ROSSENDALE LOCAL PLAN EXAMINATION

MATTER 9 HEARING STATEMENT OF THE PEEL GROUP (REPRESENTOR ID 5160)

Issue – Are the proposed housing allocations in Rawtenstall, Crawshawbooth, Goodshaw and Loveclough justified, effective, developable/deliverable and in line within national policy?

Introduction

1.1 The Peel Group ('Peel') submitted representations to the Pre-submission Publication of the Rossendale Local Plan consultation in October 2018.

1.2 Paper 3 of Peel's submission identified a number of points of unsoundness in respect of the identified housing land supply which, as a result, would mean that the proposed housing requirements of the Local Plan would not be met. This included evidence that individual sites were either not proven to be deliverable or developable or where the Council had over-estimated the plan period yield. Further, these representations reveal that the Council has failed to put in place an adequate contingency plan in the event of under-delivery, including a sufficient flexibility allowance.

1.3 Paper 3 also identified that the spatial distribution of development would mean that little (if any) affordable housing would be provided, contrary to the evidence of need, owing to reliance on allocations within weak housing market areas where affordable housing was unviable based on the Council's own evidence base. Further this assessment revealed that the housing land supply was not distributed in a sustainable manner with under provision in the most sustainable settlements of the Borough, most notably Rawtenstall, relative to less sustainable settlements.

1.4 Collectively these issues render the Local Plan unsound being in conflict with the National Planning Policy Framework, not justified by reference to a robust evidence base and not effective in being unable to meet the identified development needs.

1.5 Peel has submitted a number of Hearing Statements to the Local Plan Examination which should be read in conjunction with each other. Of most relevance to this Matter 9 Hearing Statement are Peel's Statements in relation to Matters 2 and 19. These consider the housing land supply as a whole including, building on its Pre-submission Publication representations, whether, when assessed on a cumulative basis, this supply will meet the overall housing requirement of the Borough, including the need for affordable housing (Matter 19), and is appropriately distributed in a sustainable manner (Matter 2).

1.6 This Matter 9 Statement considers individual allocations in Rawtenstall, Crawshawbooth, Goodshaw and Loveclough. Each site is considered independently. Hearing Statements in relation to Matters 10 to 15 follow the same approach.

1.7 The General Questions (GQ) set out will be answered against each site and where appropriate the site specific questions will also be addressed:

H1: Greenbridge Mill (Hall Carr Mill) Lambert Haworth
Local Plan proposal: 64 dwellings within Years 1 to 5

1.8 Identified site specific constraints result in the need to reduce the developable area. The Council's own evidence (Strategic Housing Land Availability Assessment 2017 (SHLAA) Evidence Base document EB005) identifies that the site has a history of being susceptible to flooding and is within an area identified at risk of surface water flooding. There are also a number of trees at the south east corner of the site. The SHLAA concluded that the developable area should be reduced to a net developable area of 0.97 hectare which would produce a yield of 39 dwellings.

1.9 The SHLAA also identifies potential or known contamination issues which may be capable of remediation. While site remediation can be undertaken this work will undoubtedly impact upon the viability of any development at the site.

Conclusion: The realistic site capacity should be reduced to 39 dwellings.

H4: Turton Hollow, Goodshaw
Local Plan proposal: 30 dwellings within Years 1 to 5

1.10 There are significant site specific constraints associated with this site; the north west section has a steep gradient and there is a retaining wall along the southern boundary of the site. There are known land stability issues at the site resulting from the local topography and identified within the SHLAA (Evidence Base document EB005). There are a number of trees and a waste water pipe across the site and the site is currently used informally as public open space. The site is within 10 metres of flood zone 2 and adjoins an area at high risk of surface water flooding.

1.11 The SHLAA raises concerns regarding the amenity of nearby residents as a result of the proximity to an existing and active employment site.

1.12 In addition to the site specific constraints identified above there are also ownership matters to consider; the site is within 3 ownerships, the largest parcel being public land and the two small parcels being privately owned. The intentions of the private landowner are unknown – the parcel in public ownership is available for development.

1.13 There is no clear evidence that a developer is connected to the site and there has been no planning application submitted or evidence of the site being available or deliverable within the LPS timescales envisaged (1 - 5 years). In order to respond to the site constraints identified, the capacity should be reduced to 20 dwellings – a density of 20 dwellings per hectare should be applied.

Conclusion: The realistic site capacity should be reduced to 20 dwellings

H5: Swinshaw Hall, Loveclough
Local Plan proposal: 47 dwellings within Years 1 to 5

1.14 There are a number of site specific constraints to be considered in the allocation of this site. With regard to the developable area of the site the northern section of the site is traversed by a number of public rights of way, a parcel of the site is identified as a

Grassland Stepping Stone Habitat, a small part of the site is at medium and low risk of surface water flooding and waste water infrastructure is present within the site.

1.15 Further evidence is required to demonstrate that flood risk mitigation measures can be implemented to avoid impact on existing residents.

1.16 The SHLAA (Evidence Base document EB0005) provides a detailed assessment of the site (across three site IDs: 16203, 16205 and 16207) and highway concerns are prevalent. Access from Goodshaw Lane is considered to be poor; Goodshaw Lane is narrow and there is a considerable distance to travel before reaching a main carriageway.

1.17 There is insufficient evidence to suggest the highway concerns can be overcome and no resolved solution has been identified. The site should be considered unsuitable for residential development until this matter is resolved. It is also worth noting that should extensive highway works be necessary, this will undoubtedly impact on the viability of any residential scheme, thus, likely impacting the delivery of affordable housing.

Conclusion: the site is not proven to be developable and should be removed from the residential allocations.

H6: Land south of 1293 Burnley Road, Loveclough
Local Plan proposal: 5 dwellings within Years 1 to 5

1.18 This site assessment within the SHLAA (Evidence Base Document EB005) identifies that the site is adjacent to Burnley Road however, due to varying levels, a retaining wall is in place at this boundary. There is no evidence to suggest the level change between Burnley Road and the wider site can allow for safe access to the site for residential purposes. The site is also not considered to be sustainably located with the majority of local services accessible only by car.

1.19 Insufficient evidence is provided that the site is developable.

Conclusion: the site is not proven to be developable and should be removed from the residential allocations.

H8: Oak Mount Garden, Rawtenstall
Local Plan proposal: 9 dwellings within Years 1 - 5

1.20 The site is suitable for housing development in principle however topographical issues may impact the capacity and viability of the site. The site is a steeply graded backland site that will require a considerable amount of regrading and retaining features to develop. The cost of implementing this ground work will impact the viability of any residential scheme.

1.21 The number of dwellings capable of being built on a site of this gradient is also questioned. It is recommended that the site density be reduced to 15 dwellings per hectare.

1.22 The site should not be included within the draft allocations at LPS Policy HS2 as its capacity (4 dwellings at 15 dph) is below the threshold for allocated sites. This site should instead be within the 'small sites' category.

Conclusion: the site's realistic yield is too small to be included as an allocation in the Local Plan.

H9: Land off Oaklands and Lower Cribden Avenue
Local Plan proposal: 31 dwellings within Years 1 to 5

1.23 A full planning application for 34 dwellings was approved in December 2015 and construction is nearing completion.

1.24 The site will be developed before the adoption of the Local Plan and should therefore be removed from the draft residential allocations.

Conclusion: the site will be developed before the adoption of the Local Plan and should not be included as an allocation in the Local Plan

H10: Land at Bury Road, Rawtenstall
Local Plan proposal: 7 dwellings within Years 1 to 5

1.25 There are considerable site constraints associated with this draft allocation. Constraints that directly impact the developable area include existing footpaths, steep topography, potential land contamination, waste water infrastructure, woodland (50% of the site) and flood risk (more than 10% of the site is within flood zone 3).

1.26 The site constraints dramatically reduce the developable area of this already small draft allocation and render the site unsuitable or, at most, appropriate within the 'small sites' category only.

Conclusion: the site's realistic yield is too small to be included as an allocation in the Local Plan.

H12: Reedsholme Works, Rawtenstall
Local Plan proposal: 110 dwellings within Years 1 to 5

1.27 The site is suitable and available with a willing developer on board and approval of a residential scheme at reserved matters stage. The capacity of this site should be reduced to 97 dwellings in accordance with the reserved matters approval (LPA reference: 2018/0535).

Conclusion: The realistic site capacity should be reduced to 97 dwellings.

H13: Loveclough Working Mens Club and land at rear and extension
Local Plan proposal: 95 dwellings within Years 1 to 5

1.28 This site has a number of specific constraints that impact the viability and capacity of the site. Circa 10% of the site is at high risk of surface water flooding and medium risk of surface water flooding and approximately 20% of the site is identified as a Grassland Stepping Stone Habitat which will need to be protected and any impacts mitigated. A public right of way crosses the site and the SHLAA (Evidence Base document EB0005) concludes that further site investigation or a coal mining risk assessment will be

required. As a result of the site constraints the realistic density of development should be reduced to 25 dwellings per hectare and the overall capacity reduced to 80 dwellings.

1.29 There is no clear evidence that a developer is connected to the site and there has been no planning application submitted or evidence of the site being available or deliverable within the LPS timescales envisaged (1 - 5 years).

Conclusion: The realistic site capacity should be reduced to 80 dwellings and the delivery timescale amended to within years 6 – 10.

H14: Hall Carr Farm, off Yarraville Street
Local Plan proposal: 26 dwellings during Years 1 to 5

1.30 An outline planning application (LPA reference: 2015/0489) at the site for 24 dwellings was resolved to be approved however the Section 106 Agreement wasn't signed and the application was eventually refused.

1.31 The site is suitable for development however there are potential viability constraints reflecting the stalled progress in bringing the site forward for residential development.

1.32 Future development of the site will need to address the following site specific constraints; topography, surface water flood risk, presence of a public right of way across the site and the adjacent Listed Buildings (2 – 8 Middle Carr Farm).

1.33 There is no clear evidence that a developer is connected to the site and there has been no planning application submitted or evidence of the site being available or deliverable within the Local Plan timescales envisaged (1 - 5 years). The site is likely to be developable however so can be considered suitable for delivery within a medium to long time period (6 – 10 years).

Conclusion: The site is developable beyond Year 5 of the Local Plan.

H15: Willow Avenue off Lime Tree Grove
Local Plan proposal: 10 dwellings within Years 11 to 15

1.34 The site is suitable for residential development in principle however insufficient evidence has been provided in relation to the delivery of a safe access into the site. The SHLAA (Evidence Base document EB0005) identifies that the site is to be accessed via a narrow lane (Lime Tree Grove) or a street restricted by on street parking (Cribden Street). The achievement of a safe and efficient access into the site is unproven. Further site specific constraints include the proximity to adjacent Listed Buildings and a steeply graded topography.

1.35 The SHLAA confirms that the landowner wishes to develop the site for 4 dwellings.

1.36 This site should not be included as a draft allocation as the capacity (in accordance with the landowner's intentions) is below the threshold for an allocation in the Local Plan.

Conclusion: the site's realistic yield is too small to be included as an allocation in the Local Plan.

H16: Land east of Acrefield Drive
Local Plan proposal: 18 dwellings within Years 11 to 15

1.37 While there are some site specific constraints – notably flood risk – the landowner has expressed an interest in developing the site for 10 dwellings (8 units less than the Council's claimed capacity).

Conclusion: The capacity of the site should therefore be reduced to match the owners' intentions of 10 dwellings.

H17: Land south of Goodshaw Fold Road
Local Plan proposal: 7 dwellings within Years 6 to 10

1.38 The site may be suitable for development, though site constraints identified within the SHLAA (Evidence Base document EB0005) extend to flood risk, presence of a public right of way and the requirement to provide a site investigation or coal mining risk assessment.

1.39 The availability of the site is questioned however as the landowner of only a small parcel of the site (12%) has expressed an interest in developing the site for housing as confirmed within the SHLAA. The intentions of the other landowners are unknown.

1.40 The deliverable parcel of the site, where there is landowner interest in developing the site, should not be included within the draft allocations as its capacity is below the threshold for allocated sites. There is insufficient evidence provided that the rest of the allocation is developable. This site should instead be within the 'small sites' category.

Conclusion: the site's realistic and evidenced means that it is too small to be included as an allocation in the Local Plan.

H18: Carr Barn and Carr Farm
Local Plan proposal: 25 dwellings within Years 6 to 10

1.41 The site is available for residential development however a number of site specific constraints need to be addressed and evidence submitted to ensure these matters can be overcome and mitigated against.

1.42 The SHLAA (Evidence Base document EB0005) outlines access concerns and the requirement for any future development to widen the single track farm road. This challenging requirement will undoubtedly impact the viability of any future residential scheme. The ability to safely and efficiently access the site via this route is unproven at this stage.

1.43 Further site constraints include the presence of a public right of way, flood risk, the presence of trees covered by a Tree Preservation Order and the proximity of 2 Listed Buildings (Carr Farm and Gravestone) to the site.

1.44 No clear evidence that there is a developer connected with the site has been provided and no planning application submitted to date. The access issues need resolving and it

needs to be evidenced that both parts of the site can be accessed prior to the site being considered developable.

Conclusion: the site is not proven to be developable and should be removed from the residential allocations.

Summary of Draft Residential Allocations

1.45 Based on the above assessment, it is Peel's position that the cumulative and proven developable capacity of proposed allocations in Rawtenstall, Crawshawbooth, Goodshaw and Loveclough is 389 dwellings, compared to 601 suggested by the Council.

1.46 A number of sites are not proven to be developable, in being affected by ownership and technical constraints (access particularly) for which no viable mitigation proposal is presented to the extent necessary to underpin their allocation in a Local Plan. In respect of a number of other sites, the Council has over-estimated the realistic capacity. Finally, this assessment has identified that 121 dwellings in the Rawtenstall, Crawshawbooth, Goodshaw and Loveclough area which the Council has included in the year 1 to 5 supply are unproven to be deliverable and should instead be included in the Year 6 to 10 supply. The Council has therefore overestimated the five year supply from sites in this location.

1.47 Based on the assessment of the Rawtenstall, Crawshawbooth, Goodshaw and Loveclough area alone, it is evident that the identified housing land supply is insufficient to deliver the Borough's development needs. This renders the plan unsound, principally in being at odds with the requirements of paragraph 67 of the NPPF and not being effective.

1.48 This conclusion is reinforced through the assessment of other proposed residential allocations across the Borough (see Matter 10 – 15 statements) and in considering the housing land supply as a whole (see Matter 2 and 19 statements).

Addressing the shortfall

1.49 Notwithstanding the comments provided in Peel's Matter 2, 3 and 19 statements, additional land needs to be allocated in this spatial area to address the shortfall of 212 dwellings and to deliver the number of dwellings which the Local Plan currently proposes for the area (601 units).

Developable site at Haslam Farm

1.50 Peel has historically promoted the allocation of a site at Haslam Farm located within Rawtenstall for residential development.

1.51 The northern part of this site (though not the full extent of the site) has previously been proposed as a residential allocation through the Draft Local Plan. The Council's reasons for not carrying this forward are set out in the Housing Topic Paper (Evidence Base document EB006). In respect of Haslam Farm the Housing Topic Paper provides the following narrative in justifying the decision not to carry forward the proposed allocation:

Stepping stone habitat. Landowner wants expansion to south. Objection from ELR. Strong objection from residents and Friends of Townsend Fold (petition). Significant underground infrastructure limiting development. Green Belt.

1.52 The removal of this site from the draft Local Plan on the basis of the Stepping Stone Habitat is not justified. There remains a number of other draft allocations that are within Stepping Stone Habitats, therefore, appropriate mitigation measures can also be implemented at the Haslam Farm site as part of a planning application.

1.53 A Development Framework for this site was submitted to Rossendale Borough Council as part of Peel's representations to the Publication Local Plan. This demonstrates that the site can accommodate around 155 residential dwellings allowing for an appropriate easement to the Haweswater Aqueduct which runs beneath the site. The Development Framework is provided at Appendix A.

1.54 Peel strongly disagrees that objections from local residents and the operators of an adjacent leisure facility (the East Lancashire Railway (ELR)) provides credible justification for not allocating the site, as appears to be the Council's position. Any such objections must be based on substantive planning grounds and the presence of such objections does not provide a credible basis for the decision not to allocate the site.

1.55 Since consultation on the Publication Local Plan, Peel has commissioned further work to demonstrate that the site is developable during the plan period. Updated evidence in relation to landscape, access, flood risk and ecology is provided at Appendix B to E.

1.56 In context of the very clear deficiencies in the identified housing land supply in Rawtenstall, Crawshawbooth, Goodshaw and Loveclough, and notwithstanding the comments provided in Statements in relation to Matters 2, 3 and 19, the allocation of land at Haslam Farm would go some way to correcting this specific aspect of the plan's unsoundness. The site is sustainably located on the edge of Rawtenstall, benefitting from safe access and accessible by sustainable modes of transport. The site is controlled by a willing and experienced land owner and is located within a viable housing market area. The site is developable over the plan period and should be allocated for residential development on this basis.

Appendix A: Haslam Farm, Rawtenstall Development Framework

Turley

Land at Haslam Farm, off Bury Road, Rawtenstall, Rossendale

Development Framework

January 2013

PEEL LAND&PROPERTY

TURLEYASSOCIATES

Contents

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Executive Summary

Executive Summary

There is a need to provide additional land for housing in South West Rossendale in order to meet identified housing needs and encourage the sustainable growth and regeneration of the Borough. This Development Framework identifies land at Haslam Farm, Rawtenstall as a sustainable location for new housing and proposes a logical, defensible and long term change to the Green Belt and Urban boundary to facilitate its development.

The proposed amendment complies with relevant national planning policy on Green Belts and with the Council's criteria for review of Green Belt and Urban Boundaries. The proposal would release around 3.5 ha (8.6 acres) of land which could accommodate 155 new high quality homes. This could incorporate a mix of size and type of housing including family and aspirational homes.

The site is surrounded on three sides by existing built development and is within walking distance of many local services and facilities. It also has good public transport access to local destinations including Rawtenstall Town Centre. Its development would represent a sustainable rounding off of the built up area of this part of Rawtenstall and would have no significant environmental impacts.

The Council accepts the suitability of this location to accommodate housing and proposes a change to the Green Belt and Urban Boundary on part of the site (ref RCGL (GB) 5). The Council's assessment concludes that the site provides *"a sustainable development opportunity, subject to the provision of suitable access arrangements and landscaping."*

The delivery of around 155 new homes would generate 220 construction jobs (136 net new jobs); attract 236 additional economically active residents to Rossendale; increase local consumer spending by around £1.6 million per annum; increase Council Tax revenue by £2.7 million over 10 years; and deliver New Homes Bonus payments of £1.27 million. This represents a significant contribution to the growth and regeneration of the Borough.

The Council is therefore requested to incorporate the requested change to the Green Belt and Urban Boundary within its forthcoming Lives and Landscapes site allocation Development Plan Document.

01

Introduction

1 Introduction

1.1 This report is prepared on behalf of Peel Holdings (Land & Property) Ltd (Peel) as part of its engagement in the Rossendale Local Development Framework process. It presents proposed changes to Green Belt and Urban Boundaries to facilitate release of land for residential development to meet the housing needs of the Borough.

1.2 The principle of additional housing in South West Rossendale is established within the adopted Rossendale Core Strategy (November 2011). This followed acknowledgement through the examination process of the need to release additional land to make up the recent shortfall in housing delivery and meet future needs in areas where early delivery can be assured.

1.3 The Examination identified a need to increase the delivery of housing, particularly family housing in the borough and concluded that South West Rossendale is the most sustainable and appropriate location to achieve an early boost to housing supply.

1.4 South West Rossendale is identified as a suitable location because of its sustainability and its potential to deliver housing viably in the short and medium term. The Core Strategy acknowledges that this will require the review of Green Belt boundaries in order to release suitable land. The Core Strategy identifies a number of areas of search which are considered the most suitable for housing development.

1.5 In this context the Council has identified criteria for the review of Green Belt and Urban boundaries and is undertaking a consultation on proposed boundary changes.

1.6 This Development Framework report considers the suitability of land at Haslam Farm, Rawtenstall for housing development and proposes a Green Belt and Urban Boundary change which would facilitate that development.

1.7 The remainder of this report is set out in the following format:

- Section 2 summarises the planning policy context for the review of Green Belt and delivery of housing in South West Rossendale.
- Section 3 appraises the land at Haslam Farm and identifies relevant known physical and technical opportunities and constraints.
- Section 4 applies these opportunities and constraints to identify a proposed alteration to the Green Belt and Urban boundary to facilitate the delivery of new housing.
- Section 5 assesses the significant economic, community and social benefits which this proposal would deliver for Rossendale
- Section 6 summarises the case for the proposed changes and the benefits which would arise from the proposed development.

