure buffering to Swinshaw Hall.

density, number, layout and heights of buildings	Standard construction and design will not be accepted.
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	The development should be sited to the north of the site with a little development to the south as possible. The Further landscaping will be required to soften the built form.
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	Acceptable so long as mitigating measures are adhered to. The dwellings needs to be constructed in traditional form and style taking example from the local vernacular. Using natural materials of stone, slate and timber. They should be restricted to two stories. Retention of the trees on the southern boundary which should be TPO'd to ensure buffering to Swinshaw Hall. Standard construction and design will not be accepted. The development should be sited to the north of the site with a little development to the south as possible. The Further landscaping will be required to soften the built form.

H7 SHLAA16197	Land adjacent Laburnum Cottages, Crawshawbooth
Description of site	The site is located to the north of Crawshawbooth, set off Goodshaw lane, neighbouring the GII Saint Mary and All Saints Church, Goodshaw.
Heritage assets potentially affected	GII Church of St Mary and All Saints + Curtilage listed former Sunday School
Significance	Church, 1829, 4th on site since C16; altered internally 1903-4. Sandstone blocks, low-pitched slate roof. Nave with short extension at west end, in Early English style. Corners have angle buttresses and are surmounted by unusual diagonally-set square bellcote turrets with embattled parapets. Five bays and 2 storeys; gable to road (east end) has large stepped triple lancet window which is flanked by arched doorways with smaller lancets above them, a moulded sillband to the main window stepped up round the doors to make a sill band to the upper windows; sides have 5 unusually large lancets with hoodmoulds, containing 2-stage windows (presumably lighting ground floor and galleries). Extension at west end has arched side doorway with band over it like those at front, and a stepped triple lancet west window. Interior not inspected, but all fittings and furnishings removed 1903 "nothing remaining save the walls and the roof" (Reference Alfred Peel Crawshawbooth and District, n.d., pp.8-14). Commissioners' church. -
Contribution site makes to significance	There has been development within the area of which has led to the loss of some of the setting of the Heritage assets. This parcel of land represents one of the last key areas which has been left open.
Possible impact of loss of site and development on significance of asset	As stated the site is one of the last remaining areas of setting linked to the Listed Church. It is therefore holds high significance and development on the site would like lead to harm to the church. It would see the Church penned in by development.
Secondary effects e.g. increased traffic movement	There is already development within the area of which further development would see increased road and traffic development of which would have a negative secondary impact.
Opportunities for development to enhance or better reveal significance	Not considered to be possible as the setting of the church holds high significance.
Possible mitigation measures	
Design requirements? Form and appearance of development :	Highest possible standards of designs. The proposed would need to consider the local vernacular. While there is late 20 th development in the area this is extremely poor

Prominence, scale and massing, materials, density, number, layout and heights of buildings	quality. The dwelling would be restricted to two stories and should be constructed from natural materials of slate and stone. The use of artificial materials would not be considered. Materials for window and rainwater good shall also be critical to the development.
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	The boundary of the site shall be pulled in further east away from the Church of St Marys so the boundary is in line with the eastern end of Church St. As noted the setting of the church is of high significance. This would allow for some development, but allow for the key sight lines and vistas to remain open which are critical to the setting of the church.
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	The site may be acceptable, if the mitigation measures set out are fully adhered to. The boundary of the site shall be pulled in further east away from the Church of St Marys so the boundary is in line with the eastern end of Church St. The proposed yield of the site shall also be reduced in line with the reduction. The plotting and spacing of the site should ensure that it follows the pattern in the local area. The design of the properties should look to the local vernacular. They should be of the highest standard of design regardless of the existing development within the area as this is a highly sensitive area. The dwelling heights shall be restricted to 2 stories.

H8 SHLAA16317	Oak Mount Garden, Rawtenstall
Description of site	The site is located in the grounds of a former large mill owners House. The site is located to the West of the centre of Rawtenstall and clearly shown on Historic OS maps.
Heritage assets potentially affected	Oak Mount formerly known as Oak Hill. Clearly shown on the first edition 1844 OS maps. The site is considered to be a None designated Heritage asset and would be supported by the NPPF. The existing building forms a part of a historic estate which has large grounds and associated outbuildings. The site has seen losses however the main house remains.
Significance	As the house is the last remaining element of the former Estate it is a rare example within the immediate area. While it is modest in style it is a nice example of a large former estate house
Contribution site makes to significance	The proposed site is set within the former grounds of the house. Given the level of development within the area the site holds a strong significance as it is one of the last vistas onto the house from the bottom of the development site.
Possible impact of loss of site and development on significance of asset	Could have a substantially negative impact upon the setting of the none designated heritage asset and see the last open space which allows for the views of the house to be eroded.
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	That materials shall be of natural stone, natural slate and use timber for doors and windows. The design should avoid trying to be a pastiche to the house, but it would be possible to take examples from the house and incorporate them into the design. It would be appropriate to set development towards the house and allow for some of the open space to be retained, or else the opposite and create the clear break between the two developments. Layout will be a key consideration. The immediate area s populated by poor quality detached and semidetached house. It might be possible to achieved a design of a scale of the house to compliment the area.

<p>Location of development within the site: Topography, open space, landscaping, protection of key views, visibility</p>	<p>There is existing garden and landscaped area of which is a positive contribution. This will need to be retained and enhanced. The views in the space shall need to be retained.</p>
<p>Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)</p>	<p>Could be acceptable if the highest standard of design and finish is achieved and other mitigating measures are adhered to. That materials shall be of natural stone, natural slate and use timber for doors and windows. The design should look to the traditional vernacular of the valley and ensure that they are not of a standard housing design.</p>

H10 SHLAA16404	Land at Bury Road, Rawtenstall
Description of site	The site is located to the southern side of Rawtenstall and in close proximity of the Conservation Area. The site is currently open grassland land with several mature trees on and bordering the site.
Heritage assets potentially affected	Rawtenstall Conservation Area
Significance	The Conservation area was designated to secure and protect the special nature of the area and those buildings within it which are not designated, but have been noted for their special significance.
Contribution site makes to significance	The site does not directly connect to the Conservation Area, but there are some sight lines into the area.
Possible impact of loss of site and development on significance of asset	The development of the site should not have a detrimental impact on the Conservation area, so long as the detail and design is considered.
Secondary effects e.g. increased traffic movement	Increased traffic movement is will not have a negative impact.
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	The dwelling should be restricted to two stories and should be constructed as terraces as this will assist with them fitting into the setting of their location. Example should be taken from the terraced dwellings within the immediate and surround area. They should be constructed of natural stone, slate and timber, artificial materials are not appropriate. They should sit facing the road to mirror the style seen locally.
Location of development within the site:	They should be sited to the front of the site. The trees to the rear of the site should be retained and some of the

<p>Topography, open space, landscaping, protection of key views, visibility</p>	<p>more mature trees on the site should be retained and ensured with TPO's.</p>
<p>Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)</p>	<p>Acceptable so long as the following mitigation is followed. The dwelling should be restricted to two stories and should be constructed as terraces as this will assist with them fitting into the setting of their location. Example should be taken from the terraced dwellings within the immediate and surround area. They should be constructed of natural stone, slate and timber, artificial materials are not appropriate. They should sit facing the road to mirror the style seen They should be sited to the front of the site. The trees to the rear of the site should be retained and some of the more mature trees on the site should be retained and ensured with TPO's.</p>

H15 SHLAA16187	Willow Avenue Off Lime Tree Grove, Rawtenstall
Heritage assets potentially affected	Grade II Church of St Paul
Significance	
Contribution site makes to significance	The site forms a part of the wider setting and context of the church. The plot of lands while having been developed around has been retained to allow for a sense of the presence of the church and allow the church to retain some form of its forma vistas and cut throughs
Possible impact of loss of site and development on significance of asset	Development of the plot would see the last parcel of land forming a part of the setting of the church eradicated and the church would be hemmed in by development.
Secondary effects e.g. increased traffic movement	Would see the loss of mature planting and green space and development of increased park and management to an area already highly populated.
Public benefits	
Opportunities for development to enhance or better reveal significance	No considered to be possible given the extant over development of the area. The land holds high significance to the Church
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	Development would be reduced in yield down to 5 only. The boundary reduced bringing the boundary in line with that of the properties on Cribden Street. It might be possible to continue the street line on Willow Avenue. It might be possible to have bungalows, however more likely pick up on the terraced dwelling and restrict the dwellings to two stories. Materials shall be natural. Looking for good stone and slate.
Relocation of development within the site: Topography, open space, landscaping, protection of key views, visibility	There are good mature trees on the plot of which are a positive contribution. There will be some losses, however the trees should be TPO'd as necessary and allow for some small losses. The trees to the south of the changed boundary should be retained.

<p>Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)</p>	<p>Providing the following mitigating measures are strictly adhered to the site will be acceptable. The Boundary of the site has to be reduced pulling the southern boundary in line with the rear boundary line of the properties on Cribden Street. The yield will therefore be reduced to around 5 dwellings. It would be possible to continue the street line on Willow Avenue . There is a good set of mature trees existing, while there will be some loss, the trees to the south of the amended boundary should be retained and TPO'd. This is to ensure the natural screening to the GII Church which sits to the south of the site. It would be possible to have bungalows on the site, otherwise the they will be restricted to two stories. Whether bungalows of two story dwellings they should be constructed from natural stone, roof finishes in welsh slates and have timber windows. The highest quality of design will be expected. Garden partitions will be expected to be to use natural materials and use of timber panels fencing will be resisted. Consideration will need to be given to some landscaping to ensure that the built form is soften to the area.</p>
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H16 SHLAA16189	Land East of Acrefield Drive (Hollin Way), Reedsholme
Description of site	No predicated Heritage impact
Heritage assets potentially affected	
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography,	

open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	

H17 SHLAA16219	Land north of the Jester, Burnley Road,
Description of site	The site is located directly off Burnley Road to the west of Goodshaw. It is currently open greenspace, bound on the east side by Burnley Road, west is greenspace leading onto countryside. The north of the site links up with Goodshaw Fold Road.
Heritage assets potentially affected	Goodshaw Fold Conservation Area GII Lower Fairbanks Farmhouse GII Higher Fairbanks Farmhouse and attached Barn Undesignated heritage Kippax (former Hargreaves Mill)
Significance	<p>The Conservation area was designated to protect the special nature and detail of the area, which has two nationally designated assets and many undesignated heritage assets of local importance and interest, which have been noted in the appraisal.</p> <p>GII Lower Faribanks - Farmhouse, later C18. Whitewashed coursed sandstone rubble, stone slate roof with gable chimneys. Single-depth 2-bay plan. Two storeys, almost symmetrical; low single-storey gabled porch with stone coping and kneelers felted roof, board door in plain surround; 2 flush mullion windows on each floor: to left a stepped triple light window and a 4-light casement above, to right one 2-light top-hung casement on each floor. At left end is single-storey lean-to of random rubble with slate roof, simple doorway at junction and very low horizontal window above. At right end, but not included in the item, a projecting barn with corrugated sheet roof on lower level embraces the gable. Rear almost blind except for one window each floor near end of 2nd bay.</p> <p>GII Higher Fairbanks - Laithehouse, later C18. Whitewashed watershot coursed sandstone rubble, stone slate roof with chimneys at left gable, on the ridge, and at the junction. Single-depth 2-bay farmhouse of 2 storeys has low gabled porch with altered doorway, 2 flush mullion window on each floor: 3 lights to the left and 2 lights to the right, mostly with 4-pane glazing. Barn continued to the right has large segmental-headed wagon arch, a very small square window under the eaves above, and a plain doorway at the right hand end. Listed as good example of humble type.</p>
Contribution site makes to significance	The proposed site is overlooked by the two Listed farmhouse which are on the valley side with dominating views. While there is substantial development the area does make up the wider setting of the farmhouses.

	The site also offers views out of the Conservation area which are noted within the appraisal.
Possible impact of loss of site and development on significance of asset	The development of the site is likely to have a negative impact upon the setting of the listed assets and the conservation area.
Secondary effects e.g. increased traffic movement	Increased traffic movement will have an increased visual and noise impact on the setting of the stated heritage assets and conservation area.
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	The development will need to be reduced in numbers and should be designed to mirror the local style. The dwelling should take example from the local terraced dwellings which would in turn help to limit the impact. These could run along the road which would mirror what is already found within the immediate and wider area. The dwelling should be traditional in form and design, using natural materials including stone, slate and timber. They should be of the highest possible quality.
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	The development should be set along the road as detailed and to the rear of the development landscaping and planting created to soften the development.
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	The proposed site could be acceptable so long as the stated mitigation is adhered to. The development plot will need pulling the boundary away from the Conservation Area further south. The boundary should not go further north of Abbeycroft. The design should look to mirror the local style. The dwelling should take example from the local terraced dwellings which would in turn help to limit the impact. These could run along the road which would mirror what is already found within the immediate and wider area. The dwelling should be traditional in form and design, using natural materials including stone, slate and timber. They should be of the highest possible quality. The proposals should ensure a good landscaping scheme which would mitigate against any visual impact from the Conservation Area and other key site lines.