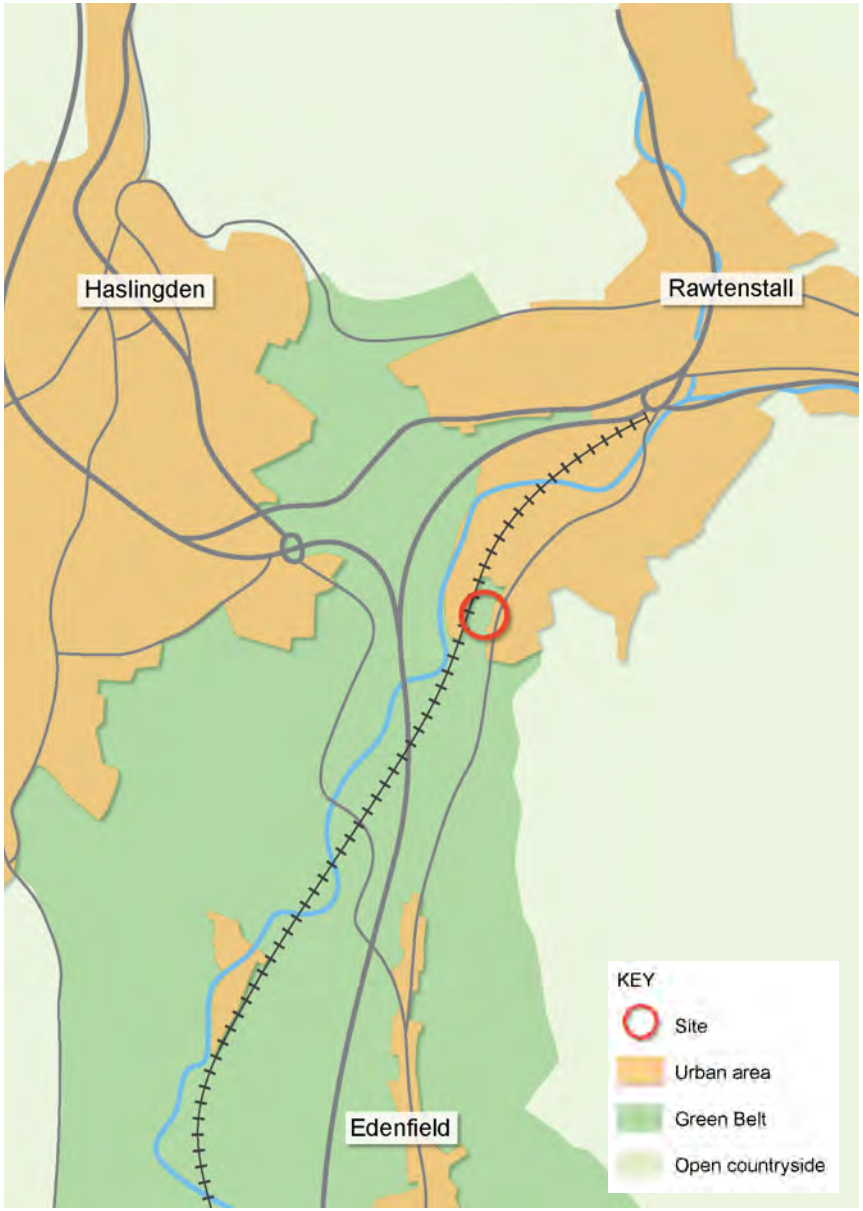


Fig 1.1 | Wider location plan

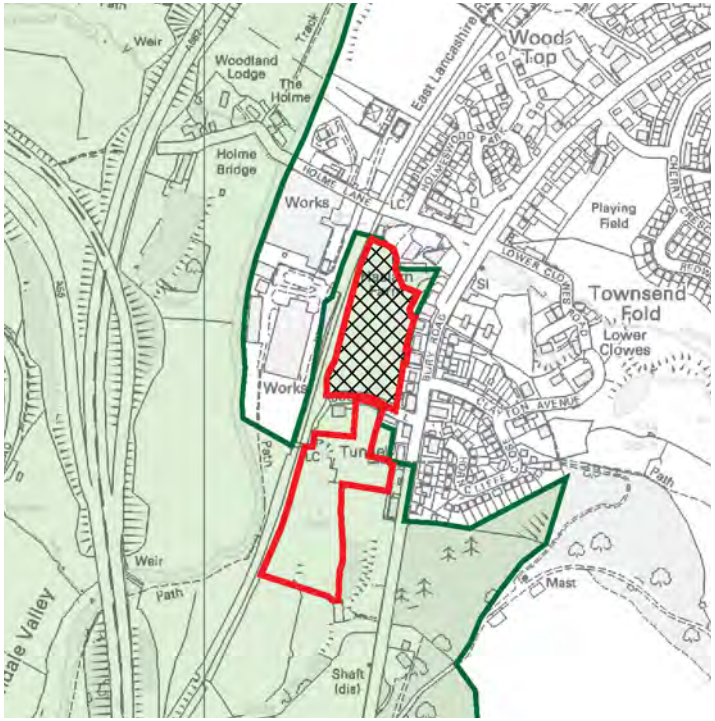


Fig 1.2 | Site in relation to existing Green Belt

KEY

- Site
- SHLAA Site ID 683
- Existing Green Belt

Fig 1.3 | Aerial site location plan

02

Planning Policy Context

2 Planning Policy Context

2.1 The Rossendale Core Strategy was adopted in November 2011 and forms part of the Development Plan for the Borough alongside documents including saved policies of the Local Plan and supplementary planning guidance/ documents.

Spatial Vision

2.2 The Spatial Vision states that by 2026 the Council aims to reduce inequalities across the Borough by strengthening opportunities in the east of Rossendale and fulfilling the potential of the west of the Borough. It also sets out that most development, including housing and affordable housing, will take place within the urban boundaries of the main settlements, capitalising on the move towards a low-carbon economy and supporting sustainable lifestyles.

Area Visions

2.3 In addition to the Spatial Vision, the Core Strategy also sets out Area Visions for the six sub-areas of the Borough including:

- Rawtenstall, Crawshawbooth, Goodshaw and Loveclough – this Area Vision sets out that housing will be focused on the Rawtenstall area with no new major greenfield development in Crawshawbooth, Goodshaw and Loveclough.

Development Management

2.4 Policy 1 states that the Urban Boundary defined in Local Plan Saved Policy DS1 and the Green Belt boundary defined in Saved Policy DS3, will be reviewed and where necessary amended in the Site Allocations DPD. The reviews would take into account criteria set out in Policy 1 including:

- Where small scale selective rounding off of Green Belt boundaries would promote sustainable development opportunities.

- An extension/amendment to the urban boundary would not adversely affect aspects of the natural environment.

2.5 Core Strategy Figure 15 (see Fig 2.1), identifies Rawtenstall as an area for Green Belt review.

Fig 2.1 | Areas for Wider Green Belt Review (Fig 15, Rossendale Core Strategy)

Housing

2.6 Policy 2 states that the Council is required to deliver a minimum of 3,700 net additional dwellings over the plan period (2011 – 2026), which equates to 247 dwellings per annum.

2.7 Greenfield and brownfield land will be allocated for residential development to meet the housing needs of the Borough.

2.8 The Council has set a target of delivering 65% of all new dwellings on previously developed land, at a minimum density of 50 dwellings per hectare in Rawtenstall, Bacup, Haslingden and Whitworth and 30 dwellings per hectare, in all other areas.

2.9 Policy 2 sets out the distribution of housing across the Borough; the largest number of additional houses will be built in the Rawtenstall area (30% of the total), with smaller but significant numbers built in the towns of Bacup, Haslingden and Whitworth (50% of the total). Following these, development will be permitted in a number of smaller settlements.

Design

2.10 Policy 23 states that the Council will ensure that Rossendale's places and buildings are attractive, safe and easy to use by ensuring that all new development is of the highest design that respects and responds to local context, distinctiveness and character. In addition, design should help a development to contribute positively to local identity and heritage. The Policy states that the rural-urban interface should maintain the relationship between the urban areas and countryside.

Panoramic view of south part of the site from Bury Road

03

Site and Surroundings

3 Site and Surroundings

3.1 Haslam Farm is located on land to the west of Bury Road and is surrounded by built development on three sides (see Fig 3.1). An existing industrial estate forms the northern boundary of the site beyond which is an area of housing. Residential properties and a public house fronting Bury Road run along the eastern boundary with further housing to the east of Bury Road. The East Lancashire Railway line creates the western site boundary, with industrial buildings on the opposite side of the tracks.

3.2 Duckworth Lane divides the two parts of the site. South of this lane is a detached residential property and an open field. The northern part of the site extends to 1.6 ha (3.95 acres); the southern part extends to 1.95 ha (4.82 acres).

3.3 The site is located in a river valley - the River Irwell lies west of the site, along the western boundary of the adjacent industrial site. In the wider context, land rises steeply to the north west and south east.

Local Facilities

3.4 The site is c. 1.5 km south west of the town centre of Rawtenstall which provides a number of traditional town centres uses including a supermarket, national banks and building societies, dental surgery, high street chemist and a number of restaurants and bars.

3.5 The Rawtenstall Balladen Community Primary School is the closest primary school to the site, located c. 0.75 km east of the site. All Saints Roman Catholic High School is c. 2.5 km west of the site. There are a total of 5 secondary schools and 19 primary schools within 5 km of the site.

3.6 There are bus stops located on Bury Road, c. 150 m north and 150 m south of the site respectively. These stops are served by the half hourly 482 and 483 bus services, which connect the site with Bury in the south and Burnley and Bacup in the north. The nearest train station is located 12 km south of the site in Bury. The site is well placed to take advantage of the proposed reintroduction of passenger services on the East Lancashire Railway line which passes the site.

3.7 The site is also well connected to both the local and national highway, with the A56 west of the site (connected via the A662, 1 km north of the site) which connects to the M66 (3.3 km) leading to the M62 and M60 (19 km).

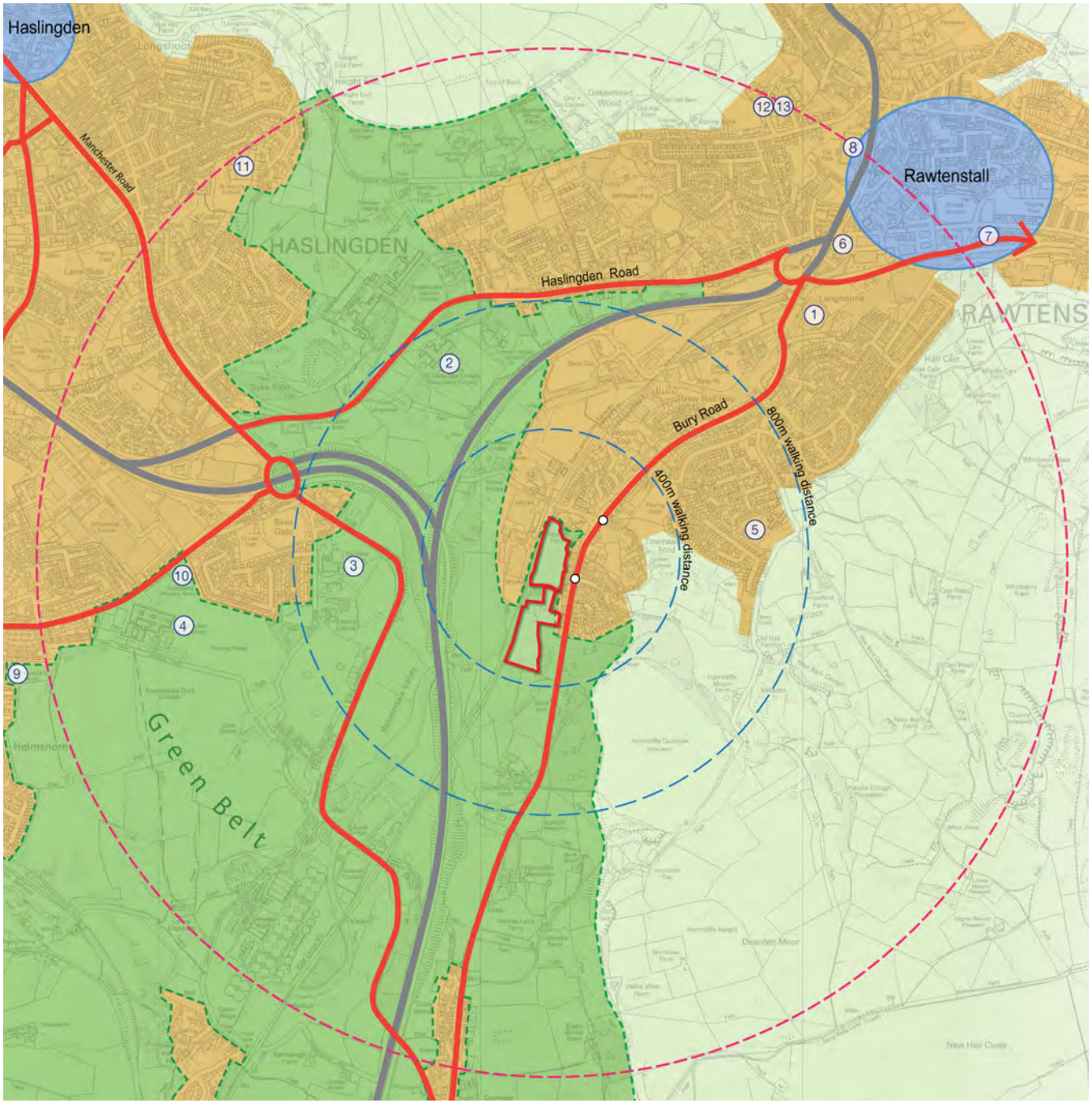
Consideration in SHLAA

3.8 The northern part of the site was promoted as part of the Rossendale SHLAA Update in 2010 (Site ID 683). The SHLAA states that it is within 400 m of a bus stop and with 5 km of a Secondary School and Hospital. The SHLAA also confirms that no new extensive access or drainage infrastructure would be required. Whilst the site scores 78 points out of a total of 104, which would place the site within Category 2 (deliverable within 11-15 years), due to the site being located in the Green Belt it was automatically downgraded to Category 3.

3.9 The SHLAA identified potential for 72 dwellings at 45 dwellings per hectare on the northern part of the site.

Duckworth Lane entrance

View across south part of the site towards river and A56



KEY

- Site area
- Urban area
- Green Belt
- Main roads
- Bus routes
- Bus stops
- 400m / 800m walking distance
- 1600m study area
- Town centre
- Local services / amenities:
  1. Tesco supermarket (including pharmacy)
  2. All Saints RC High School
  3. Tor View Primary School
  4. Haslingden High School
  5. Balladen Community Primary School
  6. Dentist surgery
  7. Medical centre
  8. Asda supermarket
  9. St Veronica's RC Primary School
  10. Broadway Primary School
  11. St Mary's RC Primary School
  12. St James-the-less RC Primary School
  13. St Mary's Rawtenstall CoE Primary School

Fig 3.1 | Context plan of local facilities

Site Appraisal

3.10 The key features of the site are as follows:

- The site falls approximately 15 m from east to west towards the railway and River Irwell valley, enabling views across the site to higher land to the west.
- An industrial site is located adjacent to the western boundary of the site. Though there are mature trees and hedges along this edge, the topography of the site allows filtered views towards this large scale development.
- The site is also adjoined by existing development to the north (Holme Lane) and to the east (Bury Road). This is primarily housing.
- Duckworth Lane provides a right of way between the two parts of the site.
- The site is not classified as agricultural land and is registered as 'grass' on the Dudley Land Use Inventory (DEFRA, 2012).
- The site is located in Flood Zone 1 and is therefore at low risk from flooding.
- The site is not located in a Conservation Area and is not within proximity of any listed buildings.

Opportunities and Constraints

3.11 The key site opportunities are:

- The site is enclosed by existing development on three sides and development of it would have minimal impact on the existing streetscene and the surrounding area. Therefore the site is a logical inclusion to the urban boundary.
- The site is in walking distance of Rawtenstall town centre and local schools. It is on a bus route providing connections to Rawtenstall and Bury.
- The southern part of the site is partly enclosed by mature trees which provide a degree of enclosure and limit views from the south
- The quality of the land is low, and any trees are limited to the site boundary. These could be incorporated in the development or replaced.
- The topography of the site allows potential to reflect the existing historic townscape of the surrounding area.

3.12 The key site constraints are:

- The topography of the site – consideration of the layout and aspect of any potential development will be required.
- At present, access to the site is constrained. Duckworth Lane is narrow and close to adjacent properties. It also has a steep gradient. There are however several potential access points within the same ownership, including land - adjacent to the Whitchaff Inn PH and Haslam Farm.
- The site is adjacent to the East Lancashire Railway (recreational line) and a large industrial estate, therefore consideration of residential amenity will be required.

Panoramic view of north part of site from Duckworth Lane towards industrial estate and existing properties on Bury Road

Fig 3.2 | Site analysis plan

04

Proposed Development Framework

4 Proposed Development Framework

Development Framework

4.1 The analysis of the site and its local and wider context has informed a set of design principles as set out below. These principles are then translated into a development framework plan (see Fig 4.1 opposite).

4.2 The design principles for land at Haslam Farm are as follows:

- High quality housing including aspirational family housing and affordable units.
- Rounding off the built up area to form a logical and sustainable development area.
- Access to the development via Bury Road. This access will also serve the southern part of the site via Duckworth Lane.
- Strengthen / enhance existing field boundaries and provide appropriate screening / edge to adjacent railway.
- Creation of a strong landscape buffer along the western boundary adjacent to the East Lancs railway and industrial estate; and to the eastern boundary towards existing residential properties.
- Potential pedestrian links to the development from Bury Road via Duckworth Lane (northern and southern sites) and the access to Oak Terrace (southern site).
- Development and infrastructure to address the topography of the sites, allowing long views to the west.
- The developable area within the northern part of the site is informed by its enclosure by existing development and infrastructure. The developable area within the southern part of the site is informed by existing development and infrastructure to the north, east and west; the southern extent is informed by existing field boundaries and landscaping.
- Higher density development to north and reducing nearer countryside edge.
- Establish defensible Green Belt boundary using existing physical features.

4.3 The northern part of the site extends to around 1.6 ha (3.95 acres) and will achieve a potential yield of 72 units at an average density of 45 dwellings per hectare.

4.4 The developable area within the southern part of the site extends to around 1.95 ha (4.8 acres) and will achieve a potential yield of 78 units, at an average density of 40 dwellings per hectare which takes into consideration the topography of the site and lower density nearer open countryside.

4.5 An additional area of land adjacent to the south eastern part of the site could achieve an additional potential yield of around 5 dwellings.

4.6 This proposed Green Belt boundary change will release land for around 155 homes.

Proposed Changes to Green Belt Boundary

4.7 The northern part of the site is enclosed by existing development to the north and east; East Lancs railway and a large scale industrial estate to the west; and by Duckworth Lane to the south.

4.8 The southern part of the site is enclosed by Duckworth Lane to the north; existing development, mature trees and East Lancs railway line to the west. The southern boundary adjoins open land and mature woodland and is partially undefined by any physical boundary. An existing field line, strengthened by trees and hedgerows, bisects the southern site along a north-west / south-east axis.

Fig 4.1 | Proposed changes to Green Belt and Urban Boundary

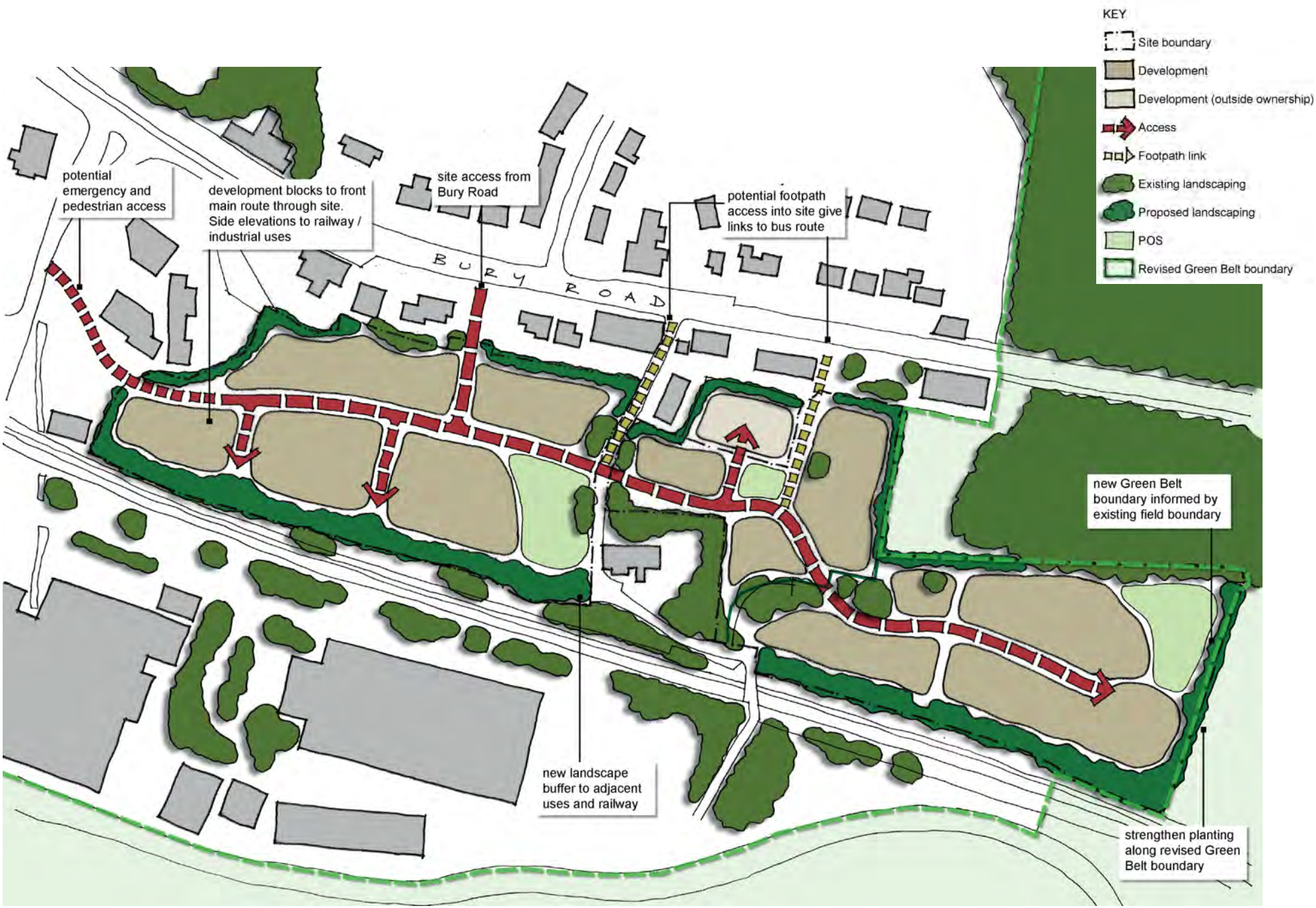


Fig 4.2 | Development framework plan

4.9 The almost complete enclosure of this site by development and infrastructure makes it a logical exclusion from the Green Belt. Indeed this conclusion is supported by Rossendale Council, which has identified this site as being suitable for Green Belt release in the 'Lives & Landscapes – Green Belt & Urban Boundary Review' consultation document.

4.10 The consultation document concludes that the site complies with the Council's draft criteria for the review of the Green Belt and Urban Boundaries. Specifically, it is acknowledged that the site is currently bound on three sides by development, that the site perimeter is directly adjacent to the existing Urban Boundary and that the site does not perform the role of separating settlements. In addition, the site makes little positive contribution to the functionality of the Green Belt given the degree of enclosure. It is concluded that the site provides *"a sustainable development opportunity, subject to the provision of suitable access arrangements and landscaping"*.

4.11 The development of the site as proposed would not conflict with the purposes of including land in the Green Belt as set out in the NPPF. Specifically, it would not result in encroachment into the wider open countryside, result in the merging of settlements, create urban sprawl, or adversely impact on urban regeneration.

4.12 The proposed revision to Green Belt and Urban Boundary is shown on Fig 4.1.

05

Delivering Lasting Local Economic Benefits

5 Delivering Lasting Local Economic Benefits

Context – why housing matters

5.1 Housing makes a significant contribution to the national, regional and local economy. The construction of new homes generates initial benefits through employment, materials and professional spending associated with the construction process. In addition to this, its positive impacts are experienced for long afterwards and can provide an important source of local economic and social benefits for communities.

5.2 As new homes are occupied a range of local benefits are generated, from the spending power that households have to Council Tax revenues, both of which help to sustain local shops and services. Where a range of family housing is provided this can help to maintain and grow local populations, providing an essential foundation for key services such as local schools, health care and childcare facilities.

5.3 There is increasing awareness at a national level of the important contribution that the construction industry (including house building) makes to the economy. Recent studies by the Confederation of British Industries (CBI) have demonstrated that for every £1 spent on construction projects a total of £2.84 expenditure is generated in the wider economy[1]. It is clear that constructing new homes can make an important contribution to the health of local economies, as well as the economic regeneration agenda.

5.4 The Coalition Government has fully endorsed the important role that house building can play in "kick starting" the national economy, with a series of funding initiatives (such as the Get Britain Building initiative) and Ministerial statements highlighting the importance of house building.

What will Haslam Farm deliver?

5.5 The Haslam Farm scheme is a significant residential development that will provide a choice of homes which will be accessible to newly forming and incoming households. The scale and scope of the development can make a significant contribution to Rossendale's economy as well as generating substantial financial benefits associated with Council Tax and New Homes Bonus revenue as properties are delivered and occupied. An independent assessment undertaken by GVA has highlighted the following headline benefits associated with the provision of new homes as envisaged in the Development Framework:

- **Construction Related Benefits** – capacity to help sustain over 220 jobs (gross) associated with the construction sector and approximately 136 jobs (net), taking into account multiplier, displacement and leakage effects. Potential job creation benefits include specific opportunities for construction related employment and skilled trades. Associated potential to reduce levels of unemployment and increase economic activity locally, alongside diversifying the local population profile to include greater proportions of younger working age people in skilled occupations.