H18 SHLAA16383	Land at Carr Barn, Hardman Ave, Rawtenstall
Description of site	The site is located to the south side of Rawtenstall. To the north of the site there is existing development which is a mix of 1940/50's and later 20 th C development. The site is currently open grazing/ grassland and looks out onto a rural countryside setting.
Heritage assets potentially affected	GII Carr Farmhouse
Significance	Farmhouse, probably later C18. Watershot coursed sandstone, stone slate roof with gable chimneys. Double-depth 2-bay plan with projecting porch in centre. Two storeys: 2-storey gabled porch with plain doorway offset to left and small window above; to left each floor has coupled windows, originally 2-light flush mullioned but now top-hung casements, and to right one window each floor similarly altered. Left return wall has one C19 window on each floor.
Contribution site makes to significance	The land to the rear of the listed asset holds the last remnant of the former setting before the surround area was developed with housing. Looking at historic OS Maps it wasn't until the late 1960's that the area immediately up to the listed asset was developed and the area was retained as open land.
Possible impact of loss of site and development on significance of asset	The proposed development site would see the total loss of this setting and enshroud the Listed building. To the east of the proposed site is a small well and reservoir/ water source (as noted from OS map 1930). This would like have served the farmhouse and nearby dwellings.
Secondary effects e.g. increased traffic movement	Increased traffic would see increased, noise and visual activity which would have a negative impact.
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development :	Given the more rural location and setting the design of the dwelling should be traditional, using natural stone and slate. Restricted to two stories. The layout of the site will need thorough consideration to respect the setting of

<p>Prominence, scale and massing, materials, density, number, layout and heights of buildings</p>	<p>the Listed asset. There will need to be open spacing between dwelling to ensure some retention of the sight lines and views from the listed asset. Retention of the well and reservoir as these are just as important to the site.</p>
<p>Location of development within the site: Topography, open space, landscaping, protection of key views, visibility</p>	<p>The development needs to adequately sited away from the listed asset making use of the available space. A well-developed scheme of landscaping and planting will be required on all boundaries to ensure that the built form is softened against the rural setting.</p>
<p>Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)</p>	<p>Possibly unacceptable due to the loss of the setting of the asset.</p>

H20 SHLAA18428	Old Market Hall, Bacup
Heritage assets potentially affected	Grade II - Old Market Hall and Bacup Conservation Area
Significance	<p>Market Hall, 1867, with later addition to west side, now timber warehouse. Rock-faced sandstone with ashlar bands and dressings, 3-span slated and glazed roof with side-wall chimneys. Rectangular plan, 3x8 bays. On sloping site, 3-storey east side and 2 2-storey west side, "in the Italian style of architecture" (Newbigging). Projecting cornice to front and sides. Three-bay front to Bank Street has rusticated ashlar centre bay containing giant entrance arch with coved surround, flanked by dentilled panels framed by pilaster strips and pedimented above the cornice, and the outer bays have coupled round-headed windows on each floor, the lower with keystones. After similar return bay, left side wall has basement of 8 fireproof shops in arcade of wide segmental arches carried by segmental-headed cast iron beams, each supported by iron columns framing a door and a low wall with windows (some sashed, some altered, others blocked); floor above has 2 dentilled panels in each bay, and top floor has coupled segmental-headed windows. Interior: 8-bay nave and aisles formed of slim iron columns carrying segmental-arched lattice girders; light-weight roof trusses secured by slender tie-rods. (Brief reference in Thomas Newbigging History of the Forest of Rossendale p.230).</p>
Contribution site makes to significance	The site is a highly significant Listed Asset being of one of the last remaining examples within the area. It is a positive contribution to the Conservation Area.
Possible impact of loss of site and development on significance of asset	Redevelopment of the site is required as the building is currently in a poor state of condition and require immediate works. A small amount of new building has been previously approved to the rear of the Hall to support the conversion of the Market Hall.
Secondary effects e.g. increased traffic movement	As this is a town centre location there will be a balance as there would be less need to personal transport, however redevelopment will lead to an increase in traffic and footfall, however these are not considered to have a negative impact on the asset or surrounding area.
Public benefits	These would be bringing a neglected building back into use of which would have benefit to the land values in the immediate area. It would bring a building off the At Risk register and also contribute to house need.

<p>Opportunities for development to enhance or better reveal significance</p>	<p>The redevelopment of the Market Hall does present an opportunity to enhance the quality of the building. Previous approvals and discussions have shown that design can have a hugely positive benefit and enhance some of the key quality of the building.</p>
<p>Possible mitigation measures</p>	
<p>Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings</p>	<p>The new build design to the rear of the site as mentioned has had consent previously in 2010. If futures designs follows the same principals then this will be acceptable. In respects to works on the Hall. These will need to ensure retention of all historic fabric. There can be some adaption of the roof with insertion of glazing, but the wrought iron fret shall be retained. Loss of historic fabric would not be considered or accepted.</p>
<p>Relocation of development within the site: Topography, open space, landscaping, protection of key views, visibility</p>	<p>Little space for landscaping. The main considerations have already been set out.</p>
<p>Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)</p>	<p>Conversion of the site to residential is considered to be acceptable. The site is currently at risk and in a poor state of condition. Previous consent has been granted for the site to be converted and a small section of new build to the north of the site which was formerly the warehouse which has since been demolished. Highest level of conservation works will be require ensuring that fabric and features are retained. Materials shall be of a match to the existing, making use of timber, lime for all plastering and mortar, natural roofing slates and stone to match where required.. Any new build within the site will be to be an enhancement to the site and the wider Conservation Area. Suggestion of Pre-App advice on any development on this site.</p>

H23 SHLAA16112	Glen Mill, 640 Newchurch Road, Stacksteads
Description of site	The site is located midway between Stacksteads and Waterfoot, sited off New Church road running directly alongside the river Irwell.
Heritage assets potentially affected	The Mill is not listed but is considered a none designated asset of special interest, architecturally and historically.
Significance	The Mill was constructed in 1854 as a three storey stone built mill for use as cotton spinning mill and cotton goods and likely constructed in close proximity to the river for use as a water source. Henry Duckworth is listed as a cotton spinner and manufacturer at Glen Top Mill in a trade directory for 1854. In 1857, Henry Duckworth, cotton spinner and manufacturer of Glen Top Mill, was declared bankrupt. The mill and its machinery were advertised for sale during the same year. The whole site comprised 2,475 square yards. A newspaper article of 1859 identifies the firm of Samuel Howarth & Brothers with Glen Top Mill. By 1879, the mill housed 5,000 spindles and 108 looms. In 1884, the mill was taken over by Messrs Ashworth & Farrow of Albion Mill in Bacup, who installed new spinning machinery. However, within 12 months the mill was advertised for sale again, and appears to have been taken by the firm of Stansfield, Sons & Shepherd. The mill appears to have been used subsequently for the manufacture of slippers. In connection with the site on the opposite side of the road are a series of Victorian workers terraced houses, which were constructed at the same time as the Mill and would have served the Mill workers.
Contribution site makes to significance	The Mill while not being as major as some of the other mills in the area is highly significant and in recent research presented as mill of medium quality.
Possible impact of loss of site and development on significance of asset	The loss of the Mill would not be justified as the mill is considered significant and is prime for conversion to residential.
Secondary effects e.g. increased traffic movement	Increased traffic movement is not considered to be detrimental.
Opportunities for development to enhance or better reveal significance	The opportunity for the reuse of the mill would present any opportunity for the preservation of the mill and the development could present the opportunity to enhance the site and add an additional phase to its development.

Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	While being an undesignated site, it would require the highest standard of conversion, while allow for the development of the site.
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	Proposal is acceptable with the retention of the mill and conversion to residential, with a high standard of design for the conversion and a slight reduction in the number of allocations. It would be possible for there to be some adaptation of the Mill to make a scheme for conversion work. If there is to be any discussion of proposed loss then this would need to ensure a good scheme of mitigation in the form of reuse of materials, detailed historical recording and analysis of the area to an appropriate standard. The development should make use of extant historic fabric and use it to create features where possible on the site. There will also be the need for provision of a interpretation panel for the historic of the site which makes use of the historic buildings record.

H25 SHLAA16107	Land north of Blackwood Road, Stacksteads
Description of site	The site is located to the North West of Bacup town centre. Set up and back from Todmorden Road. The parcel of land is within the greenbelt as open space with views onto the hillside and countryside beyond.
Heritage assets potentially affected	GII 22,24 and 26, Rake Head Lane , GII Waterbarn Baptist Chapel
Significance	<p>Rake Head Lane Row of 3 cottages, c. 1800. Watershot coursed sandstone with quoins to rear corners (return walls and parts of rear wall now rendered), stone slate roof with 2 chimneys on the ridge and one at right gable. Double depth, each cottage one bay. Two storeys; each has plain doorway to left and stepped triple-light window on each floor, but No. 24 has 2 at 1st floor: these windows slightly irregular in size and disposition. Left return wall has near rear corner a 2-light flush mullion window at ground floor and remains of a 3-light window above (the outer lights blocked); rear of No. 24 has two 3-light windows at 1st floor.</p> <p>Waterbarn Chapel Baptist chapel, dated 1847 in gable. Sandstone ashlar facade, otherwise coursed rubble, slate roof. Rectangular plan (school attached at south end not included in the item). Two storeys; symmetrical facade in simple classical style has pilastered corners, 1st floor sill band, string course, moulded cornice and pedimented gable: at ground floor 2 doorways with panelled doors, rectangular fanlights, cornices on brackets, and between them 2 round-headed windows; at 1st floor a Venetian window flanked by round-headed windows, and in the pediment of the gable a tablet lettered BAPTIST CHAPEL 1847 protected by a cornice on brackets. Side walls have 7 windows on each floor, rectangular at ground floor and round-headed at 1st floor, all with altered glazing. Interior: horseshoe-shaped gallery supported on slim iron columns with palm capitals (but now ceiled) ; segmentally-curved box pews.</p>
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	The development of the site could potentially have a less impact on the setting of Waterbarn Chapel. Looking from the Chapel to the site (south) there is a good buffer in the form of mature trees. To the West the GII cottages site

	on the edge of the site and look onto where the proposed development would sit. Current the views from the cottages offer open views.
Secondary effects e.g. increased traffic movement	Increased traffic would not have detrimental impact on either designated site.
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	Restrictions should be placed that the dwellings be no more than 2 storeys. They should take example from the local area in terms of design and should be constructed in natural stone and slate and timber.
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	A good detailed scheme of landscaping will be required. Retention of the trees/ woodland area to the north boundary, should be TPO'd. The dwelling should be set closest to Blackwood road, keeping the rear plot of land clear and open.
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	Acceptable providing mitigation measures are adhered to. Restrictions will be placed that the dwellings be no more than 2 storeys. They should take example from the local area in terms of design, style character and should be constructed in natural stone and slate and timber. Standard materials and design will not be acceptable. High density developed will not be acceptable. A good detailed scheme of landscaping will be required. Retention of the trees/ woodland area to the north boundary of the site and these should be protected with a TPO. The dwelling should be set closest to Blackwood road, keeping the rear plot of land clear and open. It will also be require that the site be pulled away from the Western boundary to prevent impact on the Listed assets.