- **Population Benefits** – potential to increase the population by circa 363 people in 155 dwellings. Given the potential appeal of the site and the housing mix, including good quality family homes, there is an opportunity to attract and retain younger, family households which will help to sustain/ enhance essential services within the locality.

- **Replenishing the Workforce** – potential to retain and/or attract approximately 236 additional working age people contributing to the supply of labour locally with linked benefits for the attraction of employers to the area.

- **Spending Power** – potential to capture approximately £1.6 million of household expenditure every year within the locality on comparison / convenience retailing, which will help to sustain local shops and businesses that are essential to the vitality of the local retail offer as well as that of the wider Rossendale economy, including the town centre economy of Rawtenstall.

- **Financial Benefits to the Local Authority** – potential to generate additional Council Tax revenues of £2.71 million over 10 years associated with the new homes to be constructed. Further potential to generate a £1.27 million New Homes Bonus payment over a six year period.

5.6 The benefits associated with the proposed development are significant and will contribute not only to meeting housing need and demand, but will also make a valuable contribution to the economy of Rossendale. As highlighted above, new households attracted to the area will enhance local spending power, which could be a significant benefit for the economic regeneration of key shopping and service centres in Rossendale, including Rawtenstall Town Centre and increase Council revenue to support ongoing service provision and regeneration projects. The attraction of economically active, skilled and working age residents will also help to enhance Rossendale's attractiveness as a location for business.

5.7 A summary of the benefits associated the Development Framework is provided at Figure 5.1 opposite.

[1] Source: CBI (2012) – "Bridging the Gap – Backing the Construction Sector to Create Jobs"

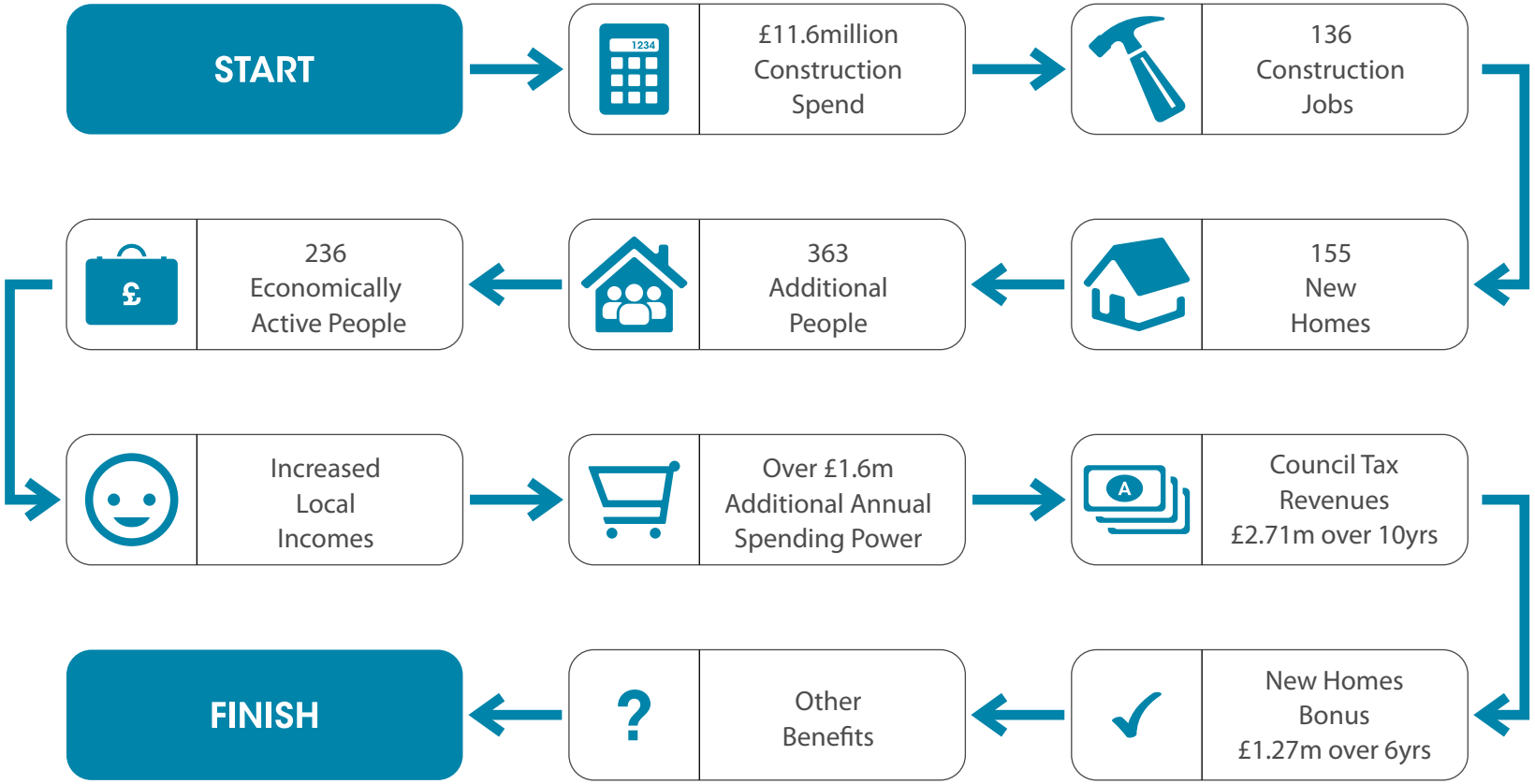


Fig 5.1 | Summary of Benefits arising from the Development Framework

06

Summary and Conclusions

6 Summary and Conclusions

6.1 As part of the built up area of Rawtenstall, Haslam Farm is a very sustainable location for new housing in Rossendale. The Core Strategy envisages significant new housing in this part of the Borough and notes the role it can play in meeting housing needs and supporting regeneration objectives in the Borough. The site is within an area of search for Green Belt boundary review in order to release land for early housing delivery (as shown on Figure 15 of the adopted Core Strategy).

6.2 The Haslam Farm site is very well related to the urban area of Rawtenstall. It is effectively surrounded on three sides by built development. It is within walking distance of all key facilities including Rawtenstall Town Centre, local schools, employment areas and community facilities. It is also located close to a bus route which provides a regular service between Rawtenstall and Bury and alongside the East Lancashire Railway which has potential to accommodate passenger services.

6.3 The site has no significant physical or technical constraints that would prevent its early development for high quality housing. It is not subject to any landscape or nature conservation designation, is not in an area of significant risk of flooding and has no history of contamination. In all other respects it is considered to be suitable for development.

6.4 The site would form a small scale extension of Rawtenstall which would form a logical rounding off of the current built up area. Development would not extend the boundaries of the settlement into the surrounding open countryside and would not adversely affect the landscape or townscape character of the surroundings.

6.5 Development of this land would not conflict with the purposes of including land within the Green Belt as set out in national planning policy. In particular it would not result in a reduction of any gap between Rawtenstall and any other settlement and in view of the acknowledged need for new housing and history of under delivery in this area; it would not harm the prospects of other sites coming forward for development. In fact, by providing good quality housing of a type which is in relatively short supply in Rossendale, the release of the site would support the economic and social regeneration objectives of the Core Strategy.

6.6 The delivery of around 155 new homes would generate 220 construction jobs (136 net new jobs); attract 236 additional economically active residents to Rossendale; increase local consumer spending by around £1.6 million per annum; increase Council Tax revenue by £2,7 million over 10 years; and deliver New Homes Bonus payments of £1.27 million. This represents a significant contribution to the growth and regeneration of the Borough.

6.7 The site therefore complies with the Draft Criteria for Green Belt and Urban Boundary Changes which the Council issued for consultation on July 2012. The release of this land is needed in order to fully meet identified housing needs and a new Green Belt boundary can be established using existing physical features to create a clear defensible and permanent boundary.

6.8 The site is located within a part of the Borough where the housing market remains relatively strong. As such, it is envisaged that it could deliver housing in the early part of the Core Strategy period. It could support a range of housing including elements of aspirational family housing and affordable housing both of which would help to meet identified local needs. The site could be brought forward in the early part of the plan period and therefore contribute to the objective of boosting the supply of housing and making up some of the recent shortfall against identified requirements in Rossendale.

6.9 The Council is therefore requested to incorporate this proposed alteration of the Green Belt and Urban Boundary of Rawtenstall (as shown on Figure 4.2) to facilitate development of around 155 new homes into the forthcoming Site Allocations development plan document.

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Appendix B: Landscape Appraisal

Turley

LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
MASTERPLANNING
URBAN DESIGN

RANDALL THORP
CHARTERED LANDSCAPE ARCHITECTS

Land at Haslam Farm, Off Bury Road Rawtenstall

Landscape Appraisal

August 2019

Prepared for:

Peel L&P
REALISING POSSIBILITY

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1. Introduction

1.1. Randall Thorp LLP has been commissioned by Turley, on behalf of Peel Holdings (Land & Property) Ltd, to produce a Landscape Appraisal as part of Peel Holdings engagement in the Rossendale Local Development Framework. The proposals include for the change in Urban Boundaries and Green Belt designation of an area of Land at Haslam Farm, off Bury Road in Rawtenstall. For the purposes of this Landscape Appraisal, this land will be referred to as "the site".

1.2. The Landscape Appraisal has been prepared for Peel Holdings in support of work being undertaken to assess the development potential of Land at Haslam Farm, Rawtenstall to meet the housing needs of the Borough.

1.3. The Appraisal provides some essential landscape baseline information about the site and a basic assessment of the landscape and visual impacts on the site and the surroundings were the land to be developed.

1.4. The Landscape Appraisal also responds to the evidence base for the emerging local plan – Landscape Study 2015 prepared by a landscape consultant on behalf of Rossendale Borough Council.

2. Methodology

Guidance

2.1. The Landscape Appraisal has been prepared in accordance with 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA), Third Edition, 2013; Landscape Institute and the Institute of Environmental Management and Assessment. These guidelines explain that it is necessary to tailor LVIA's and Landscape Appraisals to the specific nature of the proposals, and that a prescriptive approach should not be applied.

Approach

2.2. The principle objectives of the Landscape Appraisal are:

- To describe and evaluate the existing landscape character and components likely to be affected by the proposals (baseline description);
- To identify visual receptors with views of the proposals (baseline description);
- To identify and describe the sensitivity of these receptors and identify any potential effects of the proposals;

Baseline Studies

2.3. The baseline study identifies the landscape character and components of the site and surrounding landscape, and receptors with potential views of the development within the study area shown on Figure 1.1. The study area covers the extent of land where the site could either be partially or fully seen based on topography. Vegetation and built elements will prevent views of the site from a number of locations within the study area. The site boundary identified on the figures throughout this document are indicative, for the exact site boundary please refer to the submitted site location plan.

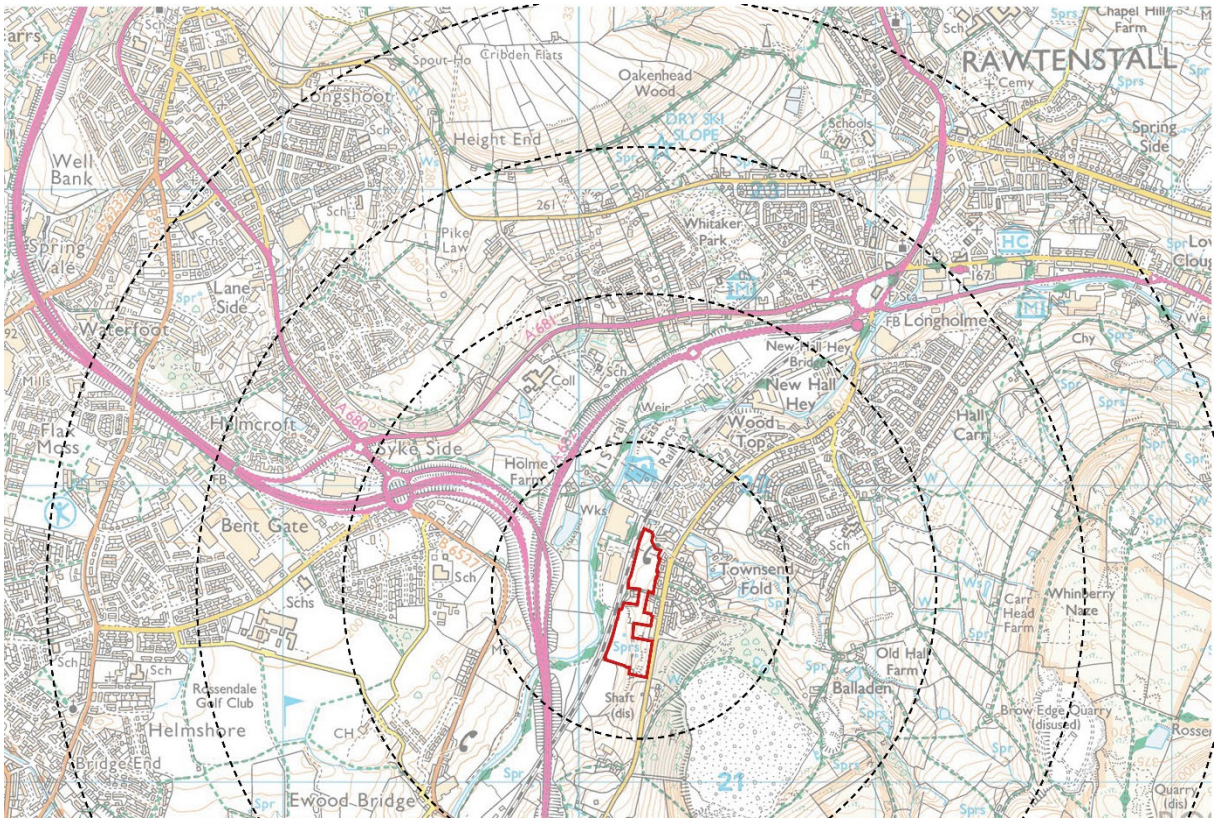


Figure 1.1

2.4. Baseline information of the landscape has been gathered through a combination of desk studies and field surveys.

2.5. The following documents have been reviewed as part of the desk study:

- National Planning Policy Framework (February 2019)
- Core Strategy DPD The Way Forward (Adopted November 2011)
- Local Plan Proposals Map (Adopted April 1995, updated November 2011)
- Emerging Local Plan Submission version (March 2019)
- National Landscape Character Area 36: South Pennines (2014)
- Lancashire Landscape Character Assessment (December 2000)

2.6. Field work was undertaken in August 2015 to gain a first-hand understanding of the landscape within and around the site, its component parts and subdivisions, as well as the contribution currently made by different areas in terms of landscape quality and character, value, green infrastructure functions and accessibility. The field work also established the visual baseline to identify the range of views of the site, and whether there are any public viewpoints which are important in terms of appreciating the character of the site. The site was revisited in August 2019 to ensure there were no significant changes to the baseline condition.

2.7. Viewpoints considered representative of potentially sensitive receptors situated within the study area at varying distances and directions have been identified. Views from public

viewpoints, such as Public Rights of Way (PRoW) and roads in the vicinity, as well as private viewpoints at residential properties have been considered.

Photography Methodology

2.8. Photographs have been taken from publicly accessible locations with a digital SLR type camera (Olympus E420) with a 25mm pancake fixed lens. This produces individual photographs with an approximate horizontal field of view of 40 degrees which are similar to those taken with a standard 35mm film camera and a 50mm fixed focal length lens. Individual photographs are then joined as panoramas to obtain fields of view which are as representative as possible of the views obtained from the particular viewpoint. Technical Guidance set out within the Landscape Institute Advice Note 01/11 (2011) - Photography and photomontage in landscape and visual impact assessment, has been followed, although tripod mounting and levelling to horizontal and vertical axes has not been employed, and any grid references (where given), are approximate.

Scheme Description

2.9. The principle elements of the scheme are described in section 6.

Assessment of Effects

2.10. In line with published guidance, the assessment is based on consideration of the sensitivity of landscape character, landscape features, and views/viewers to the type of development being proposed, (i.e. – residential development) and on the magnitude of change likely to occur. The sensitivity and magnitude are then considered together, and conclusions drawn on the likely effects on the landscape or on people's visual amenity.

2.11. The assessment primarily considers daytime effects because the site is located adjacent to existing settlement and principle viewpoints are from PRoW's used in the daylight hours.

2.12. For each landscape and visual receptor a wide range of considerations are drawn together as indicated by Tables 1 and 2 below.

Diagram 1: Considerations contributing to establishing the significance of landscape effects.

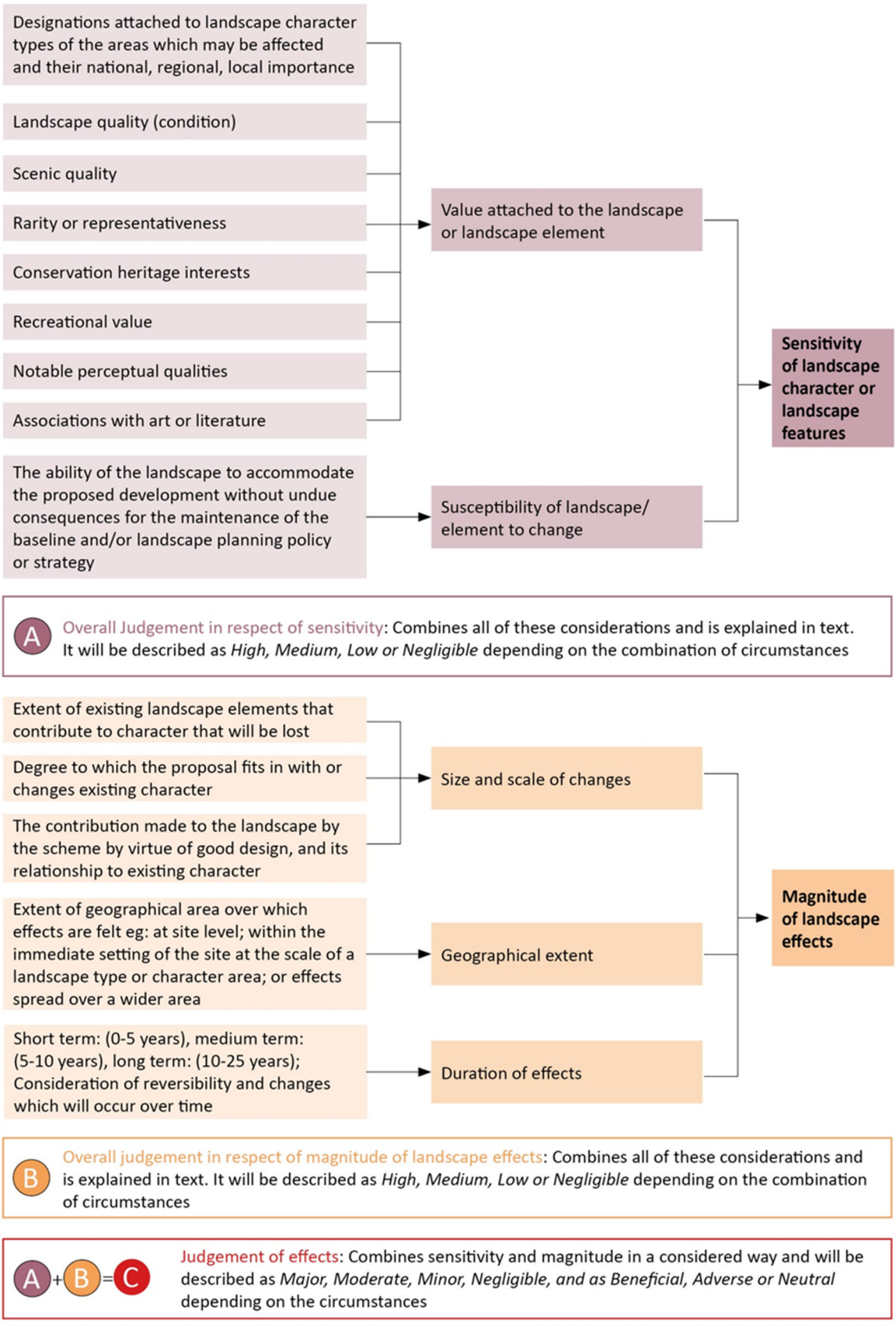
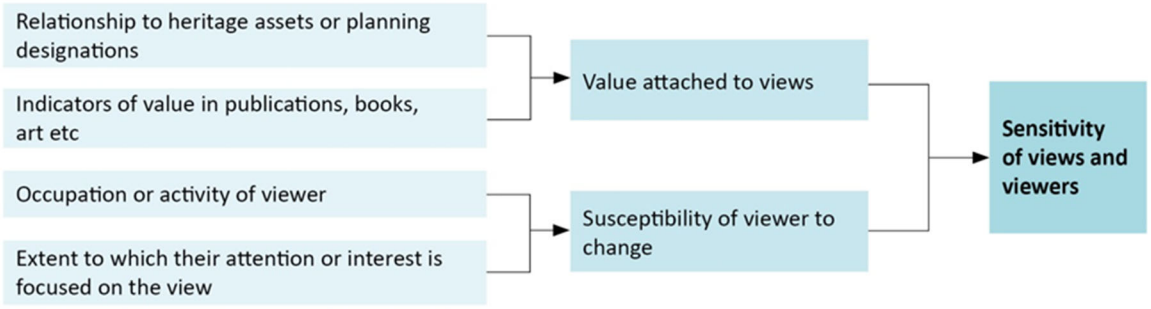
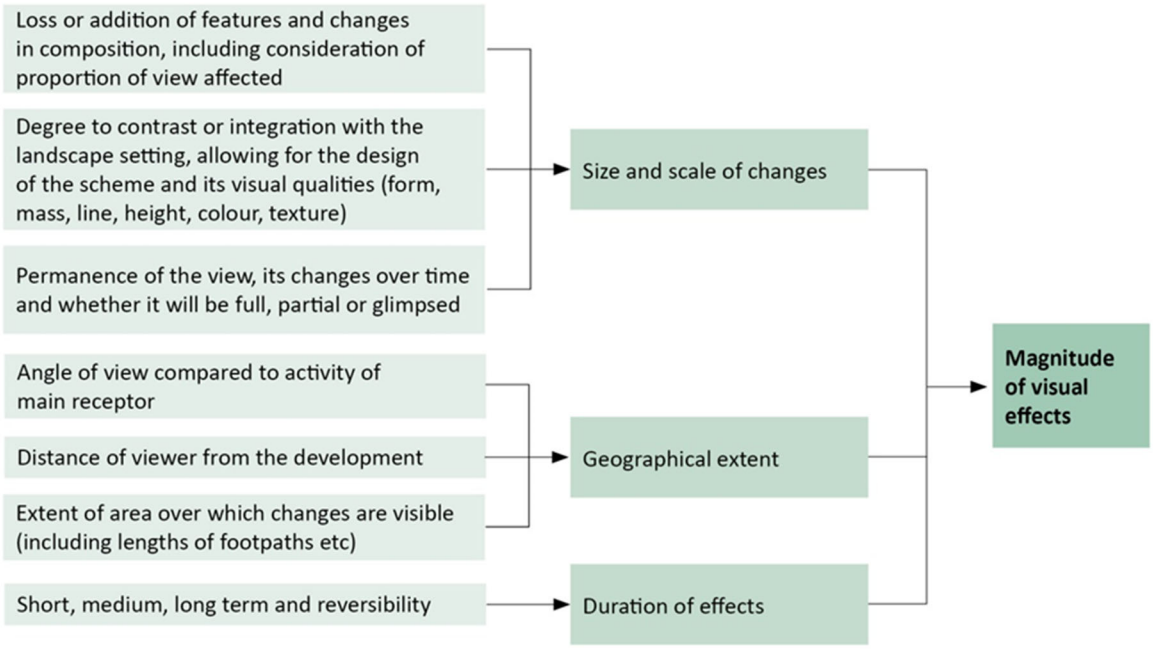


Diagram 2: Considerations contributing to establishing the significance of visual effects.



A Overall Judgement in respect of sensitivity: Combines these considerations which are explained in the text. It will be described as *High, Medium or Low* depending on the combination of circumstances



B Overall judgement in respect of magnitude of visual effects: combines these considerations which are explained in text. It will be described as *High, Medium, Low or Negligible* depending on the combination of circumstances

A + B = C Judgement of effects: Combines sensitivity and magnitude in a considered way taking into account the pleasantness of the existing and resultant view, and will be described as *Major, Moderate, Minor or Negligible, and as either Beneficial, Adverse or Neutral* depending on the circumstances

Mitigation

2.13. Landscape mitigation is most effective if considered as an integral part of the site layout and design in order to avoid, reduce or offset any adverse effects on the landscape or wider environment. Landscape mitigation is part of an iterative process of project planning.

2.14. Avoidance of impact through site planning and design has been the preferred and primary mitigation strategy for the avoidance of adverse landscape and visual effects.

2.15. Where landscape features cannot be avoided and will be lost, compensation in the form of replacement or creation of other appropriate substitute features are proposed as deemed appropriate.

Assumptions and Limitations

2.16. For the purpose of this landscape and visual assessment, the assessment has been based on the assumption that the site would be developed for housing.

2.17. A computer generated Zone of Theoretical Visibility has not been undertaken. The visibility of the site has been determined by a study of the existing topographical baseline and field work, with site observations taking into account the existing terrain, vegetation and intervening development. The prediction of visibility of the development is based on a maximum of 2.5/3.0 storey house judged against the heights of existing buildings in the landscape.

3. Legislative, Planning and Policy Framework

3.1. The review below highlights the key elements of policy which provide the landscape and design framework for the proposed development and which have provided the context for the Landscape Appraisal.

National planning policy

a. The National Planning Policy Framework (February 2019) promotes a presumption in favour of sustainable development for both plan-making and decision-taking (Paragraph 11).

b. Section 12 of the NPPF, Achieving Well-Designed Places, states (paragraph 124) that *"good design is a key aspect of sustainable development, creates better places to live and work and helps make development acceptable to communities"*. Paragraph 127 states, *"Planning policies and decisions should ensure that developments:*

a. *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
b. *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
c. *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)*
d. *establish or maintain a strong sense of place, using the arrangements of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;"*

c. Section 15 of the NPPF, Conserving and Enhancing the Natural Environment, (paragraph 170) sets out how planning policies and decisions should contribute to and enhance the natural and local environment by:

d. *Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
e. *Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of best and most versatile agricultural land, and of trees and woodland;*

National designations

3.2. There are no national statutory landscape designations within the site boundary or immediate landscape setting.

Planning Practice Guidance

3.3. The Planning Practice Guidance (PPG) was published on 6th March 2014 to supplement the

NPPF. The PPG reiterates the sentiment that 'good design is indivisible from good planning' and that design qualities, amongst other things, play a fundamental role in delivering successful developments. Local character and landscape setting is recognised within the guidance as one of the many issues to consider when assessing the impact of new design on the physical environment.

Local Planning Policy

3.4. The Current Local Plan comprises the Core Strategy, Proposals Map and Saved Policies. The Rossendale Core Strategy Development Plan Document was adopted in November 2011 and sets out the current policies relating development and land uses.

3.5. On 24th February 2016 Rossendale Borough Council took the decision to withdraw the Site Allocation and Development Management Policies Plan - Lives and Landscapes. Although this document is no longer part of the evidence base to inform planning decisions this appraisal has considered the receptors and conclusions made in this assessment as the evidence to the Emerging Local Plan.

Core Strategy DPD The Way Forward, (Adopted November 2011)

3.6. Policy 1: General Development Locations and Principles states that: "*Proposals outside the urban boundary will be determined in accordance with the relevant national and local planning guidance." and "A review of the existing Green Belt boundaries will be undertaken as part of the Site Allocation DPD. The review will be limited to small scale changes and cartographic corrections that do not adversely impact on the proposed Green Belt*".

3.7. Figure 1.2 shows the site in the context of the Core Strategy DPD planning policies and designations.

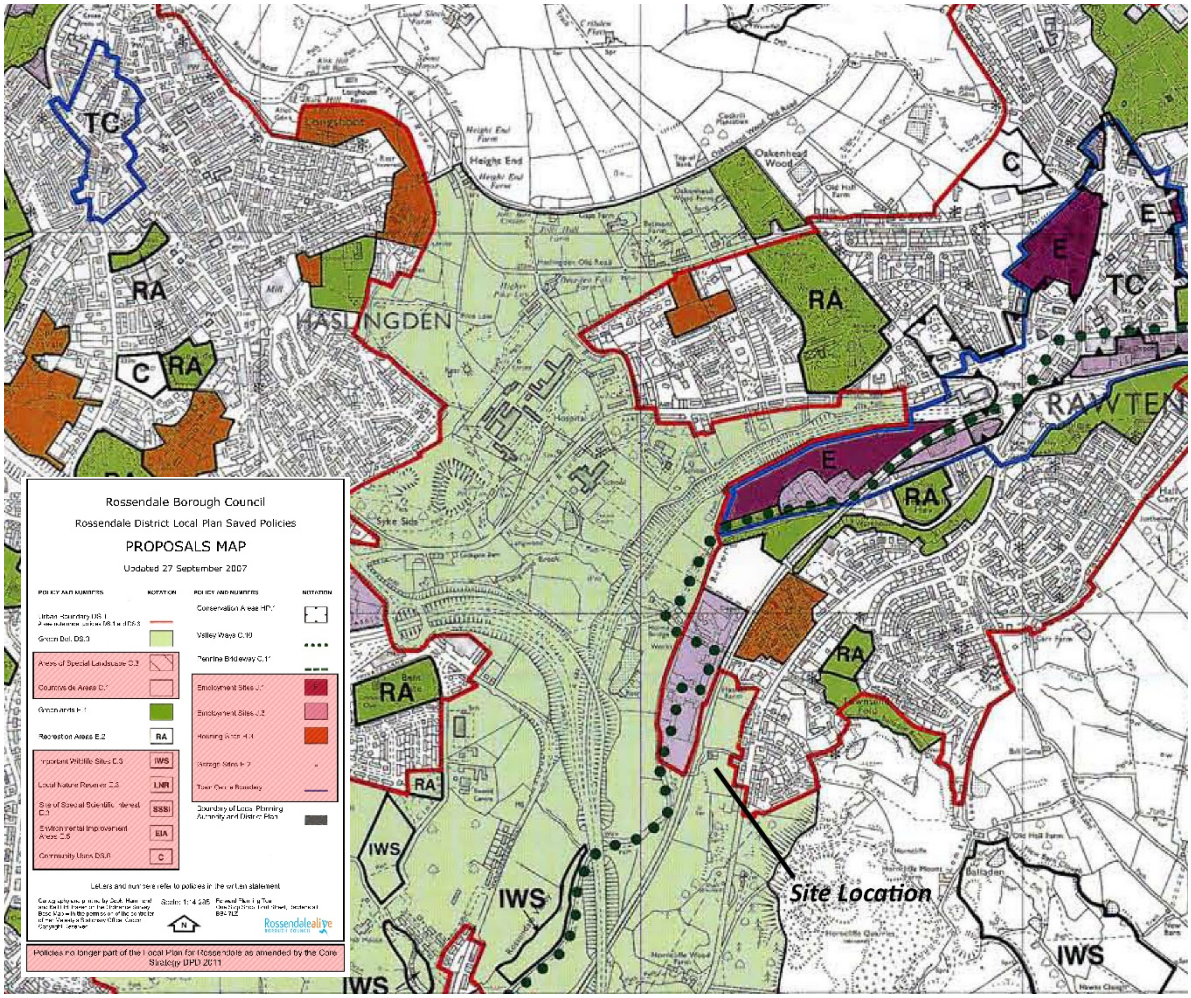


Figure 1.2

3.8. The site is designated as Green Belt under Policy 1, however the local planning authority have identified the need to review Green Belt boundaries within the borough. Any changes to the Green Belt designation would be made in exceptional circumstance and would take into account the following criteria:

- Effect on openness;
- The overall integrity of the Green Belt;
- Checking the unrestricted sprawl of the large built- up areas and other settlements;
- The significance of local and longer distance views into and out of the site;
- Preventing neighbouring towns and villages merging into one another;
- The maintenance of an appreciable open zone around between built up areas;
- The safeguarding of the countryside from encroachment;
- To preserve the setting and special character of historic towns and settlements;
- Whether it assists urban regeneration by encouraging the recycling of derelict and other urban land;
- Where small scale selective rounding off of Green Belt boundaries would promote sustainable development opportunities;

3.9. There are no other policies directly applicable to the site itself; however there is the Irwell Sculpture Trail that is part of Rossendale Green Infrastructure within the study area that has

been considered as part of this Landscape Appraisal. Policy 17: Rossendale Green Infrastructure states that: "The Council will promote the protection, enhancement and where appropriate the expansion of the Green Infrastructure network..."

3.10. Other policies of relevance to the proposals include:

3.11. Policy 2 – Meeting Rossendale's Housing Requirement: Achieving the net housing requirements.

3.12. Policy 17 – Rossendale's Green Infrastructure: promote the protection, enhancement and where appropriate the expansion of the Green Infrastructure network.

3.13. Policy 18 – Biodiversity, Geodiversity and Landscape Conservation: avoid any harmful impacts of development on all aspects of Rossendale's natural environment.

3.14. Policy 23 – Promoting High Quality Designed Spaces: ensure Rossendale's places and buildings are attractive, safe and easy to use

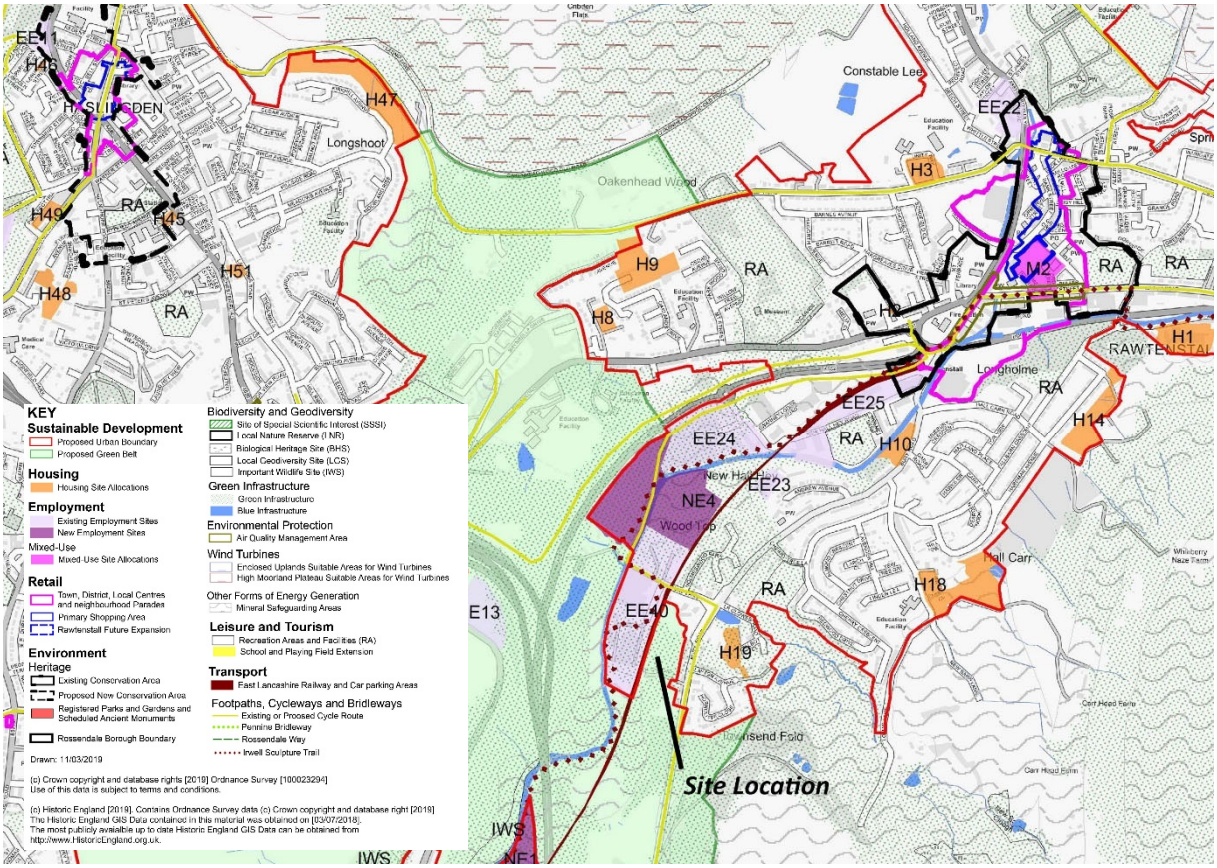
Emerging Local Plan

3.15. A new Emerging Local Plan has been drafted and submitted to the Planning Inspectorate.

3.16. Rossendale Borough Council submitted the Emerging Local Plan for examination in March 2019. The Emerging Local Plan will provide a statutory planning framework to 2034. It will contain an overall strategy for development and policies on the scale and distribution of development. It will allocate sites needed to accommodate new development and areas to be protected or enhanced.

Emerging Local Plan Policies Map Submission Version

3.17. An extract from the Policies Map is shown in Figure 1.3. The site is proposed to be designated as Green Belt and Green Infrastructure.


EE11
H46
H47
Longshoot
Constable Lee
EE22
H3
Oakenhead Wood
H49
RA
H45
H51
H48
RA
H9
RA
H8
M2
RA
RA
H1
RAWTENSTALL
Longholme
RA
H14
EE25
EE24
RA
H10
New Hall Hey
EE23
NE4
Wood Top
Hall Carr
RA
H18
E13
EE40
H19
Townsend Fold
Site Location
IWS
KEY
Sustainable Development
Proposed Urban Boundary
Proposed Green Belt
Housing
Housing Site Allocations
Employment
Existing Employment Sites
New Employment Sites
Mixed-Use
Mixed-Use Site Allocations
Retail
Town, District, Local Centres and neighbourhood Parades
Primary Shopping Area
Rawtenstall Future Expansion
Environment
Heritage
Existing Conservation Area
Proposed New Conservation Area
Registered Parks and Gardens and Scheduled Ancient Monuments
Rossendale Borough Boundary
Drawn: 11/03/2019
Biodiversity and Geodiversity
Site of Special Scientific Interest (SSSI)
Local Nature Reserve (LNR)
Biological Heritage Site (BHS)
Local Geodiversity Site (LGS)
Important Wildlife Site (IWS)
Green Infrastructure
Green Infrastructure
Blue Infrastructure
Environmental Protection
Air Quality Management Area
Wind Turbines
Enclosed Uplands Suitable Areas for Wind Turbines
High Moorland Plateau Suitable Areas for Wind Turbines
Other Forms of Energy Generation
Mineral Safeguarding Areas
Leisure and Tourism
Recreation Areas and Facilities (RA)
School and Playing Field Extension
Transport
East Lancashire Railway and Car parking Areas
Footpaths, Cycleways and Bridleways
Existing or Proposed Cycle Route
Pennine Bridleway
Rossendale Way
Irwell Sculpture Trail
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The Historic England GIS Data contained in this material was obtained on [03/07/2018].
The most publicly available up to date Historic England GIS Data can be obtained from
http://www.HistoricEngland.org.uk.

Figure 1.3

4. Baseline Landscape Conditions

Landscape Character Context

National Landscape Character Context

4.1. The vicinity of the site is identified by Natural England as falling within National Landscape Character Area 36 – South Pennines. Its pertinent key characteristics are identified as comprising:

- *Large-scale, open, sweeping landscape with high flat-topped hills providing extensive views, cut into by narrow valleys with wooded sides;*
- *Mosaics of moorland vegetation on the plateaux, including blanket bog and heathland, supporting internationally important habitats and assemblages of upland birds, invertebrates and breeding waders;*
- *Enclosed upland pastures and hay meadows enclosed by dry stone walls on the hillsides, and narrow valleys with dense grit stone settlements in the valleys with steep slopes often densely wooded, providing strong contrast with open moorlands;*
- *Many reservoirs on the moors, supplying drinking water to the adjacent towns, wintering and breeding habitats for birds and high quality recreation experiences;*
- *Medieval villages and small holdings on higher shelves of land above the valleys, with small fields and a dense network of lanes and paths;*
- *Local stone buildings, with stone flags on roofs, bring a high degree of homogeneity to the towns, villages, hamlets and farmsteads;*
- *Rich time depth, from prehistoric features such as carved rocks, to medieval boundary stones, old mineral extraction sites and more recently, mills, factories, and non-conformist chapels;*
- *Historic packhorse routes traversing the moorlands, with more recent road, rail and canal routes located along valleys;*
- *Prominent feature, including Stoodley Pike, Darwen Jubilee Tower, Rivington Pike, wind farms and communication masts, visible from afar;*

4.2. The National Character Areas provide a general overview of character and is not detailed enough to provide an accurate description of the character of the landscape within the context of the site.

Local Landscape Character Context

Lancashire Landscape Character Assessment (2000)

4.3. The Lancashire Landscape Character Assessment (2000) has divided the National Landscape Character Types within the Lancashire area into geographically smaller Landscape Character Areas. The site is identified as lying within Landscape Character Area 8 –Settled Valley.

4.4. The character area is described as "*the narrow, high sided valleys of the river Irwell and it's tributary streams*", its key characteristics are:

Along the valley floor the urban settlements between Rawtenstall and Bacup, which originated at river crossing points; have now merged to form a dense ribbon of urban and industrial development;.

- *The textile mills, with their distinctive chimneys, dominate the urban skyline and are a hall mark of this South Pennine landscape;*
- *Grit stone terraces form characteristic features of the hillsides and valley floor;*
- *North facing slopes usually remain free of development and there are frequently views towards woodlands, the patchwork of in-bye pastures and moorland edge;*
- *Broadleaved woodlands cling to the steep slopes and fill the steep valley side cloughs, reinforcing the sense of enclosure within the valleys, although the Irwell Valley has relatively little woodland;*
- *The settled valley contains a remarkable legacy relating to our industrial heritage, which itself marks remnants of pre-industrial settlement and land use;*
- *Urban areas, which were confined by topography tended to grow along the bottoms of the valleys and have tight knit urban centres. They are dominated by large textile mill buildings with terraces of stone cottages with their characteristic contrasting stonework and pointing running along the lower valley sides;*

4.5. The Lancashire Landscape Character Assessment describes the area along the valley floor as urban settlement. The surrounding housing and industry within the vicinity of the site is in keeping with the description of the character area. There is a small area of mature trees within the southern field parcel of the site; however a general lack of existing landscape features means the site has a low value within the wider landscape character area.

Description of the Site and its Surroundings

4.6. Figure 1.4 shows the site in its landscape context and surrounding public rights of way. Figure 1.5 shows the site features and Figure 1.6 includes photographs A-C which illustrate the character and features within the site.

Site Location and Boundaries

4.7. The site consists of two field parcels broadly rectangular areas of grassland/ woodland that slope towards the River Irwell and the valley floor. The two fields are dissected by a public right of way and track, Duckworth Lane. There are mature trees running along this track. To the south of this lane is a detached property and the open fields beyond that also form part of the site.

4.8. The site boundaries are currently defined by a combination of dry stone wall, post and wire fencing and an assortment of boundary treatments to the properties along Bury Road that back onto the site. The western boundary of the site is mainly formed by vegetation that runs along the East Lancashire Railway and an area of industrial units. To the west beyond the railway line is the River Irwell Sculpture Trail and the A56. There is built form on three sides

of the site including housing to the north east and industrial uses to the west. The southern boundary follows an existing field boundary and wraps around the woodland to the south east corner of the site; beyond this is open fields.

Landform and Drainage

4.9. The site falls approx. 15m from the east to the west towards the railway line and river on the valley floor. There are no ponds located within the site.

Vegetation

4.10. There are no trees, hedgerows or shrubs within the northern field parcel. Within the southern field parcel there is an area of large mature trees and an area of woodland within the site to the south east corner. Generally vegetation and isolated trees form part of the site boundaries, such as the vegetation to the west along railway line and adjacent the industrial units. Similarly, there are a number of trees and mature vegetation to Duckworth Lane and adjacent the detached property located on the west boundary.

Public Rights of Way

4.11. There are no Public Rights of Way (PRoW) within the site, although a PRoW divides the site into two separate field parcels. PRoW's within the surroundings of the site are shown on Figure 1.4 and are described below.

4.12. PRoW FP319 dissects the two field parcels of the site and runs in an east to west direction, connecting Bury Road to PRoW FP309 which is part of the Irwell Valley Sculpture Trail. The route is generally flanked by dry stone walls and isolated trees before crossing the railway line. There are views from this footpath into the site, in various locations although these views are generally filtered through vegetation.

4.13. PRoW FP309 tracks on the north to south and is part of the Irwell Valley Sculpture Trail. PRoW FP309 is located to the east of the site and runs parallel to the River Irwell at this location. It provides a connection from Bury through to Rawtenstall and beyond. It is flanked by mature vegetation on both sides.

4.14. PRoW FP238 and FP320 are located to the north, over 1km away from the. These routes lie on higher ground to the other side of the valley and connect the wider PRoW network. The route is flanked by dry stone walls and post and wire fencing. PRoW FP238 forms part of the Shoe Trail.

Views, Visibility and Visual Character

Visual Context and Views from the Site

4.15. Photographs of the site are included on Figure 1.6 and the photograph locations are shown on Figure 1.5.

4.16. There are filtered long distance views north from the site across to the other side of the Valley, to Pike Law, Cribden Hill and the wider agricultural landscape; however the industrial

units and residential developments are a dominant feature within the foreground.

4.17. To the east, views are foreshortened by the rising ground and the properties that front on Bury Road. Rear gardens adjacent to the site with the existing isolated trees and vegetation form the horizon. The existing properties along Bury Road and beyond can be seen through gaps in housing and vegetation.

4.18. To the west, the topography of the land and vegetation along the railway line filters views out of the site.

4.19. To the south, views are foreshortened and dominated by the mature woodland vegetation to the south east that surrounds the Quarry and forms a boundary to the southern field parcel. To the south west the views out of the site are dominated by the vegetation that runs along either side of the East Lancashire Railway.

Visual Receptors and Views of the Site

4.20. Figure 1.7 identifies the photographic survey viewpoints and visual receptors which are the publicly accessible areas and private dwellings from which there are views of the site. The photographs are grouped into sequences of views from linear receptors (footpaths and roads) to provide an overall impression of the character and visibility of the receptor.