H25 SHLAA16109	Land at Blackwood Road, Stacksteads
Description of site	No predicted Heritage impact.
Heritage assets potentially affected	
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	

H31 SHLAA16038	Lower Stack Farm, Bacup
Description of site	The site is located to the south west of Bacup, off Stack Line which is accessed off New Line, opposite a small reservoir to the opposite side of the road.
Heritage assets potentially affected	Potential - Britannia Mill – GII Undesignated railway heritage, disused tunnels of former railway
Significance	<p>Britannia Mill - Integrated cotton spinning and weaving mill of 1845-6 with alterations of the 1860s and 1890s. https://historicengland.org.uk/listing/the-list/list-entry/1434087</p> <p>Disused Railway tunnels - series of disused railway tunnels which have been retained (infilled) but are still present and able to trace the route of the old line.</p> <p>Undesignated historic Barn, Lower Stack Farm.</p>
Contribution site makes to significance	The site shares no significance to Britannia Mill, the site is located in close proximity to that of the discussed line, while there is development in the area it is still sensitive to the railway heritage and has been preserved as such. The New Line industrial estate, the road follows the course of the old Rochdale – Bacup line.
Possible impact of loss of site and development on significance of asset	There has already been significant development within the area, however the railway of the history is still readable on the landscape.
Secondary effects e.g. increased traffic movement	Increased traffic movement is not considered to be detrimental
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	The development with the area is mixed, so modern construction using brick and artificial materials and more traditional structures including of stone and slate. The development should be of the highest quality and be constructed in natural stone and slate. Terraced housing would be a consideration as space and layout on the site is crucial as the surrounding area is already highly sited with housing.
Location of development within the site:	The parcel of land is elevated from the main road is currently grassland creating a division between the

<p>Topography, open space, landscaping, protection of key views, visibility</p>	<p>modern development off Rochdale Road.</p>
<p>Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)</p>	<p>Providing mitigation measures in place the site is acceptable. The development should be of the highest quality and be constructed in natural stone and slate. Terraced housing would be a consideration as space and layout on the site is crucial as the surrounding area is already highly sited with housing. The dwellings will be restricted to two stories. The use of standard housing designs will not be acceptable and the use of poor quality and synthetic materials will also be refused.</p>

H33 SHLAA16081	Land off Moorlands Terrace, Bacup
Heritage assets potentially affected	Grade II - Church of St Saviour Grade II Land Ends Farmhouse
Significance	<p>Church, 1864-5, by Edward Wyndham Tarn (Pevsner). Rock-faced sandstone, steeply-pitched slate roof with bands of green fish-scale slates. Nave with north and south aisles, chancel with polygonal apse, very prominent north-east tower with broach spire; in Gothic style, with mostly plate tracery. Seven-bay nave and aisles; aisles have short buttresses, 2 windows in each bay as alternating pairs either of 2 cusped lights with quatrefoils in the head or single cusped lights, clerestory has coupled segmental pointed lights; at west end of north aisle is gabled porch with steeply-pitched roof and moulded arch. At east end of south aisle is a cross-gabled baptistery. West end is buttressed and has at lower level an arcade of 3+5+3 recessed 2-light windows, round windows over the outer groups, and in centre a large tripartite west window with 2 orders (with shaft rings) to flanking lancets and a large 3-light centre which has bar tracery in the head. Buttressed apse with trefoil-pierced parapet has moulded lancets containing bar tracery with trefoils in the heads. Three stage tower with polygonal stair turret has recessed 2-light belfry louvres, a Lombard frieze, and lucarnes to the spire. Interior: 7-bay nave arcade composed of slender polished columns with prominent moulded caps carrying double-chamfered 2-centred arches; clerestory-level wall shafts with moulded caps supporting cusped bracing to wagon roof. West gallery passing through 3rd bay of arcade. Windows of apse linked by blind arcading containing Commandment Tables etc; similar blind arcading to side walls of baptistery containing lettered panels: on east side commemorating John Holt of Stubbylee (q.v.) 1804-36 and other members of this family, on west side 1914-18 War Memorials. Beneath floor at east end is font for baptism by immersion.</p> <p>Farmhouse, c.1800 with later extensions. Watershot coursed sandstone with quoins, stone slate roof (felted at front) with chimneys at original gables (that to left now ridge). Double depth plan of considerable depth and 2 wide bays. Two storeys, back towards road; front (south side) is symmetrical, has plain doorway with large rectangular lintel and two 6-light mullioned windows on each floor, the lights stepped in groups of three, and a later casement between those at 1st floor. Interior altered.</p>
Contribution site makes to significance	The site forms a part of the wider setting of the church of St Saviour. Within the site there are clear site lines onto the Church and from the spire and main tower the site is clearly visible. There are also some impacts on the

	farmstead and this would see further development and further loss of context of the historic farmstead.
Possible impact of loss of site and development on significance of asset	There has been development within the area and approval on a scheme close by. While this might be the case there is still potential that permitting development would have a negative impact upon the setting.
Secondary effects e.g. increased traffic movement	There will be some increased traffic movement and road development to the area, however this is considered nominal.
Public benefits	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	The proposed number of dwellings will need to be reduced and considered. Saturating the site with development would not be supported. There is a mix of building stone in the area as there are some later addition brick dwellings. It is considered that stone would be the most appropriate and use of Welsh slate as well. There shall be no inclusion of dormer windows or roof adaptations. The style of the buildings will need to look to the immediate area and be of a design which is unique to the site and not of a standard stock. Development may benefit from looking to the immediate terraced dwellings, as this would help with continuing the building line, however it may be possible to have a small mix, but terraced dwellings would be appropriate to the area and assist with the blend.
Relocation of development within the site: Topography, open space, landscaping, protection of key views, visibility	The development would benefit from a detailed landscaping scheme to help soften the harsh built form. This would be a large benefit to the boundary of the site to the south and south west which are the critical views onto and from the Church of St Saviour.
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	Providing above measures are carried out H33 is acceptable

H34 SHLAA16065	Land at Higher Cross Row, Bacup
Heritage assets potentially affected	Bacup Conservation – None Designated Heritage Assets
Significance	The Bacup Conservation Area was designated to protect the special Architectural and historical interest and significance of Bacup. Within close proximity there are several Listed Buildings and buildings which are considered None Designated Heritage Assets.
Contribution site makes to significance	While the site is boundary to the Conservation Area it forms an integral part of the setting of the Conservation Area. There is high development in the area of which has had marked impact and this areas represents one of the last pieces of open green space within this area. The open spaces has clear views into and from the Conservation Area with mature Planting to the south of the site. It is one of the last place which has uninterrupted view into the area.
Possible impact of loss of site and development on significance of asset	Development of this site has to the potential to have a negative impact on the Conservation Area given the clear views and site lines. As stated this is one of the last green spaces of which adds to its importance to the area.
Secondary effects e.g. increased traffic movement	Increased traffic movement and footfall isn't considered to have a significant impact given the existing development within the area.
Public benefits	While it provide to housing numbers it would represent the loss of open green space which is positive to the public and contribution to the Conservation Area.
Opportunities for development to enhance or better reveal significance	No considered to be an opportunity to enhance or better reveal.
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	The dwellings shall take example from the local vernacular and shall be terraced. The dwelling shall be constructed from natural stone, natural roofing slates and have timber windows of which shall be a of a traditional style. They shall be restricted to two stories and not have the inclusion of dormer or roof adaptations.
Relocation of development within the site: Topography, open space, landscaping, protection of key views, visibility	The yield shall be reduced from 17 to under 10, however it may be possible to slightly increase the number. The dwellings shall take example from the local vernacular and shall be terraced and will be sited along Earnshaw Road. There shall be no development within

	<p>the rest of the site and he development will ensure that it is kept to the east of Earnshaw Road as this will continue the natural street pattern already present. Any development to the north of the site will be unacceptable. There is good existing buffering in the form of mature trees to the south of which shall be retained and protected if necessary. There will be a need for a detailed landscaping scheme which will enhance the area and providing buffering of the new dwellings from the north.</p>
<p>Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)</p>	<p>Providing the following mitigating measures are strictly adhered to the site will be acceptable. As it is boundary CA the site must be reduced, pulling it away from the boundary. The yield shall be reduced from 17 to under 10, however it may be possible to slightly increase the number. The dwellings shall take example from the local vernacular and shall be terraced and will be sited along Earnshaw Road. There shall be no development within the rest of the site and he development will ensure that it is kept to the east of Earnshaw Road as this will continue the natural street pattern already present. Any development to the north of the site will be unacceptable. There is good existing buffering in the form of mature trees to the south of which shall be retained and protected if necessary. The dwelling shall be restricted to two stories. The dwelling shall be constructed from natural stone, natural roofing slates and have timber windows of which shall be a of a traditional style. There will be a need for a landscaping scheme which will enhance the area and providing buffering of the new dwellings from the north.</p>

H35 SHLAA16110	Shadlock Skip, Stacksteads
Heritage assets potentially affected	None Designated Heritage Asset Old Railways Sheds, Waterfoot
Significance	The Railways Good sheds/ Ware house is a surviving railways build from the closures in the Area. it is extremely rare in the area as most if not all other buildings were demolished or have been altered beyond recognition. The shed has been picked up on the Historic England Publication 'The Railways Goods Shed and Warehouse in England. It is of Listable standard. The building also retained is principal from wall and small outer signal block. It still holds its presence as a railway industry.
Contribution site makes to significance	The wider site does bear the scars of the former railways industry, but it now a storage area and used on a commercial basis. While this is the case the wider areas holds as much significance as the building itself as this was all associated to the railway.
Possible impact of loss of site and development on significance of asset	The site does hold the potential for reused, however the sheds building should be retained, redeveloped and reused.
Secondary effects e.g. increased traffic movement	
Public benefits	Reuse of a historic structure and allows a space to brought into semi public access.
Opportunities for development to enhance or better reveal significance	There is an opportunity to enhance the extant railways shed build and create a better sense of its setting. Development could enhance the building and bring it back to centre focus.
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	The main Warehouse should be retained. It is an important part of the railways history and the building holds great potential for reuse. Simple conversion of the building is possible and could be easily subdivided internally, ensuring that key features and fixtures and fittings are retained and incorporated into the design. There may be opportunity for redevelopment surrounding the building, however this would need to be measured against the conversion of the sheds building. The design of such buildings would need to be of a lesser scale and massing to that of the main building, however there is opportunity to create a contemporary design which reflect the Old Shed building.

<p>Relocation of development within the site: Topography, open space, landscaping, protection of key views, visibility</p>	
<p>Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)</p>	<p>No predicted heritage impacts on designated assets, consideration should be given to retaining non-designated assets in accordance with Paragraph 135 of NPPF.</p>

H37 SHLAA16066	Land East of Rochdale Road (East of Empire Theatre, Bacup)
Heritage assets potentially affected	Bacup Conservation Area + None Designated Heritage Asset within Area
Significance	The Bacup Conservation Area was designated to protect the special Architectural and historical interest and significance of Bacup. The Area is densely populated with Nationally Listed and None Designated Heritage Assets of which hold high significance.
Contribution site makes to significance	The site sits on the boundary of the Bacup Conservation Area and is considered a positive Green space which is populated with dense and mature tree planting. The boundary of the Conservation Area has been highly developed and there are few remaining open green spaces with views onto the Conservation Area. Given the topography of the land it provides clear views across and into the Conservation Area and there are clear views out which are onto the Green Space. With this being one of the last remaining areas it adds to its significance.
Possible impact of loss of site and development on significance of asset	The development of the area would see the loss of vital green space which sits on the boundary of the Conservation Area and would have a marked negative visual impact on the Conservation Area. As there has already been substantial development in the area this would see overdevelopment.
Secondary effects e.g. increased traffic movement	There would be need for development of new infrastructure and roads of which would see increase flow to the area of which could have a negative visual and overall impact on the Area.
Public benefits	Increase housing numbers, but at the loss of green spaces and key views and vistas
Opportunities for development to enhance or better reveal significance	No considered to be possible.
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	The dwellings would need to be of the highest standard of design, standard catalogue designs would not be acceptable. The design should ensure they make use of natural stone and slate, windows constructed from timber and rainwater goods an minimum constructed in powder coated aluminium. The heights to be restricted to two stories. Layouts will need to be considered to take example from the surrounding area.
Relocation of development within the site: Topography,	Total number of dwellings is reduced and the boundary of the site also pulled in. The existing trees to the

<p>open space, landscaping, protection of key views, visibility</p>	<p>western boundary should be retained and additional planting of trees to form a highest density of natural buffering. Given the topography of the land consideration will be needed as to the siting of the dwellings to ensure they have the least visual impact. And should be sited furthest to the north with no creep to the south.</p>
<p>Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)</p>	<p>Development of the site could be acceptable so long as the total number of dwellings is reduced and the boundary of the site also pulled in. The existing trees to the western boundary should be retained and additional planting of trees to form a highest density of natural buffering. The design of the dwellings would be of the highest possible standard and there will be no consideration given to standard designs. The same is to apply to materials, only natural stone, english or welsh slates, or stone slates and the use of timber for doors and windows will be acceptable. Given the topography of the land consideration will be needed as to the siting of the dwellings to ensure they have the least visual impact.</p>

H39 SHLAA18067	Land off Cowtoot Lane, Bacup
Description of site	The site is located to the north of Bacup the north of the urban settlement. It has clear views over and into the Bacup Conservation Area as it is located some way up the hillside.
Heritage assets potentially affected	Bacup Conservation Area.
Significance	The Bacup Conservation Area was designated to protect the special Architectural and historical interest and significance of Bacup. The Area is densely populated with Nationally Listed and None Designated Heritage Assets of which hold high significance. The area is consider one of the best preserved Mill towns.
Contribution site makes to significance	While the site is somewhat detached from the Conservation Area it does have clear views and vistas which are viewed from within and outside of the Conservation Area
Possible impact of loss of site and development on significance of asset	The impacts would be considered minimal however it would see the erosion of the countryside and view onto open spaces would be lost.
Secondary effects e.g. increased traffic movement	None considered to have an impact.
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	The dwelling would have to have the highest quality materials, making use of natural stone and slates, with the use of timber for doors and windows. No use of UPVC. Looking to the local vernacular for design ideas. Dwellings would be restricted to two stories. The total number of dwellings should be reduced and the boundary amended.