4.21. Figures 1.8 – 1.11 provide a photographic study of the site and its context.

4.22. The main visual receptors are:

1. **Users of PRoW FP319 between the two field parcels**. There are no views of the main part of the site from the section of the route as it joins Bury Road due to the existing landform and hedgerow along the boundary of the gardens to the existing properties. However, there are clear views of the site further along the PRoW as the footpath dissects the two field parcels. As the route tracks west there are no views of the site as the path is enclosed by vegetation. The south field parcel of the site then becomes clearly visible before the path crosses the railway line. On the west side of the railway track intervening vegetation screens both field parcels and the land within the site is not visible. (Photos 1-5)

2. **Users of PRoW FP305 to the west of the site**. There are glimpsed views into the site from the northern part of this route as the footpath cuts through the industrial area along the north west boundary of the site. Further south along the route, to the west boundary of the site, the over grown vegetation along the railway line prevents any views of the site. (Photo 6,7)

3. **Users of PRoW FP238 and FP320 to the north of the site**. There are views from this elevated footpath on the far side of the valley to the northern field parcel of the site. Existing properties and industrial units dominates the view, the northern field parcel of the site is visible in the fore ground and a section of the southern field parcel is

visible beyond this. (Photos 8,9)

4. **Motorists using the Bury Road to the east of the site**. Due to the existing housing along Bury Road views of the site are not possible from motorists travelling in either direction. Any view or glimpses would be fleeting and not the primary focus of the user.

5. **Motorists using Manchester Road to the west of the site**. Users of Manchester Road travelling north from Edenfield gain views of the site to the east due to the elevated position of the road and the location of the site on the adjacent side of the valley. These views are somewhat screened by intervening vegetation. The elevated section of the A56 over the River Irwell dominates the view. Views for motorists would be fleeting and not the primary focus of the user.

6. **Motorists using the A56 to the west of the site**. Users of the A56 travelling north gain views of the site to the east, this is due to the elevated position of the road over the valley floor and the location of the site on the adjacent side of the valley. These views are somewhat screened by intervening vegetation. Due to the average speed along the A56 views for motorists would be fleeting and not the primary focus of the user.

7. **Private residents of 2 storey properties on Bury Road to the east of the site and the customers of the Whitchaff Inn**. Due to the elevated position of the properties on the eastern boundary of the site there are views of the site from the lower and upper storeys. Customers of the public house using the outdoor terrace would also have views into the site. (Photo 5, 10)

8. **Private residents of the detached property on Duckworth Lane through the centre of the two field parcels that form the site**. The private residents of this property on the eastern side of the site have views of the site from their upper storeys. These views are partially filtered by the existing trees and vegetation within the landscape.

9. **Private residents of 2 storey properties on Manchester Road to the west of the site**. Due to the elevated position of these houses to the west of the site on the opposite side of the valley there are views of the site from upper storeys of these properties. These views are somewhat screened by intervening vegetation. The elevated section of the A56 over the River Irwell also dominates the view.

10. **Passengers on the East Lancashire Railway the west of the site**. Passengers of the train travelling north and south will gain views of the site to the east due to the elevated position of the seating on a train. These views are somewhat screened by intervening vegetation. Due to the average speed of the train the views would be fleeting.

4.23. Potential views from properties would generally be from upper floors and representative

images are therefore generally not possible.

5. Key Issues and Potential Landscape Effects

5.1. A review of the baseline descriptions suggests that issues of most importance or relevance for the development will include:

- Effects on landscape features and character of the landscape;
- Effects on views from the public footpaths around the site;
- Effects on views from the roads that surround the site;
- Effects on views from private properties which surround the site;

5.2. Purely private views are of relevance when judging the land use impact of a proposal. However there is no 'right to a view', and thus the change to a view is not of itself of concern to the planning system unless there is a material impact upon residential amenity as a result of the proposed development.

6. Description of the Scheme and Mitigation

6.1. The scheme proposes a development of around 155 houses with access from Bury Road/ Holme Lane.

6.2. The proposals include the strengthening and enhancement of existing field boundaries, screen planting with a strong landscape buffer to the adjacent railway line; and screen planting to the eastern boundary at the rear of the properties that front on to Bury Road. Native species would be proposed to be planted inside the fence line along the boundaries. This would improve biodiversity and the ecological value of the site as well as mitigating the visual effect.

6.3. The existing large mature trees within the southern field parcel would be retained and enhanced as part of the proposals.

6.4. The properties would vary in size and type and be designed to be in keeping with local architectural style and be sinuous with the surroundings. The development and associated infrastructure would be designed as such to address the topography of the land and maintain long range view corridors to the west. The development would be informed by the existing built form that encloses the site with lower density housing focused to the southern part of the site nearer the countryside edge.

6.5. To the south of a new green belt boundary is proposed, informed by the existing field boundary.

6.6. The development would provide a potential new pedestrian links from Bury Road into the wider locality and countryside beyond.

6.7. Areas of public open space of the appropriate size and position would be incorporated into the design.

7. Preliminary Assessment of Potential Landscape Effects

Landscape Features

Conclusions in respect of sensitivity of landscape features

7.1. There are no trees, hedgerows or shrubs within the northern field parcel. The trees and woodland within the southern field parcels have landscape value and as such should be retained. There are no landscape features of outstanding national or regional value or of any recreational value. The overall condition of the site appears to be medium.

7.2. If the mature woodland at the south eastern corner of the site is retain, the site would be able to accommodate the development without any change to the landscape baseline and the overall sensitivity of the landscape features on the site is therefore considered to be low.

Conclusions in respect of magnitude of change and preliminary assessment of potential effects on the landscape features

7.3. As there are no important landscape features within the northern field parcel, there is minimal scope for loss of existing features. Within the southern field parcel there is an area of mature trees and woodland tree, any development would include the retention of these landscape features.

7.4. Proposed planting along the site boundaries as part of the mitigation strategy would increase the amount of vegetation within the site.

7.5. The effects of the loss of grassland would be minor and there would be an overall increase in vegetation within gardens and the proposed public open space resulting in beneficial effects. Effects on landscape features would not be significant.

Landscape character

Conclusions in respect of sensitivity of landscape character

7.6. The landscape is consistent with the 'Settled Valley' character area and with appropriate mitigation, development would not result in a change from the baseline landscape character within the study area.

7.7. The value of the site itself is considered to be medium; it has no recreational value and very little value in terms of scenic quality or rarity.

7.8. The overall sensitivity of the wider landscape character area to change is considered to be medium - low due to the presence of PRoW's which give the wider landscape some recreational value and scenic quality. However, due to a lack of landscape features, scenic quality or recreational value within the site itself, it is considered to be able to accommodate

the proposed development without any change to the landscape baseline, and therefore the landscape character of the site has a low sensitivity.

Conclusions in respect of magnitude of change and preliminary assessment of the potential effects on the landscape character

7.9. Existing mature tree and vegetation within the site would be retained where possible. The woodland to the south eastern corner of the site would be retained. The nature of the scheme would be in keeping with the existing residential development and built form that surrounds three sides of the site. The residential development would change the appearance within the site due to the nature of the built form, which would be felt at the local landscape character area scale. In addition to trees and garden planting within the development the introduction of new hedgerows and mitigation planting along the site boundaries would enhance the landscape features within the site and have a beneficial effect.

8. Preliminary Assessment of Potential Visual Effects

Conclusions in respect of sensitivity of the views

8.1. The landscape of the site is viewed by users of the public footpath network for whom the appreciation of the landscape may be their focus. The users of PRoW's are therefore considered to be of high sensitivity.

8.2. The transient views for motorists using the A56 and Manchester Road are considered to have low sensitivity to change as the views are fleeting and are of limited importance to the road user.

8.3. The transient views for motorists, cyclists and users of highways footpaths using Bury Road are considered to have medium sensitivity to change as the views may be considered important to maintain general visual amenity.

8.4. Residents of private dwellings who currently have an open view of the site will be expected to have a high level of sensitivity to any changes within the site. However, since Landscape Appraisal is not primarily concerned with private views (which are assessed in terms of residential amenity), the assessment of changes to these viewpoints will be of less significance than any changes to public views.

Preliminary assessment of the potential effects on the visual receptors

8.5. The site is visible from parts of a number of PRoW's within the study area from varying distances and elevations. The surrounding PRoW network has the highest sensitivity to change. The proposed development on the site would be expected to result in some notable visual changes for these visual receptors.

8.6. PRoW FP319 would experience the biggest change in view due to its proximity to the site. Due to the context of the character of the view, with the adjacent land use predominantly that of residential development, the magnitude of change is considered to be moderate - minor. It is considered that the visual effects of the proposed development on views from PRoW FP319 would not be significant. These visual effects would be further reduced upon maturity of the proposed vegetation within the site, and would not be significant.

8.7. PRoW FP309 would experience a change in view due to its close proximity to the site; however the views would be screened in the most part by the existing vegetation and proposed mitigation planting along the railway line. In the north field parcels the housing would be experienced in the context of the adjacent industrial units and houses that front on to Bury Road. In the southern field parcel the proposed development roofscape maybe be visible from the PRoW but these would be experienced in the context of urbanising features such as the A56 and railway line along the west site boundary. The magnitude of change is considered to be minor. These visual effects would be further reduced upon maturity of the

proposed vegetation within the site.

8.8. PRoW FP320/238 both have similar views of the site from various locations. The view is from a distance and is of a complex nature, including the existing built form of Rawtenstall and associated industrial buildings. The north field parcel is visible with the adjacent residential units in the backdrop. The magnitude of change is considered to be minor and would only be experienced for a short section of a much longer route through the open countryside. These visual effects would be further reduced upon maturity of the proposed vegetation within the site.

8.9. A short section of the A56 and Manchester Road would have open views towards the site. However due to the average speed of the road users, and the landscape not being the primary focus of the user, the magnitude of change is considered to be minor and potential effects of the proposed development would be of limited importance. Views from Bury Road would be glimpses and fleeting.

8.10. Views from the properties on Manchester Road would experience change; however this view would be distant and of a complex nature which would include existing housing, agricultural land, the elevated A56, wind turbines and farm buildings. The magnitude of change is considered to be minor.

8.11. The residents of Duckworth Lane and Bury Road (including customers on the terrace of the Whitchaff Inn) have clear views of the site, but this is not discordant with the surrounding locality of these properties and adjacent industrial units. The magnitude of change is considered to be moderate to minor. The proposed planting along the site boundaries would reduce the effects particularly from the ground floor once they reach maturity. A proposed area of Public Open Space is also proposed adjacent the detached house located On Duckworth Lane in order to mitigate the effects of the development on this property.

8.12. A section of the journey for passengers on the East Lancashire Railway would have clear elevated open views into the site and of the development. However due to the average speed of the train and context of the residential and industrial units adjacent the site boundaries the magnitude of change is considered to be minor for the northern field parcel and moderate for the southern field parcel. These visual effects would be further reduced upon the proposed maturity of the proposed mitigation planting within the site and along the east boundary.

9. Response to evidence base

9.1. The landscape character is an urban edge and is strongly influenced by the surrounding urban land use. As such inclusion of the whole site within the urban boundary would not have a significant adverse effect on the landscape character.

9.2. In response to the evidence base (Landscape Study 2015) it is considered that with appropriate mitigation the southern section of the site could be considered suitable for development. Although the site can be viewed from some locations along Irwell Valley Sculpture Trail, these views are experienced in the context of the railway line and the existing settlement edge of Rawtenstall. Over time, as the proposed mitigation planting matures the views of the development will be somewhat screened or filtered.

9.3. The development of the site forms a logical extension and infill of the urban edge up to the railway line and would round off the built form of Rawtenstall along this southern border.

9.4. The assessment considers that the southern field parcel is not typical of the “Settled Valley” however this section of the valley and the sculpture trail is largely influenced by urbanising features such as the elevated section of the A56 and the nearby industrial units.

10. Summary of Conclusions

Potential Landscape Effects

10.1. The Landscape Appraisal considers that the effects on landscape features or landscape character as a result of the proposed development are not significant, with a beneficial effect on landscape features through the introduction of trees, garden planting and mitigation planting along the site boundaries.

Potential Visual Effects:

10.2. The Landscape Appraisal concludes that:

- The potential effects on views from the PRoW network within the study area are not significant, these views would be experienced in the context of the existing residential and industrial development that surrounds the site and effects would be reduced upon maturity of the boundary planting;
- The potential effects on views from the users travelling on the A56 and Manchester Road are of limited importance;
- The potential effects on views from private properties on Bury Road would experience the biggest change as a result of the proposals and are considered to be moderate. Although the effects on views from the ground floor of this receptor would be reduce upon maturity of the proposed hedgerow planting;

Potential new long term defensible Green Belt:

10.3. The landscape is urban edge and is strongly influenced by the surrounding features. As such inclusion of the whole site within housing allocation would not have a significantly adverse effect on character.

10.4. The mature trees and vegetation to the south and the railway to the west provide a physical boundary to the Green Belt, and would result in a rounding off of the urban edge in line with the requirements set out in NPPF.

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Appendix C: Transport Report – Haslam Farm, Bury Road, Rawtenstall

Turley

TECHNICAL NOTE

SCP
Transportation Planning : Infrastructure Design

Proposed Allocation Site

Land at Haslam Farm off Bury Road, Rawtenstall

VAL190545/TN01 - 30 August 2019

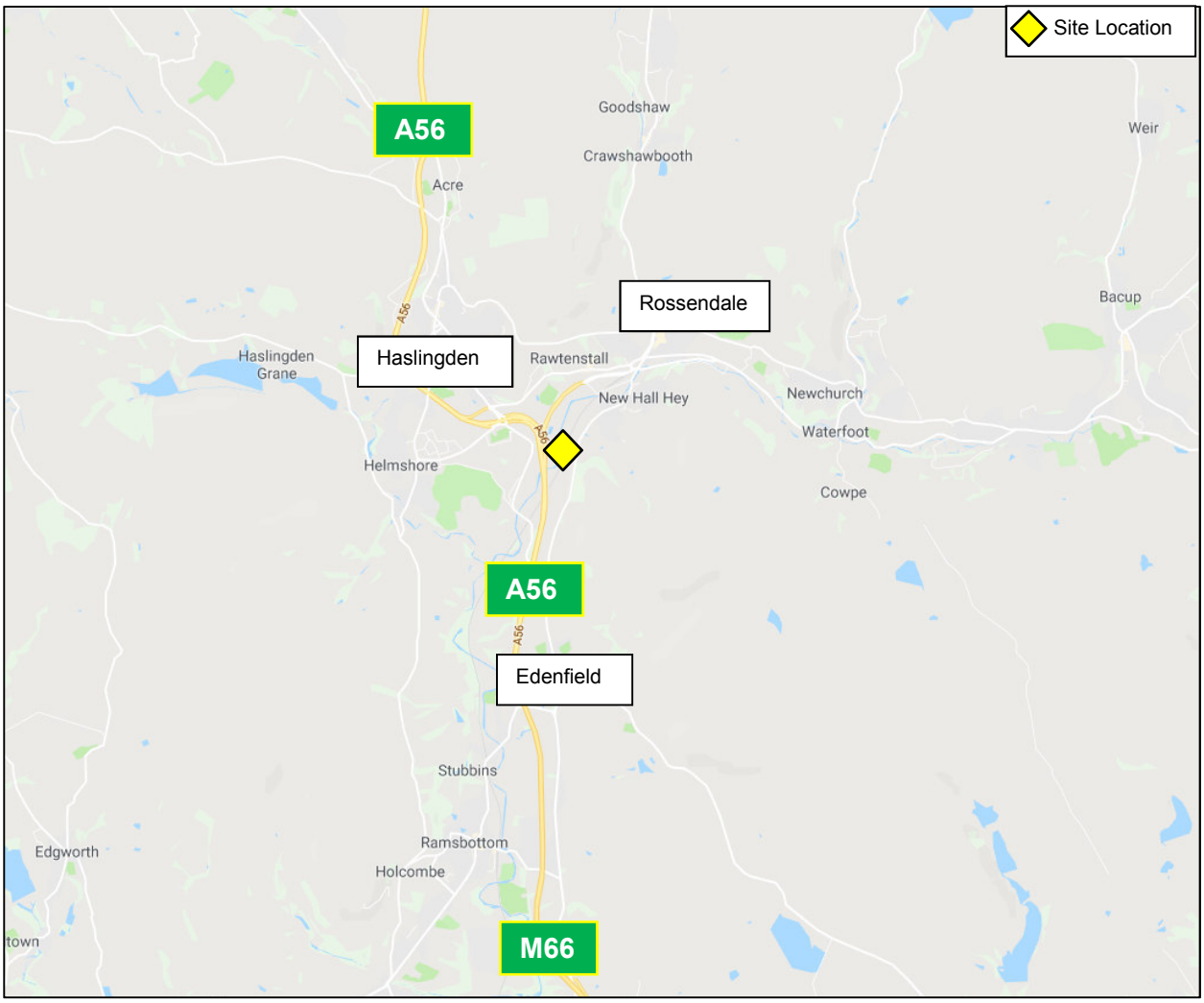
Introduction

1. SCP have been instructed by Peel Holdings (Land and Property) Ltd to support the proposed allocation of land at Haslam Farm off Bury Road, Rawtenstall for residential purposes. The site is located approximately 1.5km to the southwest of the town centre of Rawtenstall and covers a total area of approximately 8.77 acres.

2. It is estimated that the site has capacity to accommodate up to 155 dwellings. This technical note has been produced to support the allocation and to demonstrate to the Local Planning and Highway Authority that a safe and suitable access can be provided to serve future residential development on the site.

3. The site location can be seen on **Figure 1.**

Figure 1 – Site Location



Existing Highway Conditions

4. The site is located to the west of Bury Road which provides a link between Edenfield in the south and New Hall Hey / the A682 in the north. In the vicinity of the site, Bury Road is subject to a 30mph speed limit, has a carriageway width of approximately 9.5m and benefits from street lighting and footways on both sides of the road. On-street parking was observed to occur at sporadic locations on Bury Road. However, given the existing carriageway widths, this does not result in any operational or safety issues.

5. Holme Lane is located to the north of the site and provides access a number of employment uses and an existing residential development of approximately 65 dwellings off Holmeswood Park. Holme Lane has a carriageway width of approximately 9m and benefits from street lighting and a footway on the northern side of the road. Holme Lane meets Bury Road at a

simple priority controlled junction which is of non-standard arrangement, with the minor arm (Holme Lane) running parallel to Bury Road.

6. Access to the site is relatively constrained and is currently provided via Duckworth Lane, which is narrow and of steep gradient with there being limited opportunity to provide improvements due to adjacent properties. There are however additional parcels of land adjacent to Bury Road and Holme Lane which, whilst falling outside of the allocation boundary, are under the same ownership and therefore provide potential access options to the site, as detailed later.

7. The most recently available three-year road safety record in the vicinity of the site has been obtained from the Department for Transport for the period 1st January 2014 to 31st December 2018. Investigations show that two accidents (slight severity) occurred on Bury lane and one accident (slight severity) occurred on Holme Lane in the immediate vicinity of the site. The existing highway network in the vicinity of the site is therefore considered to be operating in safe manner.

8. Images of Bury Road and Holme Lane are provided below.

Northbound on Bury Road

Eastbound on Holme Lane

Proposed Access Strategy

9. Vehicular access to the proposed allocation site can be achieved through the introduction of a priority controlled access off Bury Road, at the location of the former Chapel, and from Holme Lane through the upgrading of the existing priority controlled access to Haslam Farm. The proposed accesses are shown on Drawing Numbers SCP/15254/F04 and SCP/15254/F05 presented in **Appendix A**.

10. Access from Bury Road is shown as a simple priority controlled junction. However, should following detailed capacity assessments and discussions with the Highway Authority, a ghost island right turn lane be required then this can be achieved given the width of Bury Road (9.5m) and presence of a wide verge on the eastern side of the road.

11. Access from Bury Road provides visibility splays that have an 'x' (minor arm setback distance) of 2.4m and a 'y' (major road visibility) distance of 56m in both directions. Based on guidance contained in the Manual for Streets, the visibility splays are commensurate with a 37mph design speed, which is in excess of the 30mph speed limit of Bury Road and therefore acceptable.

12. Adequate levels of visibility are also achievable from the access from Holme Lane (2.4m x 43m) and there is potential to provide the access on a raised table which would deliver traffic calming benefits to Holme Lane.

13. It is anticipated that the access from Bury Road would operate as the primary site access and would serve the main / southern parcels of the site, with access from Home Lane serving a smaller number of dwellings as a cul-de-sac. However, if required, either access is capable of serving the full development, with the provision of an emergency access.

14. As acknowledged earlier, the junction of Bury Road / Holme Lane is of a non-standard arrangement. However, this junction provides adequate levels of visibility and is currently operating in a safe manner with one accident having occurred over the last 5 years. The existing layout of this junction is not therefore considered to be a constraint on access from Holme Lane.

15. Both of the proposed junctions (Holme Lane and Bury Road) can work independently of each other.

16. Swept path analysis has been undertaken of both site accesses which demonstrates that the movements of a standard refuse vehicle can be accommodated, as shown on the site access drawing presented in **Appendix A**.

17. Pedestrian / Cycle access to the site will be provided from the same location as the vehicular access, with 2m wide footways provided on both sides of the access road. In addition, it is anticipated that Duckworth Lane would be utilised as a pedestrian / cycle access which would improve the permeability of the site.

Accessibility

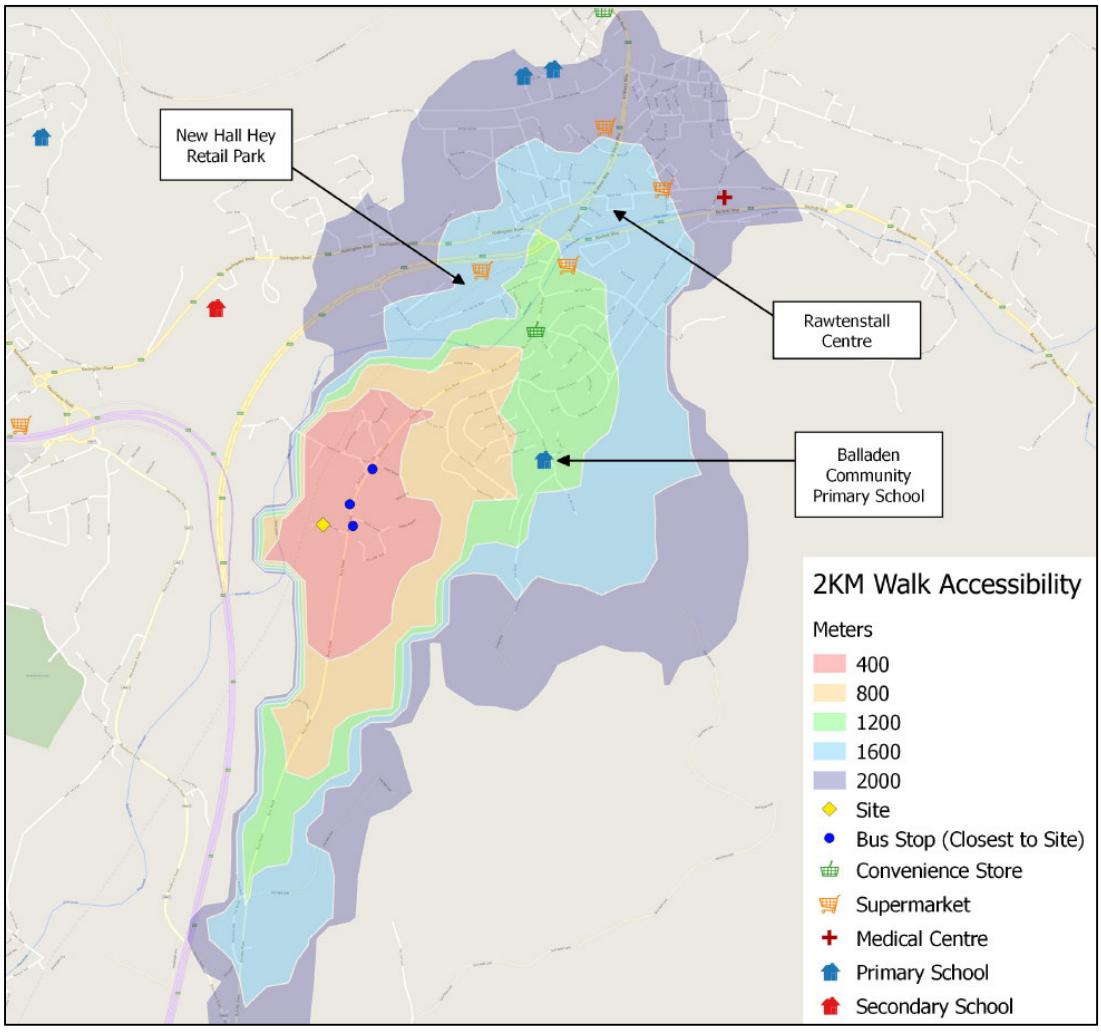
18. The accessibility of the application site by non-car modes is a key consideration in the planning process. The requirement to ensure that sites are accessible by non-car modes of transport is set out in both local and national planning policy (National Planning Policy Framework).

Walking

19. MfS states that walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes' (up to about 800m) walking distance of residential areas which residents may access comfortably on foot. However, it goes on to state that this is not an upper limit and that walking offers the greatest potential to replace short car trips, particularly those under 2km.

20. The pedestrian accessibility of the development has been modelled using Geographical Information System (GIS) software to produce isochrone mapping. The purpose of the isochrones is to demonstrate the areas and facilities within an acceptable walk distance of the site, as shown on **Figure 2**.

Figure 2 – 2KM Walk Accessibility



21. The plan above demonstrates the majority of Rawtenstall can be reached within a 2KM walk distance. **Table 1** demonstrates the facilities within this radius, however the list is not exhaustive but demonstrates the key closest key local everyday facilities.

Table 1 – Facilities within 2km of the site

Facility	Description	Distance from site (Approximately)
Bus Stop	Southbound Bus Stop Bury Road	<100m (from Duckworth Lane)
Bus Stop	Northbound Bus Stop Bury Road	150m (from Duckworth Lane)
Primary School	Balladen Community Primary School	900m
Convenience Store	Premier Express Off License	1km
Discount Foodstore	Jacks Rossendale	1.4km
Library	Rawtenstall Library	1.5km
Retail Park	New Hall Hey Retail Park	1.6km
Discount Foodstore	Lidl Rawtenstall	1.6km
Discount Foodstore	Aldi	1.6km
Banks / Leisure / Food	Rawtenstall Centre	1.7km
Post Office	Rawtenstall Post Office	1.8km
Medical Centre	Rossendale Primary Health Care Centre	1.9km

22. In summary, the site is well located with available opportunity for residents to access a wide range of amenities, leisure and employment opportunities, reducing the requirement to travel by car.

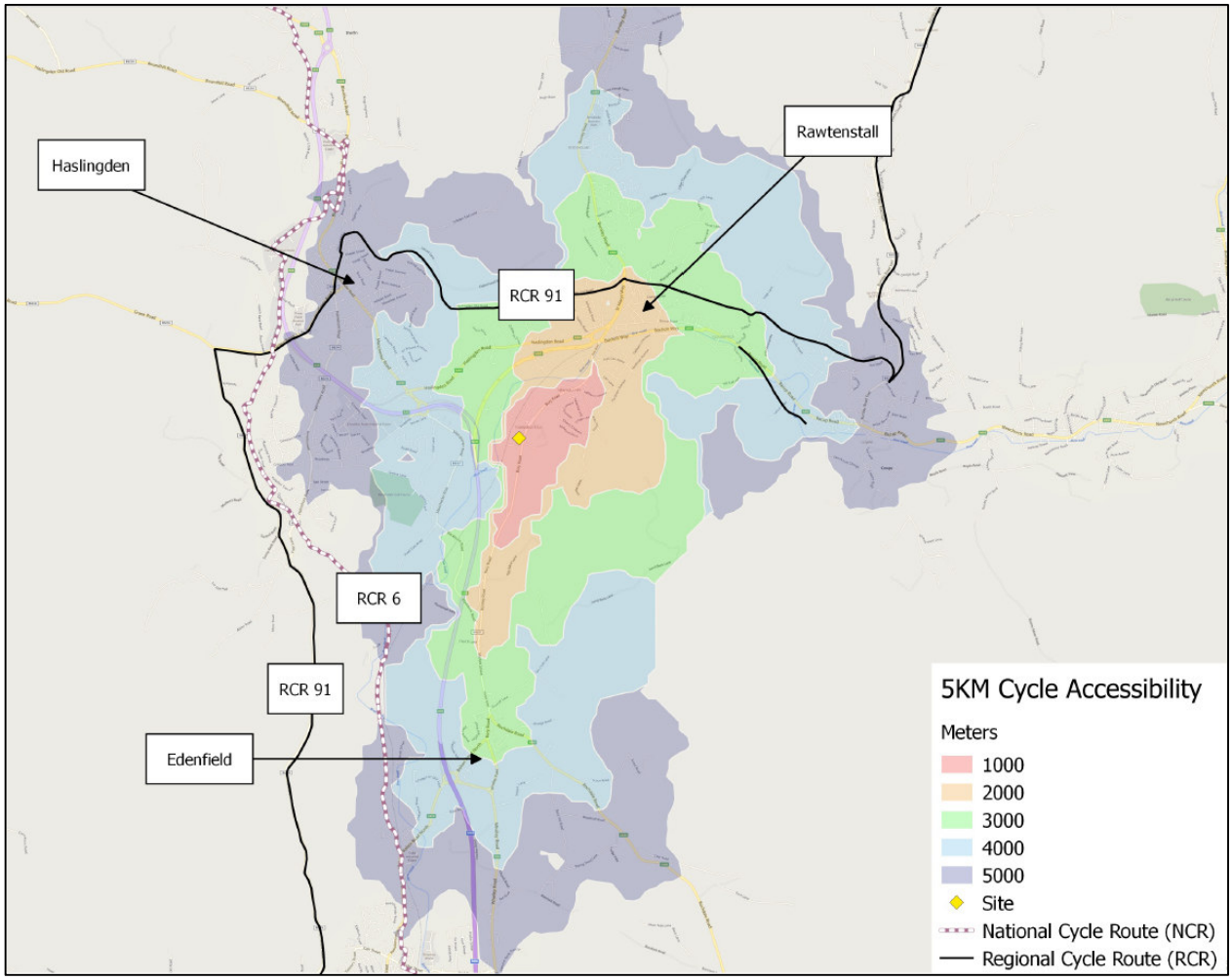
Cycling

23. Cycling is a cheap, efficient and healthy way to travel. Cycling also provides a predictable arrival time which depending on location, can be quicker than driving or using public transport, and is subject to fewer traffic and congestion delays.

24. Transport Policy identifies that cycling represents a realistic and healthy alternative to the use of the private car for making journeys up to 5km as a whole journey or as part of a longer journey by public transport.

25. GIS software has been used to model a 5km cycle catchment from the site and is shown on **Figure 3**. The plan demonstrates that Rawtenstall, Haslingden and Rossendale amongst other employment areas are within 5km of the development.

Figure 3 – 5KM Cycle Accessibility



Bus

26. Guidance published by the IHT 'Planning for Public Transport in Developments' (1999), recommends that the maximum walking distance to a bus stop should be 400 metres, equating approximately to a five minute walk.

27. The nearest bus stops to the site are located on Bury Road approximately 150m to the east of the site (as seen on **Figure 2**)

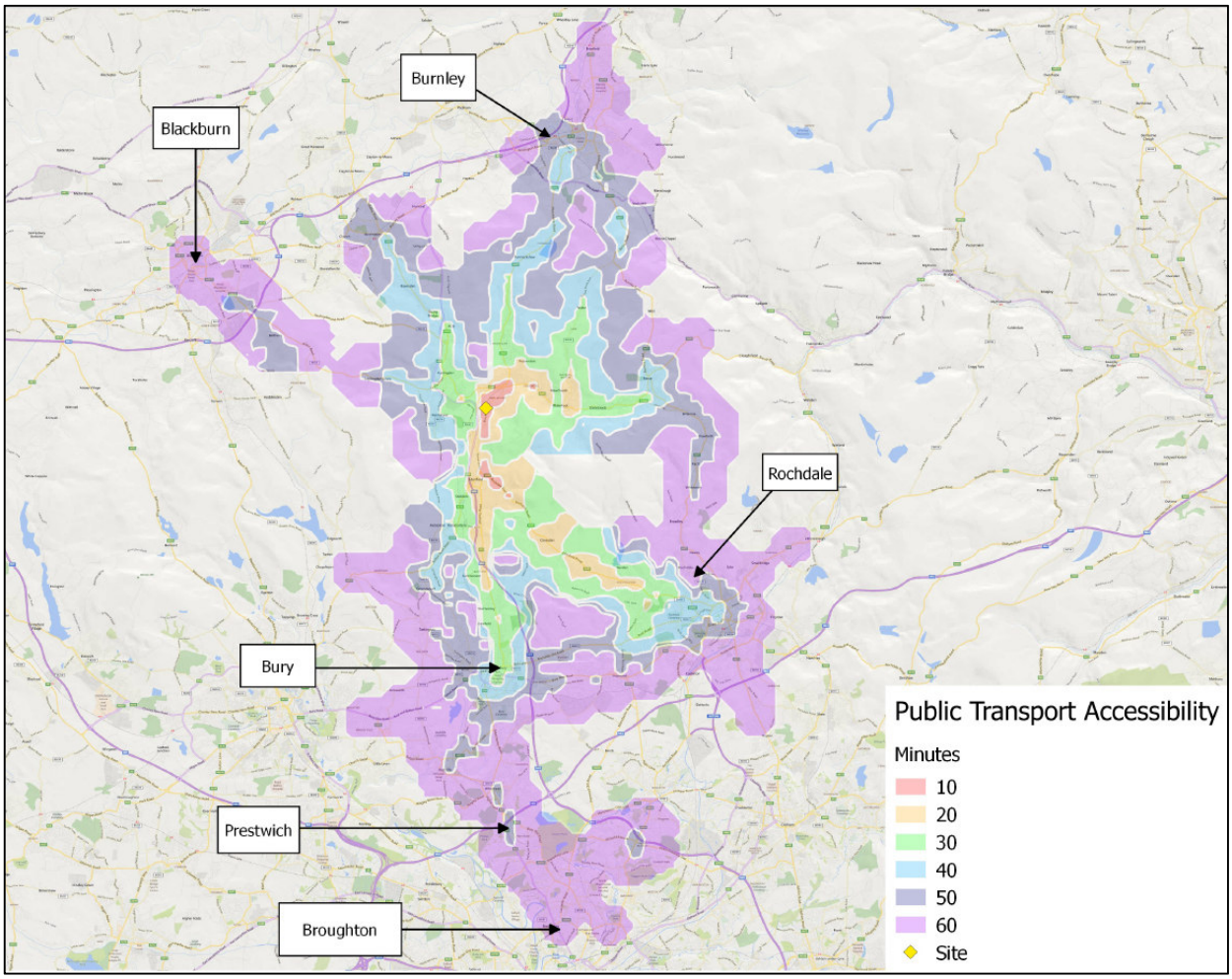
Table 2 – Bus Timetable

Service	Route	Operator	Approximate Frequency (minutes)		
			Mon- Friday	Sat	Sunday
273	Rawtenstall – Edenfield – Ramsbottom – Hawkshaw – Bradshaw – Bolton	Rosso	07:11, 17:10 and 18:05	08:16, 17:05 and 18:05	-
481	Bury – Rawtenstall –Royal Blackburn Hospital – Blackburn Bus Station		10	10	-
483	Bury – Rawtenstall – Burnley		20	20	30

Bus services 892 and 998 also runs from this bus stop and is are school buses only

28. TRACC software has been used to map a 60 minute journey time using public transport, including the walk to the nearby bus stops, and railway stations, and are presented in **Figure 4.** The analysis demonstrates that it is possible to reach a vast array of areas in the north-west region such as Prestwich, Burnley, Blackburn and Rochdale amongst others, within an acceptable 60 minute commute time.

Figure 4 – 60 Minute Public Transport Accessibility



29. Having regard to the above, it is therefore considered that the site has a good level of accessibility by all the main non-car modes of transport. Access to the site by foot, cycle and public transport is of a good standard which ensures there is no requirement to own or use a car for commuting or leisure purposes.

Traffic Generation and Highway Impact

30. In order to estimate the number of trips generated by the site in its current use, the Trip Rate Information Computer System (TRICS) database has been used to derive suitable multi-modal trip generation rates.

31. The following criteria were applied to the TRICS category “Residential, Privately owned housing”:

- Sites in London, Republic of Ireland, Northern Ireland were excluded;
- Edge of Town and Suburban areas were included;
- Only surveys on weekdays are included;
- Sites between 50 and 500 were included; and
- Only the most recent survey was included for each site.

32. The TRICS outputs are presented in **Appendix B** and are summarised in **Table 3** below:-

Table 3 – Proposed Residential Use Trip Rates (Trips per dwelling)

Mode	Weekday AM Peak Hour (08:00 to 09:00)		Weekday PM Peak Hour (17:00 to 18:00)	
	Arrivals	Departures	Arrivals	Departures
Vehicles	0.112	0.363	0.333	0.151
Cyclists	0.005	0.013	0.012	0.006
Pedestrians	0.032	0.092	0.058	0.027
Public Transport	0	0.027	0.014	0.003

33. The above trip rates have been applied to the potential 155 dwellings which could be provided on the allocation site, as summarised in **Table 4** below.

Table 4 – Potential Trips Generated by Allocation Site

Mode	Weekday AM Peak Hour (08:00 to 09:00)		Weekday PM Peak Hour (17:00 to 18:00)	
	Arrivals	Departures	Arrivals	Departures
Vehicles	17	56	52	23
Cyclists	1	2	2	1
Pedestrians	5	14	9	4
Public Transport	0	4	2	0

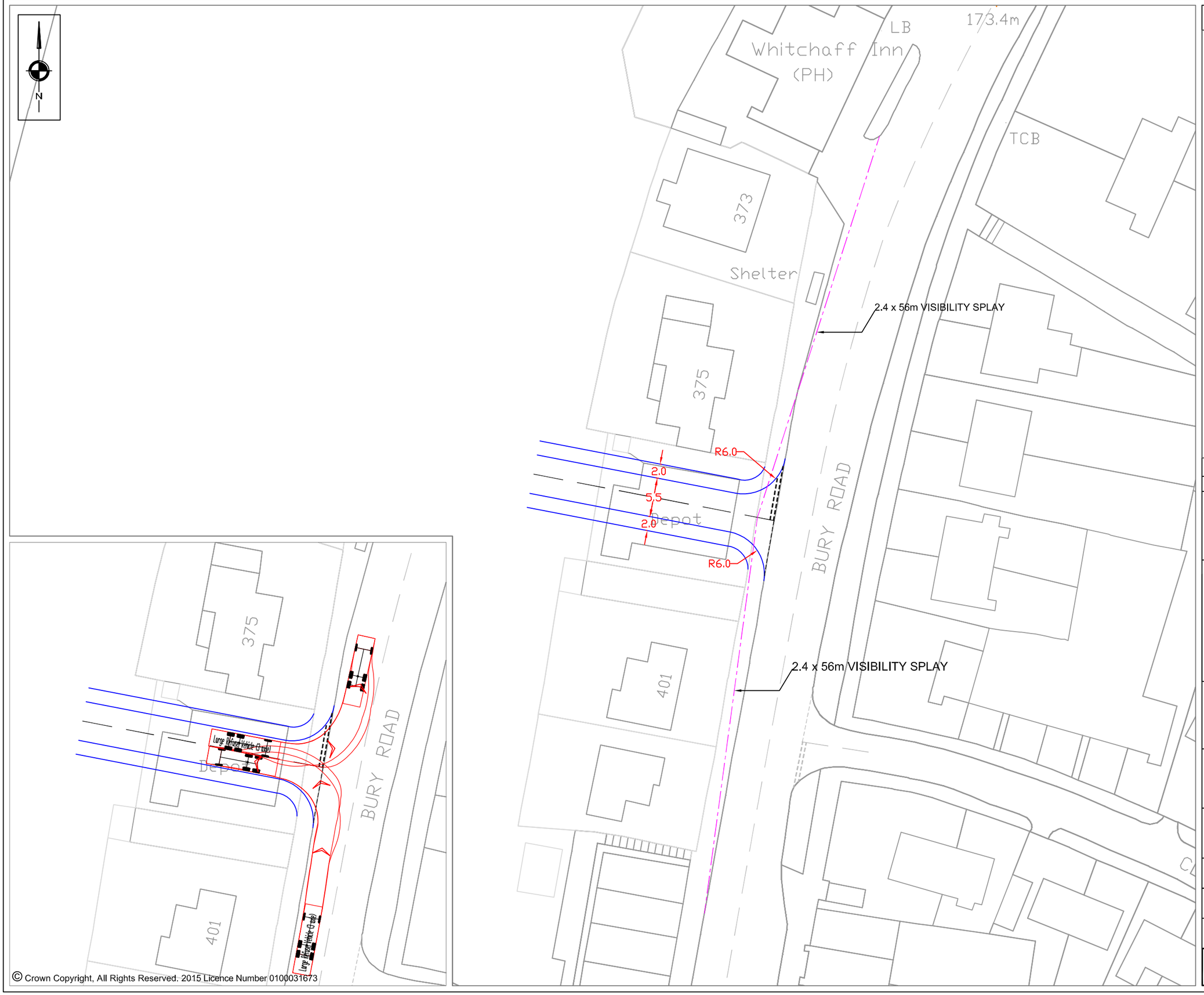
34. As can be seen from the above, the proposed allocation site could generate a maximum of 75 two-way trips which occurs in the PM peak hour. The impact of these trips on the local highway network will be assessed in detail as part of the Transport Assessment that will be submitted with any future planning application. However, it is considered that the form of the accesses proposed will provide sufficient capacity to accommodate this level of traffic.

Summary

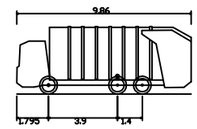
35. Having regard to the analysis presented above, there are considered to be no constraints from a transport planning perspective which would prevent this land from coming forward for residential use.

S|C|P

APPENDIX A



NOTES



Large Refuse Vehicle (3 axle)	
Overall Length	9.860m
Overall Width	2.450m
Overall Body Height	3.814m
Min Body Ground Clearance	0.366m
Track Width	2.450m
Lock to Lock Time	4.00s
Kerb to Kerb Turning Radius	9.500m

REVISIONS

REV	DESCRIPTION	DATE	BY
-	-	-	-

S C P
Transportation Planning : Infrastructure Design
2 Mount Street, Manchester, M2 5WQ, Tel 0161 832 4400, Fax 0161 832 5111
www.scptransport.co.uk, Email Info@scptransport.co.uk

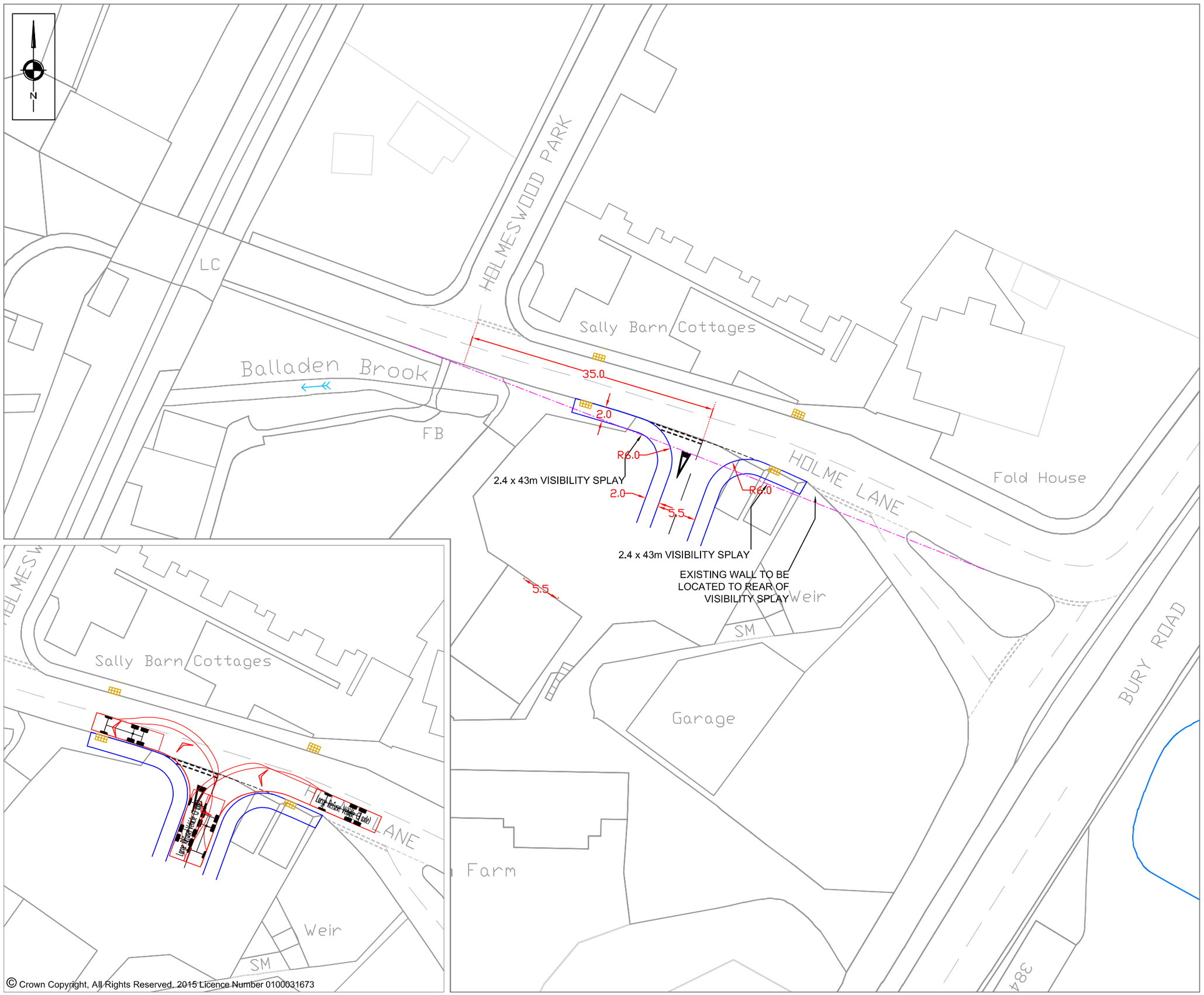
Client Name:
PEEL HOLDINGS LTD

Project Title:
LAND AT HASLAM FARM, BURY ROAD, RAWTENSTALL

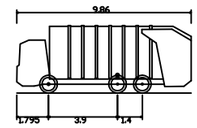
Drawing Title:
POTENTIAL SITE ACCESS ARRANGEMENT - BURY ROAD

Drawn By:	Date:
BA	01.09.2015
Checked:	Scale:
PT	1:500 @ A3
Status:	Approved/Unapproved:
PLANNING	-

Drawing No.	Rev.
SCP/15254/F04	-



NOTES



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Min Body Ground Clearance	0.366m
Track Width	2.450m
Lock to Lock Time	4.00s
Kerb to Kerb Turning Radius	9.500m

REVISIONS

REV	DESCRIPTION	DATE	BY
A	-ACCESS RELOCATED -	04.09.15	BA

S|C|P
Transportation Planning : Infrastructure Design
2 Mount Street, Manchester, M2 5WQ, Tel 0161 832 4400, Fax 0161 832 5111
www.scptransport.co.uk, Email info@scptransport.co.uk

Client Name:
PEEL HOLDINGS LTD

Project Title:
LAND AT HASLAM FARM, BURY ROAD, RAWTENSTALL

Drawing Title:
POTENTIAL SITE ACCESS ARRANGEMENT - HOLME LANE

Drawn By: BA	Date: 01.09.2015
Checked: PT	Scale: 1:500 @ A3
Status: PLANNING	Approved/Unapproved: -
Drawing No. SCP/15254/F05	Rev. A

S|C|P

APPENDIX B

Calculation Reference: AUDIT-726001-190813-0800

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 03 - RESIDENTIAL
Category : A - HOUSES PRIVATELY OWNED
MULTI-MODAL VEHICLES

Selected regions and areas:

02	**SOUTH EAST**		
	ES	EAST SUSSEX	2 days
	HC	HAMPSHIRE	1 days
	KC	KENT	4 days
	SC	SURREY	1 days
	WS	WEST SUSSEX	4 days
03	**SOUTH WEST**		
	DV	DEVON	2 days
04	**EAST ANGLIA**		
	NF	NORFOLK	1 days
	SF	SUFFOLK	1 days
05	**EAST MIDLANDS**		
	DS	DERBYSHIRE	1 days
06	**WEST MIDLANDS**		
	SH	SHROPSHIRE	1 days
	ST	STAFFORDSHIRE	1 days
07	**YORKSHIRE & NORTH LINCOLNSHIRE**		
	NE	NORTH EAST LINCOLNSHIRE	1 days
	NY	NORTH YORKSHIRE	3 days
	SY	SOUTH YORKSHIRE	1 days
09	**NORTH**		
	DH	DURHAM	2 days
11	**SCOTLAND**		
	FA	FALKIRK	1 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Secondary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: Number of dwellings
Actual Range: 50 to 432 (units:)
Range Selected by User: 50 to 500 (units:)

Parking Spaces Range: All Surveys Included

Percentage of dwellings privately owned: All Surveys Included

Public Transport Provision:
Selection by: Include all surveys

Date Range: 01/01/11 to 09/05/19

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Monday	5 days
Tuesday	4 days
Wednesday	6 days
Thursday	7 days
Friday	5 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count	27 days
Directional ATC Count	0 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaking using machines.