<p>Location of development within the site: Topography, open space, landscaping, protection of key views, visibility</p>	<p>Given the topography of the site consideration will need to be given to the siting of the dwellings. As standard housing style layout will not be appropriate give the view and site lines. A high level landscaping plan will be required and absolutely necessary.</p>
<p>Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)</p>	<p>Acceptable so long as the site boundary is reduced, totally proposed yield is also lowered in line with the boundary being reduced. Careful consideration of design would be required ensuing that they look to the local architectural style of the immediate and wider area. The dwelling would have to have the highest quality materials, making use of natural stone and slates, with the use of timber for doors and windows. No use of UPVC. A highly detailed landscaping scheme would be required to provide softening and natural buffering to the site.</p>

H40 SHLAA16051	Bull Hall Barn, Todmorden Road, Bacup
Description of site	The site is located to the North West of Bacup town centre. Set up and back from Todmorden Road. The parcel of land is within the greenbelt as open space with views onto the hillside and countryside beyond.
Heritage assets potentially affected	Bacup Conservation Area + Setting of Grade II 142 – 144 Todmorden Road
Significance	<p>The Bacup Conservation Area was designated to protect the special Architectural and historical interest and significance of Bacup. The Area is densely populated with Nationally Listed and None Designated Heritage Assets of which hold high significance.</p> <p>Pair of cottages, later C18, altered. Watershot coursed sandstone, stone slate roof with chimneys on ridge at left junctions. Two storeys, each cottage one bay; some signs of vertical joint between them at 1st floor level; doorways to right hand side, that to No. 142 now covered by small gabled porch; one window each floor, altered at ground floor of No. 144 but otherwise original: stepped triple-light to No. 142, and 2 stepped 5-light windows at 1st floor. Probably used for domestic weaving.</p>
Contribution site makes to significance	The plot is located some distance from the Conservation Area however there are clear views into and out of the Conservation Area the plot forms countryside and open space which is a positive contribution. The Grade II Cottages just up the road from the site do from a wider part of terraces, however these two have been selected for their special character. The area which is proposed has always formed open space and this adds to the setting of the cottages and the development of the area.
Possible impact of loss of site and development on significance of asset	Potential negative views out of the Conservation Area. Impact on the setting of the Listed buildings, however these can be mitigated against
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	Not a consideration

Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	The design of the dwelling should look to the local vernacular and ensure that they are constructed from natural stone, roofs finished in natural slates and windows to be constructed from timber. They shall be restricted to two stories and ensure that roof pitches look to the surrounding area. Standard design will not be acceptable and there shall be no use of render or brick. They layout of the development will require consideration and the use of standard housing development plots will not be acceptable. The use of terraced dwelling could be considered as an option for housing.
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	The development should be sited closest to the south and set down the hillside. There will need to be a landscaping scheme to help to soften the built form, however with the other consideration this can be lesser.
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	Acceptable So long as the number of dwellings is reduced from 29, the boundary of the site is pulled further. The design of the dwelling should look to the local vernacular and ensure that they are constructed from natural stone, roofs finished in natural slates and windows to be constructed from timber. They shall be restricted to two stories and ensure that roof pitches look to the surrounding area. Standard design will not be acceptable and there shall be no use of render or brick. Landscaping plan will be essential to ensure that natural buffering is created.

H40 SHLAA16052	Green Farm, Todmorden Old Road
Description of site	The site is located to the North West of Bacup town centre. Set up and back from Todmorden Road. The parcel of land is within the greenbelt as open space with views onto the hillside and countryside beyond. There is existing band of mature trees to the north and south east of the plot of land.
Heritage assets potentially affected	Bacup Conservation Area + Setting of Grade II 142 – 144 Todmorden Road, Pinfold C120 Metres East of Cow Toot Farm. Historic Landscape
Significance	<p>The Bacup Conservation Area was designated to protect the special Architectural and historical interest and significance of Bacup. The Area is densely populated with Nationally Listed and None Designated Heritage Assets of which hold high significance.</p> <p>Pair of cottages, later C18, altered. Watershot coursed sandstone, stone slate roof with chimneys on ridge at left junctions. Two storeys, each cottage one bay; some signs of vertical joint between them at 1st floor level; doorways to right hand side, that to No. 142 now covered by small gabled porch; one window each floor, altered at ground floor of No. 144 but otherwise original: stepped triple-light to No. 142, and 2 stepped 5-light windows at 1st floor. Probably used for domestic weaving.</p> <p>Pinfold, date unknown but probably C18. Dry stone walled circular enclosure c. 50 metres diameter, with gap for entrance on south east side. Slightly damaged. Very conspicuous feature on hillside, visible from some parts of town centre.</p> <p>While having less weight consideration of the wider historic landscape surrounding Bacup of which will see a further parcel infilled and sense of place lost.</p>
Contribution site makes to significance	The plot is located some distance from the Conservation Area however there are clear views into and out of the Conservation Area the plot forms countryside and open space which is a positive contribution. The Grade II Cottages just up the road from the site do from a wider part of terraces; however these two have been selected for their special character. The area which is proposed has always formed open space and this adds to the setting of the cottages and the development of the area. There are also noted views onto the Pinfold and development in and around the area could potentially see the loss of some of these views.
Possible impact of loss of site and development on significance of asset	Potential negative views out of the Conservation Area. Impact on the setting of the Listed buildings, however these can be mitigated against.
Secondary effects e.g.	

increased traffic movement	
Opportunities for development to enhance or better reveal significance	Not a consideration
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	The design of the dwelling should look to the local vernacular and ensure that they are constructed from natural stone, roofs finished in natural slates and windows to be constructed from timber. They shall be restricted to two stories and ensure that roof pitches look to the surrounding area. Standard design will not be acceptable and there shall be no use of render or brick. They layout of the development will require consideration and the use of standard housing development plots will not be acceptable. The use of terraced dwelling could be considered as an option for housing.
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	The development should be sited closest to the south and set down the hillside. There will need to be a landscaping scheme to help to soften the built form, however making use of existing mature tree would in part assist with this.
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	Careful consideration is required to design a scheme that has minimal impact on the setting of the asset in development of H43. Subject to design, layout and materials and reduction of site boundary or a buffer zone to the north western edge of the site, H43 may be acceptable.

H49 SHLAA16388	Land adj 53 Grane Road, Haslingden
Description of site	<p>The site is located to the south of the centre of Haslingden in an area that was largely developed during the latter part of the 19th century with the bloom in the industrial expansion of the area. The street scape that is present is very common of the area and of industrial towns with modest workers terraced housing and formerly two chapels serving the area that have since been demolished in the late 1970's. The site is currently a grassed area with some tree planting. The area was formally the grounds of a former Methodist Chapel. Development on Grane road was not present until the end of the 19th century with the extension of the town being made up modest workers terraced houses. There has been some modern development with the area and the demolition of several small chapels that would have served the area, however the form and style of the area has been retained and been largely untouched.</p>
Heritage assets potentially affected	Undesignated heritage asset – row of late Victorian terraced house opposite proposed site
Significance	<p>The row of late Victoria terrace houses are of particular merit in terms of their architecture. There is a very strong symmetry in their form, with two dominant flanking dwellings with projecting gable roofs one of which is has a decorative element which is a common feature of the period. To the centre two properties on the roof line there is a small gabled section of roof which is purely a design feature to break up the pitched roof. On the roof line to either end there are pairs of elevated chimney stacks with louved chimney pots, to the centre further two pairs of lower lying chimney stacks. The windows have retained their triangular arch with some also retaining their sliding sash windows, but many have been altered to top hung casement windows.</p> <p>Each property has bay window to the ground floor with the continued triangular arch details.</p> <p>Focusing on the middle dwellings the rainwater down pipes have been inset into the masonry which detail used within the period on more prestigious buildings. The idea being that the rainwater good are built into the building rather than being a separate element.</p> <p>They are a good example of the more elaborate terraced dwelling which were constructed in the period.</p>
Contribution site makes to significance	The site is adjacent to the proposed site which formally was the site of a Methodist Chapel serving the immediate community and present until the late 1970's.

Possible impact of loss of site and development on significance of asset	The site is adjacent to the undesignated asset and would alter the streetscape which has been developed, but has been largely unaltered since the early 20 th C.
Secondary effects e.g. increased traffic movement	Increased traffic movement is not considered to impact on the asset.
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	Design of the site should be of traditional style and form representing the style in the neighbouring properties, using natural stone and slate roof tiles. They should be restricted to 2 storey dwellings to ensure they are not dominant within the area.
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	The proposed is on a gentle slope away from the undesignated assets,
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	Providing mitigation measures are in place, primarily materials and design the site is acceptable. Design of the site should be of traditional style and form representing the style in the neighbouring properties of the local vernacular, using natural stone for construction and slate roof tiles. Following the pattern of the adjacent historic terrace would be a positive approach. The windows should be of timber construction and should be of a traditional sash.

H51 SHLAA16323	Land to side and rear of Petrol station, Manchester Road, Haslingden
Description of site	The site is located to the southern side of Haslingden, set off Manchester road around an existing petrol station. The site is currently green space with large amounts of mature planting that creates buffer to the built estates to the rear of the site.
Heritage assets potentially affected	Grane Mill, Haslingden including boundary walls and north yard – SAM and GII* Church of St Peter – GII
Significance	<p>Grane Mill - Grane Mill, a cotton weaving factory of 1906 with intact original steam power plant and well-preserved managerial and process buildings, is listed at Grade II* for the following principal reasons:</p> <p>*Rarity: as an Edwardian cotton weaving factory retaining little-altered examples of all of the original types of building, making it the regional/national type-site; *Survival: of the well-preserved managerial and process buildings as well as the intact original steam power plant comprising boiler house with boilers and economiser, engine house with in situ steam engine and complete chimney; *Technological interest: for example in the late Stott steam engine, automatic stoker and wide column-span construction of the north-light shed; *Design interest: in the reflection of the process flow in the plan-form arranged around a central power plant and including a discrete shaft race for the efficient transfer of power; *Architectural quality: of the well-detailed stone buildings and the internal features, particularly those in the well-appointed office and boardroom.</p> <p>Church of St Peter - Church, 1890, by Basil Champneys, (uncompleted). Sandstone rubble, slate roof. Nave and chancel in one (originally intended as north aisle), with lean-to south aisle (in place of intended nave), octagonal east turret; in Decorated style. Six bays; walls battered at lower level; gabled porch to 2nd bay of north side has moulded arch flanked by buttresses; to the right a 2-light traceried window, to the left 3 similar windows, and in the easternmost bay at a slightly higher level coupled similar but slightly smaller windows: all these with hoodmoulds; larger 4-light west window and 3-light east window, also with hoodmoulds; at south-east corner an octagonal turret with belfry and battlements. Organ house at east end of present aisle, with tusking for continuation of intended chancel. Interior: 6-bay aisle arcade of octagonal columns and chamfered 2-centred arches; elegantly arch-braced Queen-strut roof with flat ceiling to the centre, except chancel end which has panelled</p>

	wagon roof; on north wall a brass memorial plaque to the Reverend Weldon Champneys, M.A. of Brasenose College, Oxford, Vicar of Haslingden, Rural Dean of Whalley, Honorary Canon of Manchester Cathedral (etc) died 1892, erected by the parishioners inter alia "... as a recognition of the munificence of himself and his widow towards this church".
Contribution site makes to significance	The site historically does share some connection as looking at OS maps from 1911 there was a former mill which was erected at the same time as Grane Mill.
Possible impact of loss of site and development on significance of asset	The site is in close proximity to the Scheduled and listed Grane Mill and the chimney of the Mill is clearly visible. The development does have the potential to have a negative impact upon the setting of the site. The view lines to the Church of St Peter are limited, but there is potential for the development to be viewable from the listed church.
Secondary effects e.g. increased traffic movement	Increased traffic may have a potential minor negative impact.
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	The proposed dwelling should be restricted to 2 storeys, mirroring the surrounding properties. They need to be of the high quality design and materials, using natural stone and slate. Landscaping would be required to mitigate the issues of site lines between the development and the Grane Mill. The setting of the developments also needs to be taken into consideration to insure minimal impact.
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas)	The development is acceptable so long as mitigation measures are followed. The proposed dwelling should be restricted to 2 storeys, mirroring the surrounding properties. They need to be of the high quality design

<p>Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)</p>	<p>and materials, using natural stone, welsh or english roof slates and timber for windows and doors. Landscaping would be required to mitigate the issues of site lines between the development and the Grane Mill. The setting of the developments also needs to be taken into consideration to insure minimal impact, pushing the development to the west of the site and possibly losing 2 of the yield to facilitate this.</p>
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H52 SHLAA16284	Land Rear of Haslingden Cricket Club, Haslingden
Heritage assets potentially affected	Grade II Woolpack Inn
Significance	
Contribution site makes to significance	The site while being detached does form a part of the wider setting of the Listed pub. The parcel of land is clearly visible from the Listed asset and there are clear site lines from the parcel of land.
Possible impact of loss of site and development on significance of asset	There will be minimal impact on the setting of the Grade II pub, however this will largely be dependant upon mitigation.
Secondary effects e.g. increased traffic movement	
Public benefits	
Opportunities for development to enhance or better reveal significance	No considered to be any opportunity.
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	Dwellings shall be restricted to two stories and fitting to the character of the area as there are a mix of dwelling types. The materials will have to be of natural stone and welsh slate and the artificial materials will not be acceptable. Spacing for the house will need to be considered as a standard housing form will not be acceptable.
Relocation of development within the site: Topography, open space, landscaping, protection of key views, visibility	Main consideration for a good detailed landscaping scheme to the eastern boundary of the site. Of course consideration to the cricket club needs to be given however good tree planting will help to soften the built form.
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	SHLAA16284 Land to the rear of Haslingden Cricket Club (0.7ha, 30 units) – Site could have a very limited impact on the setting of the GII Woolpack Inn. However with mitigation this could be reduced. Main consideration for a good detailed landscaping scheme to the eastern boundary of the site. Of course consideration to the cricket club needs to be given however good tree planting will help to soften the built form. The dwelling shall be restricted to two stories and be of a character to fit the local area. Consideration will need to be given to the materials palette as there is a mix of building stock within the area however the use of standard housing design and poor quality materials will not be considered acceptable. Spacing of housing on the site will need to be considered ensuring that they are reasonably spaced.