Selected Locations:

Suburban Area (PPS6 Out of Centre)	12
Edge of Town	15

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Secondary Filtering selection:

Use Class:

C3	27 days

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order 2005 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 1 mile:

1,000 or Less	1 days
1,001 to 5,000	2 days
5,001 to 10,000	6 days
10,001 to 15,000	10 days
15,001 to 20,000	4 days
20,001 to 25,000	3 days
25,001 to 50,000	1 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

5,001 to 25,000	4 days
25,001 to 50,000	2 days
50,001 to 75,000	3 days
75,001 to 100,000	7 days
100,001 to 125,000	2 days
125,001 to 250,000	8 days
250,001 to 500,000	1 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.6 to 1.0	5 days
1.1 to 1.5	22 days

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

Yes	6 days
No	21 days

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present	27 days

This data displays the number of selected surveys with PTAL Ratings.

LIST OF SITES relevant to selection parameters

1 **DH-03-A-01** **SEMI DETACHED** **DURHAM**
GREENFIELDS ROAD
BISHOP AUCKLAND

Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwellings: 50
Survey date: TUESDAY *28/03/17* *Survey Type: MANUAL*

2 **DH-03-A-03** **SEMI-DETACHED & TERRACED** **DURHAM**
PILGRIMS WAY
DURHAM

Edge of Town
Residential Zone
Total Number of dwellings: 57
Survey date: FRIDAY *19/10/18* *Survey Type: MANUAL*

3 **DS-03-A-02** **MIXED HOUSES** **DERBYSHIRE**
RADBOURNE LANE
DERBY

Edge of Town
Residential Zone
Total Number of dwellings: 371
Survey date: TUESDAY *10/07/18* *Survey Type: MANUAL*

4 **DV-03-A-02** **HOUSES & BUNGALOWS** **DEVON**
MILLHEAD ROAD
HONITON

Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwellings: 116
Survey date: FRIDAY *25/09/15* *Survey Type: MANUAL*

5 **DV-03-A-03** **TERRACED & SEMI DETACHED** **DEVON**
LOWER BRAND LANE
HONITON

Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwellings: 70
Survey date: MONDAY *28/09/15* *Survey Type: MANUAL*

6 **ES-03-A-03** **MIXED HOUSES & FLATS** **EAST SUSSEX**
SHEPHAM LANE
POLEGATE

Edge of Town
Residential Zone
Total Number of dwellings: 212
Survey date: MONDAY *11/07/16* *Survey Type: MANUAL*

7 **ES-03-A-04** **MIXED HOUSES & FLATS** **EAST SUSSEX**
NEW LYDD ROAD
CAMBER

Edge of Town
Residential Zone
Total Number of dwellings: 134
Survey date: FRIDAY *15/07/16* *Survey Type: MANUAL*

8 **FA-03-A-02** **MIXED HOUSES** **FALKIRK**
ROSEBANK AVENUE & SPRINGFIELD DRIVE
FALKIRK

Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwellings: 161
Survey date: WEDNESDAY *29/05/13* *Survey Type: MANUAL*

LIST OF SITES relevant to selection parameters (Cont.)

9 **HC-03-A-20** **HOUSES & FLATS** **HAMPSHIRE**
CANADA WAY
LIPHOOK

Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwellings: 62
Survey date: TUESDAY *20/11/18* *Survey Type: MANUAL*

10 **KC-03-A-03** **MIXED HOUSES & FLATS** **KENT**
HYTHE ROAD
ASHFORD
WILLESBOROUGH
Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwellings: 51
Survey date: THURSDAY *14/07/16* *Survey Type: MANUAL*

11 **KC-03-A-04** **SEMI-DETACHED & TERRACED** **KENT**
KILN BARN ROAD
AYLESFORD
DITTON
Edge of Town
Residential Zone
Total Number of dwellings: 110
Survey date: FRIDAY *22/09/17* *Survey Type: MANUAL*

12 **KC-03-A-06** **MIXED HOUSES & FLATS** **KENT**
MARGATE ROAD
HERNE BAY

Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwellings: 363
Survey date: WEDNESDAY *27/09/17* *Survey Type: MANUAL*

13 **KC-03-A-07** **MIXED HOUSES** **KENT**
RECULVER ROAD
HERNE BAY

Edge of Town
Residential Zone
Total Number of dwellings: 288
Survey date: WEDNESDAY *27/09/17* *Survey Type: MANUAL*

14 **NE-03-A-02** **SEMI DETACHED & DETACHED** **NORTH EAST LINCOLNSHIRE**
HANOVER WALK
SCUNTHORPE

Edge of Town
No Sub Category
Total Number of dwellings: 432
Survey date: MONDAY *12/05/14* *Survey Type: MANUAL*

15 **NF-03-A-02** **HOUSES & FLATS** **NORFOLK**
DEREHAM ROAD
NORWICH

Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwellings: 98
Survey date: MONDAY *22/10/12* *Survey Type: MANUAL*

16 **NY-03-A-06** **BUNGALOWS & SEMI DET.** **NORTH YORKSHIRE**
HORSEFAIR
BOROUGHBRIDGE

Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwellings: 115
Survey date: FRIDAY *14/10/11* *Survey Type: MANUAL*

17 **NY-03-A-09** **MIXED HOUSING** **NORTH YORKSHIRE**
GRAMMAR SCHOOL LANE
NORTHALLERTON

Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwellings: 52
Survey date: MONDAY *16/09/13* *Survey Type: MANUAL*

LIST OF SITES relevant to selection parameters (Cont.)

18 **NY-03-A-10** **HOUSES AND FLATS** **NORTH YORKSHIRE**
BOROUGHBRIDGE ROAD
RIPON

Edge of Town
No Sub Category
Total Number of dwellings: 71
Survey date: TUESDAY *17/09/13* *Survey Type: MANUAL*

19 **SC-03-A-04** **DETACHED & TERRACED** **SURREY**
HIGH ROAD
BYFLEET

Edge of Town
Residential Zone
Total Number of dwellings: 71
Survey date: THURSDAY *23/01/14* *Survey Type: MANUAL*

20 **SF-03-A-07** **MIXED HOUSES** **SUFFOLK**
FOXHALL ROAD
IPSWICH

Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwellings: 73
Survey date: THURSDAY *09/05/19* *Survey Type: MANUAL*

21 **SH-03-A-05** **SEMI-DETACHED/TERRACED** **SHROPSHIRE**
SANDCROFT
TELFORD
SUTTON HILL
Edge of Town
Residential Zone
Total Number of dwellings: 54
Survey date: THURSDAY *24/10/13* *Survey Type: MANUAL*

22 **ST-03-A-07** **DETACHED & SEMI-DETACHED** **STAFFORDSHIRE**
BEACONSIDE
STAFFORD
MARSTON GATE
Edge of Town
Residential Zone
Total Number of dwellings: 248
Survey date: WEDNESDAY *22/11/17* *Survey Type: MANUAL*

23 **SY-03-A-01** **SEMI DETACHED HOUSES** **SOUTH YORKSHIRE**
A19 BENTLEY ROAD
DONCASTER
BENTLEY RISE
Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Number of dwellings: 54
Survey date: WEDNESDAY *18/09/13* *Survey Type: MANUAL*

24 **WS-03-A-04** **MIXED HOUSES** **WEST SUSSEX**
HILLS FARM LANE
HORSHAM
BROADBRIDGE HEATH
Edge of Town
Residential Zone
Total Number of dwellings: 151
Survey date: THURSDAY *11/12/14* *Survey Type: MANUAL*

25 **WS-03-A-08** **MIXED HOUSES** **WEST SUSSEX**
ROUNDSTONE LANE
ANGMERING

Edge of Town
Residential Zone
Total Number of dwellings: 180
Survey date: THURSDAY *19/04/18* *Survey Type: MANUAL*

LIST OF SITES relevant to selection parameters (Cont.)

26 WS-03-A-09 MIXED HOUSES & FLATS WEST SUSSEX
LITTLEHAMPTON ROAD
WORTHING
WEST DURRINGTON
Edge of Town
Residential Zone
Total Number of dwellings: 197
Survey date: THURSDAY 05/07/18 Survey Type: MANUAL

27 WS-03-A-10 MIXED HOUSES WEST SUSSEX
TODDINGTON LANE
LITTLEHAMPTON
WICK
Edge of Town
Residential Zone
Total Number of dwellings: 79
Survey date: WEDNESDAY 07/11/18 Survey Type: MANUAL

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

TRIP RATE for Land Use 03 - RESIDENTIAL/A - HOUSES PRIVATELY OWNED
MULTI-MODAL VEHICLES
Calculation factor: 1 DWELLS
BOLD print indicates peak (busiest) period

	ARRIVALS			DEPARTURES			TOTALS		
Time Range	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	27	145	0.070	27	145	0.290	27	145	0.360
08:00 - 09:00	27	145	0.112	**27**	**145**	**0.363**	27	145	0.475
09:00 - 10:00	27	145	0.137	27	145	0.157	27	145	0.294
10:00 - 11:00	27	145	0.122	27	145	0.158	27	145	0.280
11:00 - 12:00	27	145	0.128	27	145	0.140	27	145	0.268
12:00 - 13:00	27	145	0.160	27	145	0.140	27	145	0.300
13:00 - 14:00	27	145	0.160	27	145	0.152	27	145	0.312
14:00 - 15:00	27	145	0.161	27	145	0.178	27	145	0.339
15:00 - 16:00	27	145	0.249	27	145	0.168	27	145	0.417
16:00 - 17:00	27	145	0.270	27	145	0.164	27	145	0.434
17:00 - 18:00	**27**	**145**	**0.333**	27	145	0.151	**27**	**145**	**0.484**
18:00 - 19:00	27	145	0.274	27	145	0.170	27	145	0.444
19:00 - 20:00									
20:00 - 21:00									
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			2.176			2.231			4.407

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

*To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: COUNT/TRP*FACT. Trip rates are then rounded to 3 decimal places.*

Parameter summary

Trip rate parameter range selected:	50 - 432 (units:)
Survey date date range:	01/01/11 - 09/05/19
Number of weekdays (Monday-Friday):	27
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	2
Surveys manually removed from selection:	0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are show. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

TRIP RATE for Land Use 03 - RESIDENTIAL/A - HOUSES PRIVATELY OWNED

MULTI-MODAL CYCLISTS

Calculation factor: 1 DWELLS

BOLD print indicates peak (busiest) period

	ARRIVALS			DEPARTURES			TOTALS		
Time Range	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	27	145	0.004	27	145	0.009	27	145	0.013
08:00 - 09:00	27	145	0.005	**27**	**145**	**0.013**	**27**	**145**	**0.018**
09:00 - 10:00	27	145	0.001	27	145	0.004	27	145	0.005
10:00 - 11:00	27	145	0.003	27	145	0.004	27	145	0.007
11:00 - 12:00	27	145	0.003	27	145	0.003	27	145	0.006
12:00 - 13:00	27	145	0.004	27	145	0.004	27	145	0.008
13:00 - 14:00	27	145	0.003	27	145	0.001	27	145	0.004
14:00 - 15:00	27	145	0.003	27	145	0.003	27	145	0.006
15:00 - 16:00	27	145	0.008	27	145	0.004	27	145	0.012
16:00 - 17:00	27	145	0.008	27	145	0.006	27	145	0.014
17:00 - 18:00	**27**	**145**	**0.012**	27	145	0.006	27	145	0.018
18:00 - 19:00	27	145	0.009	27	145	0.007	27	145	0.016
19:00 - 20:00									
20:00 - 21:00									
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			0.063			0.064			0.127

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

*To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: COUNT/TRP*FACT. Trip rates are then rounded to 3 decimal places.*

TRIP RATE for Land Use 03 - RESIDENTIAL/A - HOUSES PRIVATELY OWNED
MULTI-MODAL PEDESTRIANS
Calculation factor: 1 DWELLS
BOLD print indicates peak (busiest) period

	ARRIVALS			DEPARTURES			TOTALS		
Time Range	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	27	145	0.015	27	145	0.039	27	145	0.054
08:00 - 09:00	27	145	0.032	**27**	**145**	**0.092**	27	145	0.124
09:00 - 10:00	27	145	0.036	27	145	0.041	27	145	0.077
10:00 - 11:00	27	145	0.037	27	145	0.040	27	145	0.077
11:00 - 12:00	27	145	0.030	27	145	0.028	27	145	0.058
12:00 - 13:00	27	145	0.039	27	145	0.028	27	145	0.067
13:00 - 14:00	27	145	0.028	27	145	0.032	27	145	0.060
14:00 - 15:00	27	145	0.034	27	145	0.043	27	145	0.077
15:00 - 16:00	**27**	**145**	**0.080**	27	145	0.047	**27**	**145**	**0.127**
16:00 - 17:00	27	145	0.065	27	145	0.037	27	145	0.102
17:00 - 18:00	27	145	0.058	27	145	0.027	27	145	0.085
18:00 - 19:00	27	145	0.037	27	145	0.041	27	145	0.078
19:00 - 20:00									
20:00 - 21:00									
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			0.491			0.495			0.986

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

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TRIP RATE for Land Use 03 - RESIDENTIAL/A - HOUSES PRIVATELY OWNED
MULTI-MODAL PUBLIC TRANSPORT USERS
Calculation factor: 1 DWELLS
BOLD print indicates peak (busiest) period

	ARRIVALS			DEPARTURES			TOTALS		
Time Range	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	27	145	0.001	27	145	0.018	27	145	0.019
08:00 - 09:00	27	145	0.000	**27**	**145**	**0.027**	**27**	**145**	**0.027**
09:00 - 10:00	27	145	0.002	27	145	0.011	27	145	0.013
10:00 - 11:00	27	145	0.003	27	145	0.005	27	145	0.008
11:00 - 12:00	27	145	0.003	27	145	0.005	27	145	0.008
12:00 - 13:00	27	145	0.004	27	145	0.007	27	145	0.011
13:00 - 14:00	27	145	0.003	27	145	0.004	27	145	0.007
14:00 - 15:00	27	145	0.006	27	145	0.004	27	145	0.010
15:00 - 16:00	27	145	0.016	27	145	0.006	27	145	0.022
16:00 - 17:00	27	145	0.017	27	145	0.004	27	145	0.021
17:00 - 18:00	27	145	0.014	27	145	0.003	27	145	0.017
18:00 - 19:00	**27**	**145**	**0.018**	27	145	0.004	27	145	0.022
19:00 - 20:00									
20:00 - 21:00									
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			0.087			0.098			0.185

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

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Appendix D: Flood Risk Haslam Farm

Turley

Our ref: RCEF74462-001 Land at Haslam Farm

8 Exchange Quay
Salford, Greater Manchester
M5 3EJ
T +44 161 786 8550

Date: 22 August 2019

Land at Haslam Farm, Bury Road, Rawtenstall, Rossendale – Development Framework Area

Preliminary note on flood risk and surface water drainage

Background

RPS Consulting Services Ltd has been commissioned to update a previous technical note (RPS ref: RCEF26527-005 LR Draft Haslam Farm) to reflect current national planning policy, guidance and best practice in relation to flood risk and drainage at Land at Haslam Farm, Bury Road, Rawtenstall, Rossendale.

Site Setting

National Grid Reference (NGR) – 380164, 421588

Site Area = approximately 4.5 hectares. The site is split into two parcels of land, located to the north and south of Duckworth Lane.

Hydrological Setting

The Environment Agency's online Flood Map for Planning (see Figure 1) indicates the site is wholly located within Flood Zone 1 and is therefore considered to be at a low risk of fluvial flooding. the River Irwell is located approximately 40-50 m west of the site over the East Lancashire Railway which forms the western boundary of the site. Reference to the Environment Agency's Flood Map for Planning indicates areas of Flood Zone 3 (high risk of fluvial flooding) and Flood Zone 2 (medium risk of fluvial flooding) extend from river towards the railway line, however these do not encroach into the site.

On 19th February 2016, the Environment Agency published updated climate change allowances which require more stringent climate change allowances to be applied to river levels. At this stage, it is anticipated that the Environment Agency's Flood Map for Planning does not take into account the updated climate change allowances. Reference to the Environment Agency's online climate change guidance indicates that for sites in Flood Zone 1 in the north west River Basin District, up to a 30% allowance for climate change may need to be considered. Consultation should be undertaken with the Environment Agency to establish the most appropraite approach for the consideration of the updated climate change allowances in relation to the site and future development.

Site Visit

A site walkover was undertaken in 2013. For the area located to the south of Duckworth Lane the levels are shown to slope from approximately 180 m AOD, adjacent to Bury Road, to the west to a level of 160 m AOD, close to the railway, at a gradient of approximately 1 in 6. For the area to the north of Duckworth Lane, the levels are shown to slope from approximately 175 m AOD to 160 m AOD in the west of the site at a gradient of approximately 1 in 8.

Based on the existing slope across the site, it is anticipated that surface water ponds along the western boundary of the site (due to the presence of the railway) before subsequently infiltrating into the ground. Some surface water flows from the northern site may pass to a small unnamed ditch located in the south western corner of this parcel of land. This ditch is shown to sink before the railway. There is potential that this may be a culvert or siphon below the railway, however, this was not determined during the site visit.

Geology

Reference to British Geological Survey online mapping (1:50,000 scale) indicates the eastern area of the northern parcel of land and southern parcel of land is underlain by superficial deposits of Diamicton (Glacial Till). The western area of the northern parcel of land is shown to be underlain by superficial deposits of Alluvium which is described as comprising clay, silt, sand and gravel. The western area of the southern parcel of land is shown to be underlain by superficial River Terrace deposits which is described as comprising sand and gravel.

The northern parcel of land and the southern and eastern areas of the southern parcel of land are shown to be underlain by bedrock deposits of Brooksbottoms Grit which is described as a sedimentary sandstone. The western area of the southern parcel of land is shown to be underlain by bedrock deposits from the Marsden Formation which are described as sedimentary mudstone and siltstone.

Existing Sewers / Water Mains

United Utilities Asset Location Plans (included as Appendix A) indicate the following sewers within the site boundary:

- A 300 mm diameter combined sewer is shown to partially flow beneath the northern most area of the site. The sewer is shown to flow in a in a north westerly direction before turning northwards at a manhole located in the north western corner of the site and eventually discharging into a further combined sewer located beneath Holme Lane;

- A 300 mm diameter foul sewer is shown to partially flow through the eastern area of the northern parcel of land. The sewer is shown to flow in a generally north easterly direction before eventually discharging into the aforementioned combined sewer adjacent to the north eastern corner of the site.

Reference to United Utilities Asset Location Plans indicate a 100 mm diameter surface water sewer is located within Bury Road to the east of the sit. This sewer is shown to flow to the north and subsequently joins a 225 mm diameter surface water sewer flowing to the south. A 100 mm diameter surface water flows to the northwest from this and is shown to discharge into Balladen Brook located to the north of the site. Balladen Brook subsequently discharges to the River Irwell to the west of Riverside Business Park.

A 102 inch diameter Large Diameter Trunk Main (LDTM) for treated water distribution, know as the Haweswater Aqueduct, is shown to pass through the northern parcel of land in a northwest to southeast direction.

In addition to the above, United Utilities Asset Location Plans indicate there is a 3 inch diameter distribution main and two 12 inch diameter trunk mains located within Bury Road. The 3 inch distribution main is shown to join to one of the trunk mains adjacent to the northern parcel of land. Another connection is shown to a 63 mm distribution main servicing Townsend Fold, Clayton Avenue and Horncliffe Close.

Surface Water Management

The Government's planning policy in relation to surface water management is set out within the National Planning Policy Framework (NPPF) and accompanying Planning Practice Guidance (PPG). This is supported by the Non-Statutory Technical Standards for Sustainable Drainage Systems, published by DEFRA in 2015 which states the following in relation to greenfield sites:

"For greenfield developments, the peak run-off rate from the development to any highway drain, sewer, or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event should never exceed the peak greenfield run-off rate for the same event".

The existing peak greenfield run-off rate for the 1 in 1 and 1 in 100 year rainfall events have been calculated using the Interim Code of Practice for Sustainable Drainage Systems (ICP SuDS) function in MicroDrainage. The existing greenfield run-off rates have been calculated based on a 1 ha area and this rate has subsequently been scaled based on several assumed proposed hardstanding areas, as shown in Table 1 below.

In order to restrict surface water run-off generated by the proposed development to the existing peak run-off rates, attenuation will be required on site for all events up to and including the 1 in 100 year plus 40% climate

change event. At this stage, the amount of attenuation has been estimated using the Quick Storage Estimate function in MicroDrainage and the results of this are included in Table 1.