H55 SHLAA16116	Bolton Mill, Cowpe
Description of site	The site located to the south of Waterfoot at the start of the small hamlet of Cowpe. The site located on a Y junction with the river running alongside and under the proposed site.
Heritage assets potentially affected	While the site is not listed, it is considered to be a none designated heritage assets, as one of the many mills that form a chain within the valley that were constructed in the 19 th C. Looking at OS map dated 1849 the Mill is present, but under a different name of ' Hugh Mill', which indicates that the Mill was constructed in the very early 19 th C.
Significance	The mill was constructed in the early 19 th C, constructed in roughcast sandstone, in a more traditional vernacular style which is indicative of the early 19 th c, before a more regularised style came in. The roof is finished in slate. There is the addition of a later external chimney breast which is constructed of brick. To the rear of the Mill are series of late Victorian dwellings which are constructed in red brick, which is interesting in terms of the area as brick wasn't used due to expense and the lack of clay. The main building material in the area is natural stone, which makes these more distinctive. These buildings are read in context of the mill.
Contribution site makes to significance	The mill has been situated in this location for nearly 200 year and the loss of the Mill would create a void and loss of context of the area. The Mill holds significance in the area historically and the loss of the Mill would result in loss of context of the area. The conversion of the Mill would be more sympathetic and the form and style of the building lends to the conversion.
Possible impact of loss of site and development on significance of asset	If the proposal is for the conversion of the Mill there is opportunity for the reuse of a now redundant building and there is the potential to enhance the understand of the building.
Secondary effects e.g. increased traffic movement	Increased traffic movement
Opportunities for development to enhance or better reveal significance	The redevelopment of the site does present the opportunity to enhance the understanding of the site. As part of the development it could be conditioned to have interpretation of the Mill.

Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	The redevelopment of the site should be undertaken in a sympathetic manner and should be treated as if it were designated. Works should be undertaken using traditional techniques and materials.
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	The site is going into a more rural setting, and materials would need to be of the highest quality.
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	Provided that mitigating measures are taken into account then this would be acceptable. Conversion of the Mill there is opportunity for the reuse of a now redundant building and there is the potential to enhance the understanding of the building. The redevelopment of the site should be undertaken in a sympathetic manner and should be treated as if it were designated. Works should be undertaken using traditional techniques and materials. The use of artificial and synthetic materials will not be acceptable. If there are proposed elements of new build/extension then this could be achieved however this would need to be to the highest standard of design and be to enhance the existing building.

H55 SHLAA16117	Carr Mill, Cowpe Road and 1 Carr Lane, Cowpe
Description of site	The site located to the south of Waterfoot at the start of the small hamlet of Cowpe. The site located on a Y junction with the river running alongside and under the proposed site.
Heritage assets potentially affected	While the site is not listed, it is considered to be a none designated heritage assets, as one of the many mills that form a chain within the valley that were constructed in the 19 th C. Looking at OS map dated 1849 the Mill is present, but under a different name of ' Hugh Mill', which indicates that the Mill was constructed in the very early 19 th C.
Significance	The mill was constructed in the early 19 th C, constructed in roughcast sandstone, in a more traditional vernacular style which is indicative of the early 19 th c, before a more regularised style came in. The roof is finished in slate. There is the addition of a later external chimney breast which is constructed of brick. To the rear of the Mill are series of late Victorian dwellings which are constructed in red brick, which is interesting in terms of the area as brick wasn't used due to expense and the lack of clay. The main building material in the area is natural stone, which makes these more distinctive. These buildings are read in context of the mill.
Contribution site makes to significance	The mill has been situated in this location for nearly 200 year and the loss of the Mill would create a void and loss of context of the area. The Mill holds significance in the area historically and the loss of the Mill would result in loss of context of the area. The conversion of the Mill would be more sympathetic and the form and style of the building lends to the conversion.
Possible impact of loss of site and development on significance of asset	If the proposal is for the conversion of the Mill there is opportunity for the reuse of a now redundant building and there is the potential to enhance the understand of the building.
Secondary effects e.g. increased traffic movement	Increased traffic movement
Opportunities for development to enhance or better reveal significance	The redevelopment of the site does present the opportunity to enhance the understanding of the site. As part of the development it could be conditioned to have interpretation of the Mill.
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	The redevelopment of the site should be undertaken in a sympathetic manner and should be treated as if it were designated. Works should be undertaken using traditional techniques and materials.

<p>Location of development within the site: Topography, open space, landscaping, protection of key views, visibility</p>	<p>The site is going into a more rural setting, and materials would need to be of the highest quality.</p>
<p>Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)</p>	<p>Provided that mitigating measures are taken into account then this would be acceptable. Conversion of the Mill there is opportunity for the reuse of a now redundant building and there is the potential to enhance the understanding of the building. The redevelopment of the site should be undertaken in a sympathetic manner and should be treated as if it were designated. Works should be undertaken using traditional techniques and materials. The use of artificial and synthetic materials will not be acceptable. If there are proposed elements of new build/extension then this could be achieved however this would need to be to the highest standard of design and be to enhance the existing building.</p>

H56 SHLAA16127	Knott Mill Works, Pilling Street and Orchard Works, Miller Barn Lane, Waterfoot
Description of site	The site is located down a small side street adjacent to a former Mill site and a large dominant detached Victorian dwelling. The site comprise of a smaller mill/ weavers building, further down the street is a building which operates (ed) as a garage site. The street is a traditional cobbled street.
Heritage assets potentially affected	Knott Mill Works (former Mill site)
Significance	Knott Mill Works (former Mill site) is a late 19 th Century weavers mill. It is very simple in form, but is a good example of the one of the smaller scaled mills within the area The interior would have been simple with large open floor spaces. To the front of the building there is the large former opening would have received the delivered to the floor. To the far end of pilling street is another smaller mill, looks to be part of the same complex, but a later addition. There is also a small section of traditional street pathing which has been retained, running the course of Pilling street. While the site is neither within a Conservation area or national listed it would be considered undesignated heritage.
Contribution site makes to significance	The site and surrounding area are dominated by mill structures and large Victorian dwellings which would have been owned by the Mill owners and shows the wealth during the time of the industrial period.
Possible impact of loss of site and development on significance of asset	The site is prime for conversion to residential or split use, which would allow for the retention of the site, keeping the significance of the local area in terms of architecture and the historic aspect.
Secondary effects e.g. increased traffic movement	Increased traffic will have a negative impact on this area, but this can be mitigated against.
Opportunities for development to enhance or better reveal significance	The redevelopment and retention of the building does present the opportunity to enhance the understanding and significance of the site, in that the key features can be retained and reused within the development which would focus on the former use of the site.

Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	The redevelopment of the site would require the highest level of design and materials and there is the potential for more units to be fitted within them buildings. The reuse of the site is favourable and the open plan of the floors gives simple options for subdivision and reuse.
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	The site is situated in a tightly packed area with limit views to the surrounding area, the building is however a key focus in the area and a section has already been redeveloped.
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	Acceptable so long as the highest standards of design and materials are met to ensure the sympathetic reuse of the site. Use of modern material (PVC) will be resisted. The redevelopment and retention of the building does present the opportunity to enhance the understanding and significance of the site, in that the key features can be retained and reused within the development which would focus on the former use of the site.

H58 SHLAA16166	Land off Lea Bank, Cloughfold – no predicted heritage impact
Description of site	
Heritage assets potentially affected	
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	

H60 SHLAA16393	Land off Newchurch Road, East of Johnny Barn, Rawtenstall
Heritage assets potentially affected	Grade II Heightside House
Significance	House, later C18, altered and extended in later C19 (extension not included in the item). Large dressed sandstone blocks, slate roof with 2 gabled dormers and now no chimney. Double-depth 3-bay plan. Two storeys, the principal feature of interest being the 5-bay symmetrical facade in classical style: this has rusticated quoins (now at right corner only), sill bands on 2 levels, a frieze with recessed triglyphs, and a moulded cornice (now almost hidden by over-hanging eaves of altered roof); panelled door has classical surround of fluted pilasters, swagged lintel, frieze with triglyphs and large segmental pediment; windows all sashed with plain surrounds, except that above door which has lugged architrave with fluted keystone.
Contribution site makes to significance	The proposed development site forms a part of the wider setting of the heritage asset. Looking at the Historic OS maps the lands surrounding did form a part of the estate and is integral to the significance and understanding of the site
Possible impact of loss of site and development on significance of asset	There is potential that a larger amount of the setting would be iradicated and some sense of understanding lost. There has been creeping development historically and this would see a further section infilled.
Secondary effects e.g. increased traffic movement	There will be a large increased in urbanising the space and the need for increased access will increase the traffic movement and flow to the area of which will apply pressure.
Public benefits	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	The total number/ yield will need to be reduced from 105 to 50, the boundary would also need pulling in and away from Heightside House, moving it further west. Development would be possible along the road which would further help to mitigate the impact on the setting. The area is made up on a mix of historic development and the design would need to look to these for examples. The use of mass standard layout and design would not

	<p>be appropriate as the wider views would also show this. The materials shall entirely avoid anything artificial and should make use of natural stone and slate.</p>
<p>Relocation of development within the site: Topography, open space, landscaping, protection of key views, visibility</p>	<p>There will need to be a detailed scheme of landscaping to help soften the built form. As mentioned the development would need to be pulled in and development sited closest to the road.</p>
<p>Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)</p>	<p>The proposed boundary of the site needs to be reduced and the proposed yield for the site needs to be reduced from 105, possibly reducing the allocation below 50. The boundary needs to be pulled from the boundary of Heightside House and brought in at the western boundary. Development should be sited closest toward the road.. The impact on the setting of the Heightside House is currently too great. The design of the dwellings should look to the local vernacular ensuring the design is sympathetic to the local area and making use of natural materials only, of stone, slate and timber, there has to be no use of PVC or synthetic materials. There will be a detailed landscaping scheme making use of only native species and shall be a mix of tree and lower level planting.</p>

H62 SHLAA16168	Land off Peel Street, Cloughfold
Description of site	The site is located just off Peel Street, which is linked between Bacup and Newchurch Road. It is an elevated site looking down in the valley and offers views into the hills and countryside. It is situated behind the Belmont Primary School.
Heritage assets potentially affected	The site would sit within and border the southern section of the Cloughfold Conservation Area. While there are no Listed assets there are several undesignated heritage assets of special significance and views from within the Conservation Area.
Significance	Cloughfold Conservation area was designated in 1974 for its special architectural and historic merits. One of the earliest buildings within the CA dates from the early 17 th C. There are several key focal buildings noted and one of them is the Cloughfold Junior and Infant school which would be directly impacted by the development. In addition to this on the opposite side of Peel Street are a row of terraced dwellings which have been noted as positive unlisted buildings of medium quality which would also be impacted upon by the development. The proposed site would cut into key view points/ sight lines looking onto the hillside and the Victorian mill works in the basin.
Contribution site makes to significance	As noted in the site is stated in close proximity to key focal buildings which are considered to be unlisted heritage assets and are of extreme significance. Also as noted the site offers key sight lines and views from the conservation area which would be lost with the proposed development.
Possible impact of loss of site and development on significance of asset	The development would see the loss of the key view points from the conservation area which would in terms have a detrimental impact upon the conservation area.
Secondary effects e.g. increased traffic movement	Increased traffic movement would have a limited, but negative impact upon the Conservation Area and the key focal buildings noted
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development :	The number of proposed units would need to be reduced and the area would need to be pulled back to not include the Conservation Area. The proposed dwellings would

<p>Prominence, scale and massing, materials, density, number, layout and heights of buildings</p>	<p>need to be sited as far away from the conservation area as possible, to ensure they do not encroach upon the Conservation Area. As noted in the appraisal development or around the site needs to be sympathetic and not over mass the area. The dwelling would be restricted to 2 storeys and would need to be sympathetic in design to the surround area, using natural stone and slate.</p>
<p>Location of development within the site: Topography, open space, landscaping, protection of key views, visibility</p>	<p>As discussed there are key views from the edge and within the Conservation Area which take in the Victorian Mill works and surrounding countryside. The area of land slopes southwards and the area of proposed development is a key part of the landscaping and views.</p>
<p>Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)</p>	<p>Acceptable if the numbers are reduced, proposed area is reduced and pull out and back from the Conservation Area, ensuring that key views and sight lines are retained. Highest standard of design and materials would be required including the use of natural stone and slates. No use of artificial materials.</p>

H63 SHLAA16146	Hollin Farm, Waterfoot
Description of site	No predicated Heritage impact
Heritage assets potentially affected	
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	

<p>H64 SHLAA16149</p>	<p>Land East of 6 Hargreaves Fold Lane, Chapel Bridge, Lumb</p>
<p>Description of site</p>	<p>The site is located to the rear of row of mid 20th C terraced dwellings. The eastern boundary of the site is bound by mature trees which form the line of the boundary. This then looks onto the moorland and countryside views. The site is accessed off Hargreaves Fold Lane.</p>
<p>Heritage assets potentially affected</p>	<p>GII Hargreaves Fold Cottages GII Hargreaves Fold Farmhouse South None designated Heritage – Lumb Baptist Chapel</p>
<p>Significance</p>	<p>Hargreaves Fold Cottages - Cottage, centre of row of 3, probably late C18. Watershot coursed sandstone, stone slate roof with chimneys on the ridge at the junctions with the cottages adjoining to left and right. Double-depth 2-bay plan. Two storeys; front to west, now painted white, has doorway with plain surround offset slightly right, a square window to the 1st bay, a stepped triple-light window to the right, and 2 similar windows under the eaves at 1st floor. Rear of less interest.</p> <p>Hargreaves Fold Farmhouse South - Farmhouse, c.1700. Coursed sandstone with quoins, roof of stone slates (rear) and slate, with stone coping and one kneeler at left gable, one ridge chimney and 2 gable chimneys. T-plan: 3 bays with large outshut to rear of centre, incorporating original entrance. Two storeys; south front (to garden) originally without an entrance, has low plinth, continuous dripcourse over the heads of 3 recessed chamfered mullion windows at ground floor: in 1st bay, 4 lights lacking 2 mullions (only the stools remaining) in 2nd bay 6 lights with a king mullion but others likewise lacking, and in 3rd bay 2 lights with chamfered mullion; at 1st floor the 2nd bay has a recessed window of 2 square lights with a chamfered mullion, and there are 3 square windows to the left of this, 2 small rectangular ones to the right. Rear: large single storey outshut, probably an early addition, with doorway in centre of low rear wall, a door and a chimney to the right side. Other external features of less interest. Interior: beams in all 3 bays, some with stopped chamfer (those in 2nd bay now boxed); stone staircase; vaulted cellar to 2nd bay, with well and stone side shelves.</p> <p>Lumb Baptist Chapel – None designates Heritage asset – later 19th C building, which is simple in form, but creates a very striking design and contributes to the setting of the area</p>

Contribution site makes to significance	The site current forms part of the setting of the GII Hargreaves Fold Cottages and Farmhouse, which are set up on the hill side. While there is development within view, efforts have been made to soften the built form using landscaping and planting of trees.
Possible impact of loss of site and development on significance of asset	This could potentially have a negative impact upon the setting of the Listed assets
Secondary effects e.g. increased traffic movement	Increased traffic will have a limited impact, which would be consider less then harmful
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	The numbers of proposed dwellings may need to be reduced to have a lesser impact. The existing trees to the eastern boundary should be retained and TPO'd to ensure their retention. The properties should look to be terraced as these will ensure continuity within the area and also manage the impact. They should be constructed of natural stone, slate and timber, taking example from the local vernacular. As with the existing terraced dwellings they should be restricted to two stories.
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	The existing line of trees to be retained and TPO'd, further planting required to add to the buffering. The houses should beset facing towards the hillside to reduce visual impact.
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	Acceptable so long as mitigation measures are adhered to. The numbers of proposed dwelling shall be reduced to have a lesser impact. The existing trees to the eastern boundary should be retained and TPO'd to ensure their retention. The properties should look to be terraced as these will ensure continuity within the area and also manage the impact. The existing line of trees to be retained and TPO'd, further planting required to add to the buffering. The houses should beset facing towards the hillside to reduce visual impact.

H66 SHLAA16019	Land North of King Street, Whitworth
Description of site	The site located on the north side of Whitworth directly to the West of GII Church of St John. To the south and west of the site is small modern development intermixed with mid to late Victorian dwellings. The site is currently grassland bound by mature trees and hedgerows.
Heritage assets potentially affected	GII Church of St John
Significance	Church, 1871, by Medland and Henry Taylor. Rock-faced sandstone, slate roof with bands of pink slates. Nave, south-west tower, chancel with side offices; in High Victorian Gothic. Four-stage tower with angle-buttresses has north-west cylindrical stair turret with conical top at 3rd stage, triple-chamfered arched doorway on south side, lancets at 2nd and 3rd stages; weathering to set-back panelled belfry which has 2 deeply-chamfered louvres on each side; high embattled parapet with corner pinnacles. West front has gabled and pinnacled surround to 2 arched doorways within a single arch, on each side a plate tracery rose with relieving arch; a lettered frieze; and large tripartite west window with plate tracery. Buttressed 4-bay nave has two gabled 2-light windows and 2 lancets. Organ house has 2 quatrefoils, chancel has lancet and large 5-light plate-traceried east window. Interior: arch-braced hammerbeam king-post roof with curved struts across the great span of the nave; carved wood reredos and panelling in chancel; otherwise, very simple.
Contribution site makes to significance	The site does former a wider part of the churches setting. The area has been relatively untouched by expansion and development of the town. The church is set up on the side of the valley and surveys the surrounding area. To the south west of the church is a modern development mainly constructed of red brick and slate roofs which is alien to the area as the main building material is natural stone.
Possible impact of loss of site and development on significance of asset	The development of the site would have a negative impact on the setting of the GII Church. As the space currently is part of the open green landscape that views onto the church.
Secondary effects e.g. increased traffic movement	Increased traffic and noise to the area which would impact the setting of the setting of the asset.
Opportunities for development to enhance	

or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	Use of natural stone and slate would ensure continuity of the local distinctive character of the area. Restricted to two storey dwellings. They should be set closer to the road as this will reduced the visibility from the Church and Churchyard. Constructed in a terrace formation to blend with the local vernacular.
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	Will require a detailed landscaping and planting scheme soften the built form.
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	Providing mitigation measures in place the site is acceptable. Use of natural stone and slate would ensure continuity of the local distinctive character of the area. Restricted to two storey dwellings, no use of dormer windows. They should be set closer to the road as this will reduced the visibility from the Church and Churchyard. Constructed in a terrace formation to blend with the local vernacular.

H71 SHLAA16259	Land East of Burnley Road, Edenfield
Description of site	The site is located off and back from the main road which runs through Edenfield. The site appears to be currently used for storage and is underused places. It set behind the main of housing and other building stock
Heritage assets potentially affected	Grade II* Edenfield Parish Church Grade II Hey Meadow Farmhouse
Significance	<p>255/9/136 MARKET STREET 09-AUG-1966 EDENFIELD PARISH CHURCH GV II* Church, 1778, with tower dated 1614. Watershot coursed sandstone, slate roof. West tower, 2-storey nave, short rectangular apse. Very simple rectangular tower of coursed rubble with short diagonal buttresses at west corners, square window openings at 2nd stage anciently blocked, that on south side incorporating a stone with raised lettering "LH 1614", square belfry louvres, small battlements. In angle with nave a single storey hipped-roof addition housing staircase. Six-bay nave has on south sides low buttress at west end, doorway with plain surround next to it, similar doorway at east end, 5 round-headed ground floor windows with keystones on the massive rectangular heads and 5 square 1st floor windows, all these with glazing bars and very small panes; in centre of 1st floor a square wall sundial lettered S. AITKEN (LAT.53,37N)C.WARDEN at the head with 1826 on the face and in a descending semi-circle the legend TEMPUS EDAX RERUM EST. North side has matching windows, 6 at ground floor and 5 above. Apse has Venetian window, a datestone over it inscribed GR III 1778; end wall has one square 1st floor window each side of apse, small round-headed window above it. INTERIOR: 3-sided panelled gallery on slim iron columns, 1811(the south side shortened in 1910 when the new organ was placed at the south east corner of the nave). Box pews in both aisles probably also early C19; benches in centre, 1870; flat ceiling carried on tie beams, with shallow iron braces in angles with exposed ends of trusses; various wall tablets, mostly C19. This church is significant for its tower of 1614, and as a rare example of an C18 chapel of ease with an early C19 gallery and some box pews still in situ.</p> <p>Farmhouse, later C18, extended to right, now house. Watershot coursed sandstone, stone slate roof with chimneys at left gable, on ridge, and at junction with extension to right. Double-depth plan, 2+1 bays. Two storeys; original part almost symmetrical: in centre a single-storey gabled porch with plain doorway, to left each floor has a 3-light flush mullion window with glazing bars, to right each floor has one sashed window and there is a plain doorway to the right; the extension has one sashed window each floor. Rear: inter alia a 2-light</p>

	flush mullion window at ground floor, 5-light mullion window at 1st floor.
Contribution site makes to significance	The plot of land while being set back from the main strip does for a part of the setting of the Grade II* Church and also the wider setting of Hey Meadow Farm
Possible impact of loss of site and development on significance of asset	Dependent upon the type and scale of development there is potential for development to have a negative impact upon the setting of both the church and farmstead.
Secondary effects e.g. increased traffic movement	No considered to be a major issue as there is already a well-developed access and would be minimal requirements
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	The properties given their locality would require to have consideration of the local vernacular. They would be restricted to two stories and should give strong consideration to the use of terracing. Materials to be of natural stone and slate. Use of artificial materials would not be appropriate. The numbers of dwelling would lend well to terracing and would provide a reasonable layout. It would be appropriate for the dwellings to address the farmstead main elevation on.
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	If appropriately designed a lesser scheme of landscaping would be required.
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	Providing appropriate layout, looking to the surround area, house types to look to the local vernacular, plot sizes should also reference the immediate building stock and materials shall be of natural stone, slate and timber making no use of artificial or synthetic materials.

H72 SHLAA16256	Land between Blackburn Road and A56, Edenfield
Description of site	The site is a parcel of land situated between Blackburn Road leading out of Edenfield and the major road A56. It is sited to the northern side of Edenfield. The site is open fields broken by a farmstead in the middle. There is a small wooded area to the south of the site which is included in the proposed site area.
Heritage assets potentially affected	GII* Edenfield Parish Church GII Elton Banks
Significance	Edenfield Parish Church - 255/9/136 MARKET STREET 09-AUG-1966 EDENFIELD PARISH CHURCH GV II* Church, 1778, with tower dated 1614. Watershot coursed sandstone, slate roof. West tower, 2-storey nave, short rectangular apse. Very simple rectangular tower of coursed rubble with short diagonal buttresses at west corners, square window openings at 2nd stage anciently blocked, that on south side incorporating a stone with raised lettering "LH 1614", square belfry louvres, small battlements. In angle with nave a single storey hipped-roof addition housing staircase. Six-bay nave has on south sides low buttress at west end, doorway with plain surround next to it, similar doorway at east end, 5 round-headed ground floor windows with keystones on the massive rectangular heads and 5 square 1st floor windows, all these with glazing bars and very small panes; in centre of 1st floor a square wall sundial lettered S. AITKEN (LAT.53,37N)C.WARDEN at the head with 1826 on the face and in a descending semi-circle the legend TEMPUS EDAX RERUM EST. North side has matching windows, 6 at ground floor and 5 above. Apse has Venetian window, a datestone over it inscribed GR III 1778; end wall has one square 1st floor window each side of apse, small round-headed window above it. INTERIOR: 3-sided panelled gallery on slim iron columns, 1811(the south side shortened in 1910 when the new organ was placed at the south east corner of the nave). Box pews in both aisles probably also early C19; benches in centre, 1870; flat ceiling carried on tie beams, with shallow iron braces in angles with exposed ends of trusses; various wall tablets, mostly C19. This church is significant for its tower of 1614, and as a rare example of an C18 chapel of ease with an early C19

	<p>gallery and some box pews still in situ.</p> <p>Elton Banks - House, early C19. Dressed sandstone (coursed rubble sides and rear), slate roof with ridge chimney and gable chimneys. Four bays, the right half double-pile under 2-span roof. Two storeys, in simple classical style, with 1st floor band and moulded gutter cornice; round-headed doorway with open-pedimented Tuscan doorcase, 2 windows to the left, one to the right, and 4 at 1st floor, all sashed, those at ground floor without glazing bars (some internal shutters visible). Sides and rear of less interest,</p>
Contribution site makes to significance	<p>The site lies north west of the the GII* Church by just over 100m and lies West of GII Elton Banks by over 130m. The site currently creates a break between the built form and the more rural area and creates a buffer for the Church and church yard from development to the north of the site. There is a small development outside of the churchyard which was created in the early 90's but this is small in scale and does not detracted from the setting of the highly designated church. The site provides a strong rural character that has been offered since the construction and development of the settlement.</p>
Possible impact of loss of site and development on significance of asset	<p>The loss of the site to the north of the GII* Church will have an impact upon the setting of the asset and create a strong urban feel which should be avoided. Consideration for the number and scale of the development is required.</p>
Secondary effects e.g. increased traffic movement	<p>Increased traffic will have an increased noise and visual impact on the asset.</p>
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	<p>The scale of the site needs to be scaled back and retain the wooded area to the south of the site which would allow for good screening, but this still may not be sufficient to prevent the impact upon the setting of the asset as the development will be noticeable from the tower of the church and the tower is visible from the site. Numbers would need to be scaled down and set as far away from the southern end of the site as possible. All dwelling would be restricted to two stories. Highest specification for design is required, using natural stone and slate to ensure that the development fits within the context.</p>

<p>Location of development within the site: Topography, open space, landscaping, protection of key views, visibility</p>	<p>The mature screening to the southern side of the site should be retained, possibly TPO'd to ensure its protection. A strong landscaping and planting scheme would be required for the North and North West boundaries to ensure that the built form softens and ensures some aspect of the rural setting.</p>
<p>Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)</p>	<p>Providing mitigation is adhered to the site could be acceptable. The scale of the site needs to be scaled back and retain the wooded area to the south of the site which would allow for good screening, but this still may not be sufficient to prevent the impact upon the setting of the asset as the development will be noticeable from the tower of the church and the tower is visible from the site. Numbers would need to be scaled down and set as far away from the southern end of the site as possible. All dwelling would be restricted to two stories. Highest specification for design is required, using natural stone and slate to ensure that the development fits within the context. The mature screening to the southern side of the site should be retained, possibly TPO'd to ensure its protection. A strong landscaping and planting scheme would be required for the North and North West boundaries to ensure that the built form softens and ensures some aspect of the rural setting.</p>

H72 SHLAA16262	Land West of Market Street, Edenfield
Description of site	The site is located to the West of Market Street and to the East of the A56 in the valley corridor. The site is open parcel of land which is not developed and provides a positive green space and tree habitat to the area.
Heritage assets potentially affected	Grade II* Edenfield Parish Church
Significance	<p>255/9/136 MARKET STREET 09-AUG-1966 EDENFIELD PARISH CHURCH GV II* Church, 1778, with tower dated 1614. Watershot coursed sandstone, slate roof. West tower, 2-storey nave, short rectangular apse. Very simple rectangular tower of coursed rubble with short diagonal buttresses at west corners, square window openings at 2nd stage anciently blocked, that on south side incorporating a stone with raised lettering "LH 1614", square belfry louvres, small battlements. In angle with nave a single storey hipped-roof addition housing staircase. Six-bay nave has on south sides low buttress at west end, doorway with plain surround next to it, similar doorway at east end, 5 round-headed ground floor windows with keystones on the massive rectangular heads and 5 square 1st floor windows, all these with glazing bars and very small panes; in centre of 1st floor a square wall sundial lettered S. AITKEN (LAT.53,37N)C.WARDEN at the head with 1826 on the face and in a descending semi-circle the legend TEMPUS EDAX RERUM EST. North side has matching windows, 6 at ground floor and 5 above. Apse has Venetian window, a datestone over it inscribed GR III 1778; end wall has one square 1st floor window each side of apse, small round-headed window above it. INTERIOR: 3-sided panelled gallery on slim iron columns, 1811(the south side shortened in 1910 when the new organ was placed at the south east corner of the nave). Box pews in both aisles probably also early C19; benches in centre, 1870; flat ceiling carried on tie beams, with shallow iron braces in angles with exposed ends of trusses; various wall tablets, mostly C19. This church is significant for its tower of 1614, and as a rare example of an C18 chapel of ease with an early C19 gallery and some box pews still in situ.</p>
Contribution site makes to significance	The site forms a part of the setting of the Grade II* Church. Historically there has been no development to the west of the Church to allow for clear vistas and site lines onto the church. The development of the a56 has caused harm to the setting already and this forms some of the last views onto the church.

Possible impact of loss of site and development on significance of asset	The development of the whole of the site would cause substantial harm to the setting of the high graded church. This space from the last remaining views and vistas of the original church development would constitute substantial harm.
Secondary effects e.g. increased traffic movement	The development would cause significant increase in infra structure, traffic movement/ management and footfall. It would also create the urbanisation of a countryside open space.
Opportunities for development to enhance or better reveal significance	Not a consideration as the level of harm would be substantive.
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	The number of dwellings has to be substantially reduced, the boundary of the site needs to be pulled south of Mushroom house. The development would need to be of the highest specification ensuring that material are natural, being constructed of natural stone, stone or welsh slate roofs. There would be no use of uPVC or artificial materials. They would be restricted to two stories only and ensure that roofscapes and designs are considered.
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	As noted the site boundary needs to be pulled south of Mushroom House. To the north of the plot there would need to be a high level and developed landscaping scheme which would require planting of mature trees and plants. There would be no clear views onto the Church.
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	Acceptable if the site is significantly reduced, inclusive of proposed numbers and boundary shall be pulled south of Mushroom House. Highest quality materials and design will be required and standard modern construction will not be acceptable. Materials shall be natural stone, natural roofing slates and timber for doors and windows with no exceptions. The houses will be restricted to two stories on the entire site. A highly detailed landscaping plan will be essential, this will need to include strong buffering to the north of the amended boundary. Landscaping will also be required to buffer against any new roads or access which is created.

H72 SHLAA16263	Land Off Exchange Street
Description of site	The site is located of exchange street which feeds off the main road running through Edenfield and cuts out towards the A56. The plot is currently large open fields and has clear views along the road corridor. The site slopes away toward Oaklands Road and Eden Avenue
Heritage assets potentially affected	None Designated Heritage – Chatterton Hey Grade II * Edenfield Parish Church Chatterton and Strongstry Conservation Area
Significance	<p>Chatterton Hey appears on the first edition OS maps 1844 and having consideration of the site is does appear to have be of late 18th century origins and historically seen adaptations and expansion. The site while not being Listed, not sure of its consideration now would be worth of Local Listing and considered a None designated Heritage Asset. The drive leading to the asset shows the original cobble setts and it is a nice example of its period</p> <p>255/9/136 MARKET STREET 09-AUG-1966 EDENFIELD PARISH CHURCH GV II* Church, 1778, with tower dated 1614. Watershot coursed sandstone, slate roof. West tower, 2-storey nave, short rectangular apse. Very simple rectangular tower of coursed rubble with short diagonal buttresses at west corners, square window openings at 2nd stage anciently blocked, that on south side incorporating a stone with raised lettering "LH 1614", square belfry louvres, small battlements. In angle with nave a single storey hipped-roof addition housing staircase. Six-bay nave has on south sides low buttress at west end, doorway with plain surround next to it, similar doorway at east end, 5 round-headed ground floor windows with keystones on the massive rectangular heads and 5 square 1st floor windows, all these with glazing bars and very small panes; in centre of 1st floor a square wall sundial lettered S. AITKEN (LAT.53,37N)C.WARDEN at the head with 1826 on the face and in a descending semi-circle the legend TEMPUS EDAX RERUM EST. North side has matching windows, 6 at ground floor and 5 above. Apse has Venetian window, a datestone over it inscribed GR III 1778; end wall has one square 1st floor window each side of apse, small round-headed window above it. INTERIOR: 3-sided panelled gallery on slim iron columns, 1811(the south side shortened in 1910 when the new organ was placed at the south east corner of the nave). Box pews in both aisles probably also early C19; benches in centre, 1870; flat ceiling carried on tie beams, with shallow iron braces in angles with exposed ends of trusses; various wall tablets, mostly C19. This church is</p>

	<p>significant for its tower of 1614, and as a rare example of an C18 chapel of ease with an early C19 gallery and some box pews still in situ.</p> <p>The Chatterton and Strongstry Conservation Area was designated to pick up and show the merit and special character of the area and ensure that this character and significance is retain and correctly managed.</p>
Contribution site makes to significance	<p>The Conservation Area is now somewhat detached from the site with the A56 creating as dividing barrier, however it does have strong historic ties and would be considered to hold significance.</p> <p>The site forms an integral part of the setting of Chatterton Hey. Looking at this historic site it clearly shows that the lands and surrounding formed a part of the estate.</p> <p>The site also holds part of the wider setting of the Parish Church. The views and site lines are more diminished, however it does form a part of the key site lines</p>
Possible impact of loss of site and development on significance of asset	<p>The development of the whole of the site would see Chatterton Hey diminished and lost in context. The impact on the Conservation Area is not apparent given the noted barrier of the road. The impact on the wider setting of the Church can be as harmful as development in the immediate area. The key views and site lines are an integral part of the significance of the church.</p>
Secondary effects e.g. increased traffic movement	<p>There would be an increased amount of traffic movement which would compound the presence of the A56 bypass and would also have a detrimental impact on the immediate area.</p>
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	<p>The total number of dwellings proposed would need to be reduced substantially. This would then allow for the boundary to be pulled back towards Oaklands Road. Given the existing development this feels like a reasonable progression and development would following the existing pattern of development. Design would need to be considered given the mix of styles within the area, however it is considered that given the more rural aspect that stone and slate would be appropriate. The dwelling would also be capped at 2 stories and not allow for dormers or roof additions.</p>
Location of development within the site: Topography, open space, landscaping,	<p>As noted the site slopes down towards the existing development. The development should be sited to the south of the area making use of the sloping site to reduce the impact. To the north of the site there will need to be a developed landscaping scheme with ensures it makes</p>

protection of key views, visibility	use of native species only such as Hawthorn and Elder and Oak. This will help to soften the development line and also reduce the visibility of the development.
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	Acceptable so long as the site is and yield is reduced and all mitigation measures are adhered to.

H73 SHLAA16271	Edenwood Mill, Ramsbottom
Description of site	The site is located on the former Edenwood Mill. It is located down Rosebank, which is a single track road. It is visible off Whalley Road. The site has remained unaltered since the Mill closure with the sluice mechanism and reservoirs leading to the mill.
Heritage assets potentially affected	Edenwood Mill is considered to be a none designated heritage asset
Significance	Has been noted in the Lancashire Mill Survey as medium quality and to be retained at all costs as one of the last surviving mills. The mill dates to 1801 and has had several other phased and additions since its opening. While in a poor condition the site lends itself to conversion to residential.
Contribution site makes to significance	The site and the associated water ways, sluice gates and reservoirs are all integral to the importance and setting and history of the mill
Possible impact of loss of site and development on significance of asset	The loss of the Mill would see the loss of one of the last remaining mills within the area. There may be the need for some loss, but this would need to be justified that it is beyond viable cost.
Secondary effects e.g. increased traffic movement	Traffic movement will have a negative impact, but this would be weighed against public benefit.
Opportunities for development to enhance or better reveal significance	There is the opportunity to reuse the building and bring a new phase to the site. The conversion could highlight the former use and convert to residential in a sympathetic manner. There may be the need for some enabling development which would need to be agreed upon and the level of detail required to show how this is supporting the reuse of the site.
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	The conversion of the mill would be of the high quality and standard. All works using traditional methods and materials. Retention of all materials and features, where replacement is required this to be like for like. Possible enabling development to be subservient to the Mill and be distinctive in its own rights.

<p>Location of development within the site: Topography, open space, landscaping, protection of key views, visibility</p>	
<p>Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)</p>	<p>Acceptable if the proposed yield is reduced and consideration given to the redevelopment of the neighbouring Mill site. Mitigation should be followed ensuring that design is considered looking to the local vernacular, ensuring that all dwellings are restricted to two stories. Dwellings to be constructed from natural stone, natural roof slates with timber doors and window. A detailed landscaping plan will be required, making use of native species.</p>

H73 SHLAA16270	Land Off Wood Lane, Edenfield
Description of site	The site is located directly opposite/ adjacent to the former Edenwood Mill. It is located down Rosebank, which is a single track road. It is visible off Whalley Road. The site has remained unaltered since the Mill closure with the sluice mechanism and reservoirs leading to the mill.
Heritage assets potentially affected	Edenwood Mill is considered to be a none designated heritage asset – Worth of Local List
Significance	Has been noted in the Lancashire Mill Survey as medium quality and to be retained at all costs as one of the last surviving mills. The mill dates to 1801 and has had several other phased and additions since its opening. While in a poor condition the site lends itself to conversion to residential.
Contribution site makes to significance	The site does form a part of the setting and key sites lines onto the none designated site.
Possible impact of loss of site and development on significance of asset	Development on this site could have a detrimental impact upon the setting and understanding of the Mill site
Secondary effects e.g. increased traffic movement	Traffic movement will have a negative impact, but this would be weighed against public benefit.
Opportunities for development to enhance or better reveal significance	There is the opportunity to enhance the Mill and form a part of a wider development of the site. While development of the whole site would not be appropriate there could be development which would then allow for the retention and redevelopment of the Mill site
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	The development of the site should ensure that it is set down and away from the road. The design will need to be thoroughly considered. The use of natural stone and slate for construction and the design will need to look the immediate area, but also take cues from the Mill structure.

<p>Location of development within the site: Topography, open space, landscaping, protection of key views, visibility</p>	<p>Some modest landscaping would benefit the site and assist with softening the new development. Ensure that development does not block the views onto the Mill site</p>
<p>Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)</p>	<p>Acceptable if the proposed yield is reduced and consideration given to the redevelopment of the neighbouring Mill site. Mitigation should be followed ensuring that design is considered looking to the local vernacular, ensuring that all dwellings are restricted to two stories. Dwellings to be constructed from natural stone, natural roof slates with timber doors and window. A detailed landscaping plan will be required, making use of native species.</p>

H74 SHLAA16402	Land off Holcombe Road, Helmshore
Description of site	No predicted Heritage impact
Heritage assets potentially affected	
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	

M1 SHLAA16069	Waterside Mill, Burnley Road, Bacup
Description of site	The site is located just to the north of Bacup town centre, located on Burnley Road and situated with the Bacup Conservation Area.
Heritage assets potentially affected	GII Waterside Mill + wider Conservation Area
Significance	Cotton mill, dated 1839 on wagon entrance. Coursed sandstone blocks, slate roof, chimney at right front corner now cut down. Rectangular 11-window plan, 3½ storeys, gable to road. This end, which has a short 3-storey extension covering the centre and right hand side, incorporates the engine house and chimney which is embraced by the right hand corner; round-arched wagon entrance to the left hand side of the gable wall has projecting keystone inscribed "1839", and above this are 3 vertically aligned windows in reduced openings, probably originally loading doors. Side walls have vertical rectangular windows with plain sills and heads, altered glazing; unusual triple gutter brackets. Rear built into slope becomes 21 storeys, has 3-stage loading doors in the centre from the 2nd floor to the apex (fire escape now leading from the centre of these), 2 vertically aligned doors below and to the left, and various small windows. Interior: iron columns supporting timber beams which pass through cast iron stirrups at the heads.
Contribution site makes to significance	The site is highly significant being a nationally designated assets and having strong local significance.
Possible impact of loss of site and development on significance of asset	The site while being at risk and in a poor condition would require the highest standard of conservation works using traditional techniques and methods.
Secondary effects e.g. increased traffic movement	Increased traffic movement is not considered to be detrimental to the site.
Opportunities for development to enhance or better reveal significance	The conversion of the site would present the opportunity for much needed reuse of the site. The conversion of the site would allow for the enhancement, ensuring it's continued use.

Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	The conversion of the site for residential would require the highest possible standard of conservation works, using traditional materials, methods and techniques to ensure the highest quality of conservation. The floor levels lend well to be subdivided for multiple occupation.
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	The proposed reused of the site as residential is possible with the retention of the Mill and while taking note of the poor condition, as it is a Listed site that the historic fabric is retained and where possible any remaining fixtures and fittings retained and created into features within the site. High standard of conservation works will be expected, making use of traditional materials and techniques. Where possible contemporary insertions may be possible which should be to a high standard and further enhance the site.

M2 SHLAA16238	Spinning Point
Description of site	The site is located at the centre of Rawtenstall Town Centre. The site is a former shopping centre which has been demolished and has in part being turned into communal amenity space and development is also proceeding.
Heritage assets potentially affected	Rawtenstall Conservation Area + None Designated Heritage Assets Grade II Longholme Methodist Church Grade II Longholme Parsonage Grade II Longholme Methodist Church War Memorial Grade II Gateway and Railing to Churchyard and Longholme Methodist Church Grade II Queens Arms Hotel Grade II National Westminster Bank Grade II Ilex Mill Grade II Weaver's Cottage Grade II Tower of Former Holly Mount School Grade II Holly Mount Grade II Church of St Mary Grade II* Rawtenstall Cenotaph Grade II Central Library
Significance	The Rawtenstall Conservation Area has been designated to ensure that the special character of the area is retained and developed in an appropriate manor. The Conservation Area has a high number of nationally designated and none designated heritage assets of which all add to the significance of the area. Regarding the Listed assets please refer to the NHLE
Contribution site makes to significance	The proposed area of development has a high level of significance to the character of the Conservation Area and to the setting of the stated Listed Asset. While there has been development within the areas some to date has been highly damaging to the significance and character of the area. There is need to ensure that future development is managed and appropriate
Possible impact of loss of site and development on significance of asset	There is potential for development within the area to have a detrimental impact to the setting and significance of the area. Former development has shown this to be the case.
Secondary effects e.g. increased traffic movement	There will be a marked impact by development as this will see a huge increase on the traffic demand and currently traffic management is an issue of the town centre.
Opportunities for development to enhance or better reveal significance	It is indicated in the most recent appraisal that this is an area which is in need of sensitive redevelopment and would be welcomed. A well-considered development which assesses the areas and picks up on key aspects could be considered to enhance the area and its assets. This will need detailed planning and consideration.

Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	The highest standard of design will be required. Looking at Pastiche will likely be a poor consideration and the design should look to be contemporary and find a good balance between the historic core and new development. Any development should ensure a minimal palette of materials of a high standard. Poor quality and cheap materials will in the immediate and short term have a negative impact.
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	Consideration of the layout of the site will be key to the development. Some urban landscaping to a high and well considered standard will have the required effect as green spaces is a minimum within the town centre. Development will also need to ensure that the key site lines, cut throughs and vistas are retained and that development is not allowed to become overly dominant.
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	Acceptable so long as the highest possible design and standards are met and the mitigating measures are adhered to. The site would need to consider the impact on the setting of the large number of designated and non-designated Heritage assets and also the impact on the wider Conservation Area. The materials to be used will depend on the proposed design. Either a high standard traditional design could be achieved and would be acceptable, or the use of a more contemporary design could be achieved. Material palettes should be kept to a minimum. The use of poor quality and synthetic materials will be refused. Given the sensitive nature of site this will require extensive consideration ensuring that heights scale and massing is kept to an appropriate and sympathetic level to the surrounding area.

M3 SHLAA16397	Isle of Man Mill and Garage, Water
Description of site	The site is located between Lumb and Water, off the main linking road to Burnley. Situated on the site is the Isle of Mann Mill and land associated, with the former reservoir which would have served the Mill.
Heritage assets potentially affected	Undesignated Heritage asset, Isle of Man Mill GII Hargreaves Fold Cottages GII Hargreaves Fold Farmhouse
Significance	<p>Isle of Man Mill (with the understanding they have prior approval for demo) The Mill was erected between 1850 and 1893. It is a good example of cotton spinning mill and still retains its key features. The immediate area holds Victoria Terraced dwelling which would have homed the workers of the former Mill.</p> <p>GII Hargreaves Fold Cottages Cottage, centre of row of 3, probably late C18. Watershot coursed sandstone, stone slate roof with chimneys on the ridge at the junctions with the cottages adjoining to left and right. Double-depth 2-bay plan. Two storeys; front to west, now painted white, has doorway with plain surround offset slightly right, a square window to the 1st bay, a stepped triple-light window to the right, and 2 similar windows under the eaves at 1st floor. Rear of less interest.</p> <p>GII Hargreaves Fold Farmhouse Farmhouse, c.1700. Coursed sandstone with quoins, roof of stone slates (rear) and slate, with stone coping and one kneeler at left gable, one ridge chimney and 2 gable chimneys. T-plan: 3 bays with large outshut to rear of centre, incorporating original entrance. Two storeys; south front (to garden) originally without an entrance, has low plinth, continuous dripcourse over the heads of 3 recessed chamfered mullion windows at ground floor: in 1st bay, 4 lights lacking 2 mullions (only the stools remaining) in 2nd bay 6 lights with a king mullion but others likewise lacking, and in 3rd bay 2 lights with chamfered mullion; at 1st floor the 2nd bay has a recessed window of 2 square lights with a chamfered mullion, and there are 3 square windows to the left of this, 2 small rectangular ones to the right. Rear: large single storey outshut, probably an early addition, with doorway in centre of low rear wall, a door and a chimney to the right side. Other external features of less interest. Interior: beams in all 3 bays, some with stopped chamfer (those in 2nd bay now boxed); stone staircase; vaulted cellar to 2nd bay, with well and stone side shelves.</p>
Contribution site makes to significance	The site is highly significant to the existing Isle of Man Mill with the extant reservoir which would have served the former Mill. The area also shows the boom and

	<p>development of the area which Victorian terraces lining the surrounds roads and streets which would have served the workers of the former mill.</p> <p>The site does not hold significance to the GII Cottages and Farmhouse, but the site is clearly visible from the Listed assets.</p>
Possible impact of loss of site and development on significance of asset	<p>The Loss of the Mill would see the loss of a undesignated Heritage asset which could have easily been converted into residential. With the large open plan floors it subdivision and reuse, while incorporating the industrial heritage of the site would have had a lesser impact upon the area.</p> <p>The development of the land would have an impact upon the setting of the assets which are set on the hill side overlooking the area. While they are sited a good distance on the hill side, they will impact upon the site.</p>
Secondary effects e.g. increased traffic movement	The increased movement of traffic will not impact upon the GII assets, but will see a large impact the immediate area.
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	The development would need to be of the highest standard of construction and design. Given the rural location and setting of the area they would need to take example from the surround building and be constructed of natural stone and slate. The height of the houses would need to be restricted to two storey dwellings. The use of terraced dwellings may be more appropriate and have a lesser impact and be more representative of the immediate area.
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	The site is on a gentle slope up towards the hill side. The area has been largely untouched by development and retains the rural feel which is crucial to the setting of the designated and undesignated heritage assets.
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	Acceptable, so long as all mitigation measures are considered and adhered to. Total yield needs to be reduced ensuring that all development is situated to the north of the site. The site needs to ensure good spacing and siting of dwellings to ensure there is no overcrowding and overdevelopment of the site. The dwelling should ensure appropriate design and materials. Use of natural stone, slate roof tiles and timber for windows and doors.

New Employment Sites

NE2 (Reg. 18 EMP2.15)	Land North of Hud Hey, Haslingden
Heritage assets potentially affected	No predicted heritage impact
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Public benefits	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Relocation of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	

NE3 (Reg. 18 EMP2.23)	Carrs Industrial Estate North Extension, Haslingden
Heritage assets potentially affected	Grade II -Church of St James, Grade II Britannia Mill
Significance	<p>GII - Church, 1780, enlarged and tower added 1827, altered later C19. Watershot coursed sandstone with rusticated quoins, slate roof. Nave with full-height aisles, west tower. Embattled tower of 3 unequal stages, each slightly set back, has small diagonal west buttresses, double-chamfered round-headed west doorway, round-headed openings with Y-tracery: one window over door, one on each of 3 exposed sides at 2nd level, and one belfry louvre on each side; 3 clock faces below belfry; pinnacles missing (removed 1951). Seven-bay aisles (2 easternmost added 1827), 2 storeys, all windows round-headed with imposts and keystones; small gabled porch to 2nd bay on each side. East end has large 2-centred arched 5-light window with transom and traceried head (1866). Interior: full-length auditorium, with colonnades of octagonal columns rising through 3-sided raked gallery with panelled front (of 1878); pointed wagon roof to nave, flat ceilings to aisles; low double-chamfered tower arch (surviving from C16 building) 3 large hatchments above; chancel in 2 easternmost bays differentiated only by attached moulded arch carried on slim roll-moulded piers, carved screen between these, and by decorated ceiling; carved wooden pulpit raised on unusually high pedestal and approached by similarly decorated stairs, by George Shaw of Saddleworth and exhibited by him in Great Exhibition 1851; organ by Willis of London 1878, enlarged and rebuilt 1923; C16 octagonal font with moulded pedestal, and shields in each face variously bearing arms of donor Elizabeth Holden, initials EH, arms of Towneley Towneley of Royle, a goat collared and belled (arms of Stansfield family), a pair of shears, a heart-shaped face with hands and legs (etc.).</p> <p>GII - Britannia Mill, a weaving mill of 1855 with additions of 1895 and 1916, is listed at Grade II for the following principal reasons: * Date: as a good, relatively early example of a purpose-built weaving mill incorporating a single storey north-light weaving shed; * Survival: for the completeness of its complex, including its chimney, north-light shed and multi-storey block, together with the later replacement engine and boiler houses; * Technology: the side-by-side survival of the 1857 and 1916 multi-storey blocks illustrates changes in typical mill building technology. The range of four broad types of cast iron columns within the mill also illustrates</p>

	developments in design.
Contribution site makes to significance	The proposed site is detached from the two assets however it does form a part of the context and setting for both the Mill, which is directly adjacent, and the Church which holds the commanding view across the valley.
Possible impact of loss of site and development on significance of asset	The development of the site would have a significant impact upon the setting of the assets which would be considered to be substantial harm.
Secondary effects e.g. increased traffic movement	The development of the bypass already sees a significant amount of traffic movement with the area and the development of the land would further increase this. This would add to the focused pollution side effects of the development of the area which would likely have a further negative impact upon the Mill and to a lesser extent the Church.
Public benefits	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Relocation of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	Development considered to be unacceptable in its form.