Table 1 Preliminary surface water attenuation requirements*

Assumed proposed impermeable area (%)	Assumed proposed impermeable area (ha)	1 in 1 year greenfield run-off rate (l/s)	Attenuation volume required to restrict surface water run-off to 1 in 1 year run-off rate (m^3)	1 in 100 year greenfield run-off rate (l/s)	Attenuation volume required to restrict surface water run-off to 1 in 100 year run-off rate (m^3)
100	4.500	48.6	2722 - 4348	116.1	1833 - 3124
90	4.050	43.7	2451 - 3915	104.5	1650 - 2812
80	3.600	38.9	2177 - 3478	92.9	1466 - 2499
70	3.150	34.0	1906 - 3044	81.3	1283 - 2187
60	2.700	29.2	1632 - 2608	69.7	1100 - 1874
50	2.250	24.3	1361 - 2174	58.1	916 - 1562
40	1.800	19.4	1090 - 1741	46.4	734 - 1250

**the above estimations assume no infiltration based on a preliminary appraisal of the geology. Once infiltration rates are known pending further investigation, the volume of attenuation may be decreased.*

The PPG identifies that the discharge of surface water run-off should be as high up the following hierarchy of drainage options as reasonably practicable:

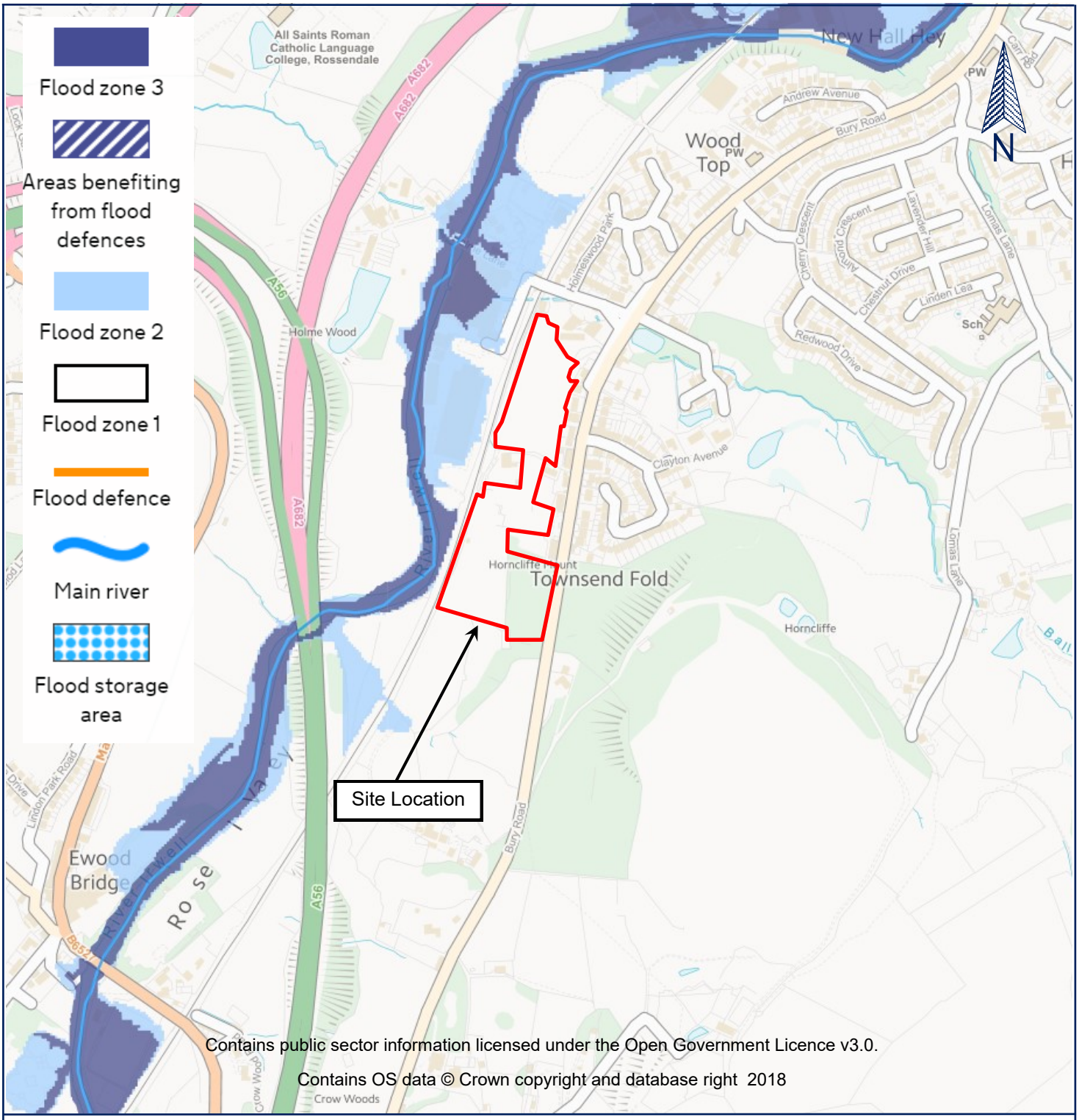
1. Into the ground (infiltration);
2. To a surface water body;
3. To a surface water sewer, highway drain, or another drainage system;
4. To a combined sewer.

The likely surface water management solution is to mimic the existing drainage of the site by draining surface water via infiltration into the ground. The published geology (described above) indicates that the use of infiltration may be possible in the western areas of both the northern and southern parcels of land. This would be dependent on confirmation of the superficial strata and site-specific infiltration rates via an appropraite site investigation (i.e infiltration in accordance with BRE365). In addition, groundwater depths would need to be considered based on the presence of the River Irwell within close proximity to the site as shallow groundwater may be present.

In the event infiltration is not feasible connections to the River Irwell or Balladen Brook should be investigated. Alternatively, a connection could be provided to the United Utilities surface water sewers located in Bury Road, however, it should be noted that a pumped solution may be required. Consultation will be required with United Utilities in order to establish the capacity of the public surface water sewer network to accept run-off from the site. At this stage, a pre-development enquiry has been submitted to United Utilities to confirm acceptable surface water pass forward flow rates into the public sewer network and RPS are currently awaiting a response.

The Lead Local Flood Authority is likely to require the use of SuDS attenuation techniques within the site in order to restrict surface water run-off. In addition to providing attenuation, the use of SuDS will provide ecological, amenity and visual benefits within the site. The use of SuDs techniques such as traditional style soakaways (or other infiltration-based SuDS techniques) basins / ponds for the provision of attenuation should be considered within the site to provide attenuation. In addition, linear swales should be considered for conveyance purposes.

Where such features are not feasible due to engineering constraints it is likely that hard engineered solutions (such as tanks or oversized pipes) will be required.



8, Exchange Quay, Manchester, M5 3EJ

T: +44 (0)161 786 8550 W: rpsgroup.com

MAKING COMPLEX EASY

Client: Peel L&P Group Management Limited	Date: August 2019	Scale: NTS
Project: Land at Haslam Farm	Figure: 01	Rev: 00
Title: Environment Agency Flood Map for Planning	Job Ref: RCEF74462	

Appendix A

United Utilities Asset Location Plans

United Utilites Water PLC
Property Searches
Ground Floor Grasmere House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP
DX 715568 Warrington
Telephone 0870 751 0101
Fax Number 0870 7510102
Property.searches@uuplc.co.uk

Your Ref:
Our Ref: 13/ 971269
Date: 11/10/2013

Joshua Rigby
Unit 12 Watersedge Business Park
Modwen Road
Salford Quays

M5 3EZ

FAO: J RIGBY

Dear Sirs

Location: LAND AT HASLAM FARM OFF BURY ROAD REWTENSALL BB4 6JL

I acknowledge with thanks your request dated 10/10/13 for information on the location of our services.

Please find enclosed plans showing the approximate position of our apparatus known to be in the vicinity of this site.
I attach General Condition Information sheets, which details contact numbers for additional services (i.e. new supplies, connections, diversions) which we are unable to deal with at this office. In addition you should ensure they are made available to anyone carrying out any works which may affect our apparatus.

I trust the above meets with you requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please telephone us on 0870 7510101.

Yours Faithfully,

S McManus.

Sue McManus
Operations Manager
Property Searches

United Utilities Water PLC
Registered in England & Wales No. 2366678
Registered Office: Haweswater House,
Lingley Mere Business Park, Lingley Green Avenue,
Great Sankey, Warrington, WA5 3LP

TERMS AND CONDITIONS - WASTERWATER & WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUW apparatus) of United Utilities Water PLC ("UUW").

TERMS AND CONDITIONS:

1. This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.

2. This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.

3. In particular, the position and depth of any UUW apparatus shown on the Map are approximate only. UUW strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUW apparatus. The exact location, positions and depths should be obtained by excavation trial holes.

4. The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.

5. The position and depth of UUW apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.

6. This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUW apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.

7. No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUW apparatus by reason of the actual position and/or depths of UUW apparatus being different from those shown on the Map and any information supplied with it.

8. If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.

9. This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUW from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.

Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
2401		FO	0	150		CI	VC	15.12	7
2402		FO							
2404		SW	0	100		CI	VC	73.94	52

Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad

OS Sheet No: SD8021SW

Scale: 1: 1250 Date: 11/10/2013

Printed By: Nicola Morris

WASTE WATER SYMBOLOGY

Foul Surface Combined Overflow

Manhole
Manhole, Side Entry
Mainsewer, Public
Mainsewer, Private
Mainsewer, S104
Rising Main, Public
Rising Main, Private
Rising Main, S104
Highway Drain, Private

Foul Surface Combined

WW Site Termination
Air Valve
Cascade
Non Return Valve
Extent of Survey
Flow Meter
Gulley
Hatch Box
Head of System
Hydrobrake / Vortex
Inlet
Inspection Chamber
Bifurcation
Catchpit
Contaminated Surface Water
WW Pumping Station
Sludge Pumping Station
Sewer Overflow
T Junction/Saddle
LampHole
Oil Interceptor
PenStock
Pump
RoddingEye
Soakaway
Summit
Valve
Valve Chamber
Washout Chamber
DropShaft
WW Treatment Works
Septic Tank
Vent Column
Network Storage Tank
Orifice Plate
Vortex Chamber
Penstock Chamber
Blind Manhole

Foul Surface Combined Overflow

Screen Chamber
Discharge Point
Outfall

Sludge Main, Public
Sludge Main, Private
Sludge Main, S104

ABANDONED PIPE

MainSewer
Rising Main
Highway Drain
Sludge Main

Control Kiosk
Unspecified

LEGEND

MANHOLE FUNCTION

FO	Foul
SW	Surface Water
CO	Combined
OV	Overflow

SEWER SHAPE

CI	Circular	TR	Trapezoidal
EG	Egg	AR	Arch
OV	Oval	BA	Barrel
FT	Flat Top	HO	HorseShoe
RE	Rectangular	UN	Unspecified
SQ	Square		

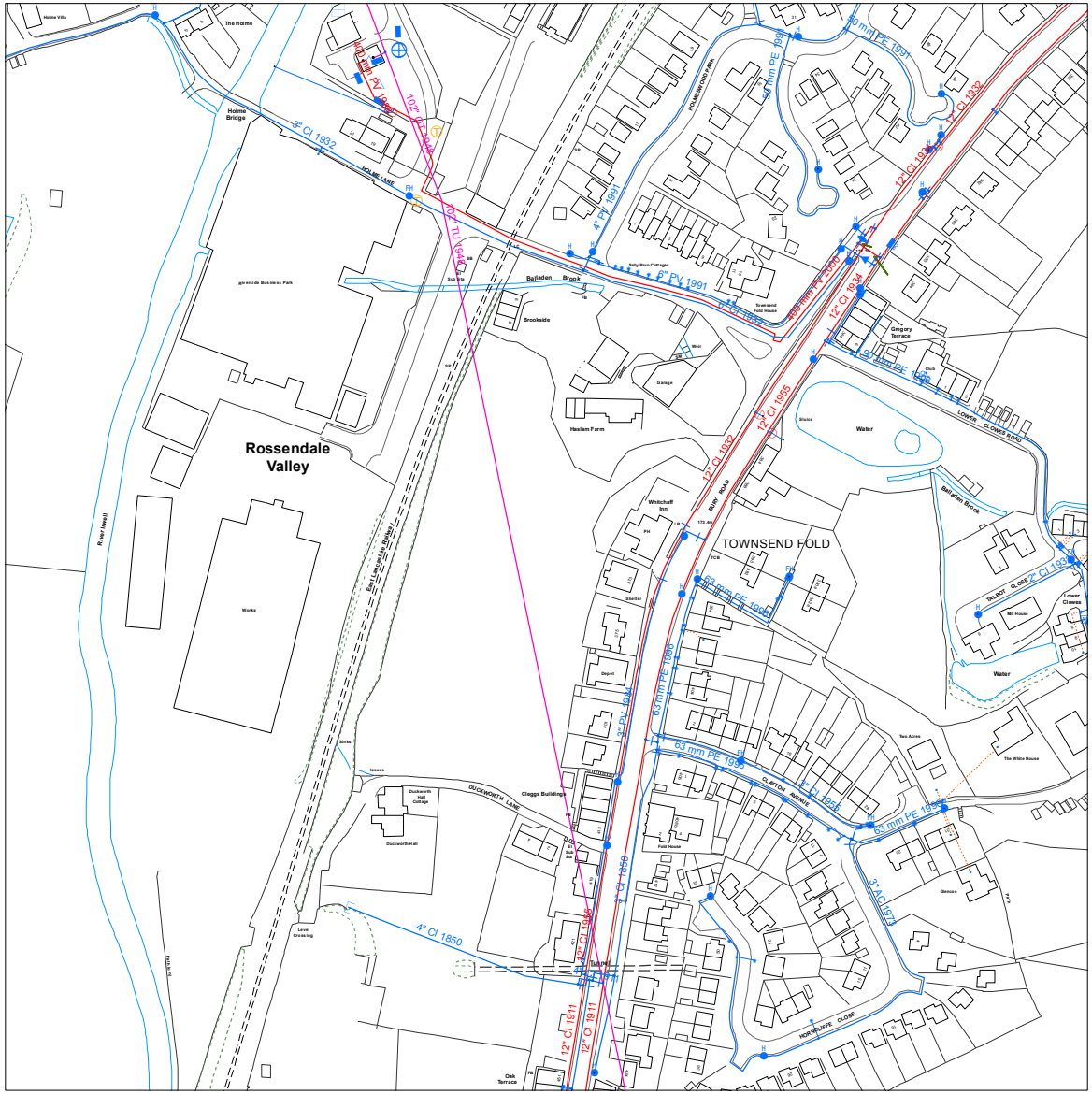
SEWER MATERIAL

AC	Asbestos Cement	DI	Ductile Iron
BR	Brick	PVC	Polyvinyl Chloride
PE	Polyethylene	CI	Cast Iron
RP	Reinforced Plastic Matrix	SI	Spun Iron
CO	Concrete	ST	Steel
CSB	Concrete Segment Bolted	VC	Vitrified Clay
CSU	Concrete Segment Unbolted	PP	Polypropylene
CC	Concrete Box Culverted	PF	Pitch Fibre
PSC	Plastic/Steel Composite	MAC	Masonry, Coursed
GRC	Glass Reinforced Concrete	MAR	Masonry, Random
GRP	Glass Reinforced Plastic	U	Unspecified

OS Sheet No: SD8021SW
Scale: 1: 1250 Date: 11/10/2013
3 Nodes
Sheet 1 of 1

United Utilities

SEWER RECORDS



OS Sheet No: SD8021NW

Scale: 1: 1250 Date: 11/10/2013

Printed By: Nicola Morris

LEGEND

PIPE WORK

Live	Proposed	
		Trunk Main - PressurisedMain
		Raw Water Aqueduct - PressurisedMain
		Raw Water Aqueduct - GravityMain
		LDTM Raw Water Distribution - PressurisedMain
		LDTM Raw Water Distribution - GravityMain
		LDTM Treated Water Distribution - PressurisedMain
		LDTM Treated Water Distribution - GravityMain
		Private Pipe - LateralLine
		Distribution Main - PressurisedMain
		Comms Pipe - LateralLine
		Concessionary Service - LateralLine

ABANDONED PIPE

- Trunk Main
- Raw Water Aqueduct
- LDTM Raw Water Distribution
- LDTM Treated Water Distribution
- Private Pipe
- Distribution Main
- Comms Pipe
- Concessionary Service

NODES/ FURNITURE

Live	Proposed	
		End Cap
		CC Valve
		AC Valve
		Air Valve
		Sluice Valve
		Non Return Valve
		Pressure Management Valve
		Change of Characteristic
		Anode
		Chlorination Point
		De Chlorination Point
		Bore Hole
Inlet	Inlet	Inlet Point
		Bulk Supply Point
FH	FH	Fire Hydrant
H	H	Hydrant
PFH	PFH	Private Fire Hydrant
		Pump
		Site Termination
		Service Start
		Service End
PM	PM	Process Meter
		Stop Tap
		Monitor Location
SP	SP	Strainer Point
AP	AP	Access Point
HB	HB	Hatch Box
IP	IP	IP Point
RM		Route Marker
SPT	SPT	Sampling Station
LB	LB	Logger Box

PROPERTY TYPES

Live	Proposed	
		Condition Report
PB	PB	Pipe Bridges
PT	PT	Tunnels (non carrier)
		Pumping Station
		Water Treatment Works
		Private Treatment Works
VH	VH	Valve House
		Water Tower
SR	SR	Service Reservoir
SR	SR	Supply Reservoir
Inlet AP	Inlet AP	Abstraction Point
M	M	Domestic meter
CM	CM	Commercial meter
T	T	Telemetry Outstation

MATERIAL TYPES

AC ASBESTOS CEMENT	OT OTHERS
CI CAST IRON	PB LEAD
CU COPPER	PV uPVC
CO CONCRETE	SI SPUN IRON
DI DUCTILE IRON	ST STEEL
GI GALVANISED IRON	UN UNKNOWN
GR GREY IRON	PE POLYETHYLENE

LINING TYPES

CL CEMENT LINING	ERL EPOXY RESIN
TB TAR OR BITUMEN	

INSERTION TYPES

DD DIE DRAWN	MO MOLING
DR DIRECTIONAL DRILLING	PI PIPELINE
	SL SLIP LINED

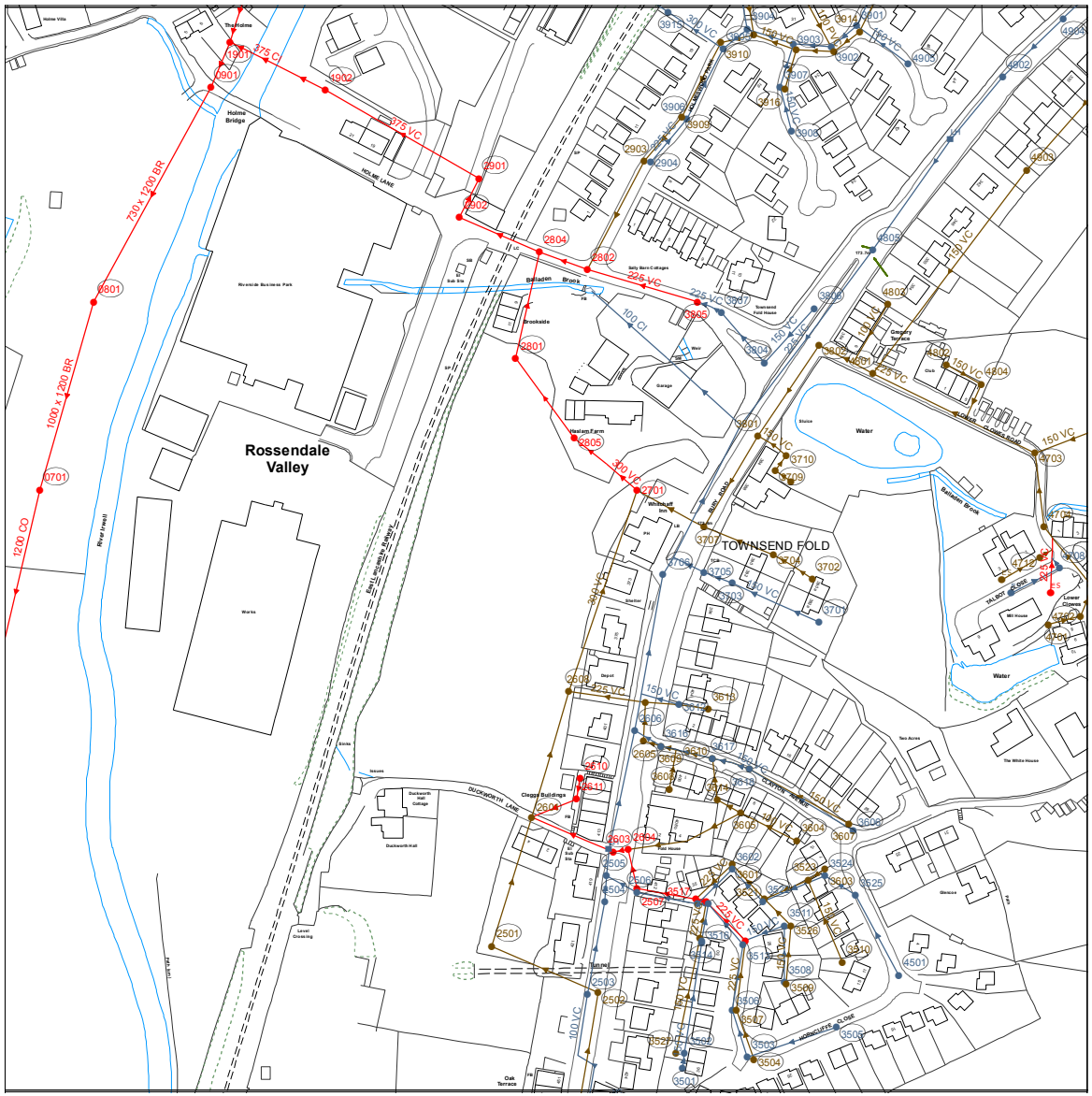
OS Sheet No: SD8021NW

Scale: 1: 1250

Date: 11/10/2013

United Utilities

WATER MAIN RECORDS



OS Sheet No: SD8021NW

Scale: 1: 1250 Date: 11/10/2013

Printed By: Nicola Morris

WASTE WATER SYMBOLOGY

Foul Surface Combined Overflow

Manhole
Manhole, Side Entry
Mainsewer, Public
Mainsewer, Private
Mainsewer, S104
Rising Main, Public
Rising Main, Private
Rising Main, S104
Highway Drain, Private

Foul Surface Combined

WW Site Termination
Air Valve
Cascade
Non Return Valve
Extent of Survey
Flow Meter
Gulley
Hatch Box
Head of System
Hydrobrake / Vortex
Inlet
Inspection Chamber
Bifurcation
Catchpit
Contaminated Surface Water
WW Pumping Station
Sludge Pumping Station
Sewer Overflow
T Junction/Saddle
LampHole
Oilinterceptor
PenStock
Pump
RoddingEye
Soakaway
Summit
Valve
Valve Chamber
Washout Chamber
DropShaft
WW Treatment Works
Septic Tank
Vent Column
Network Storage Tank
Orifice Plate
Vortex Chamber
Penstock Chamber
Blind Manhole

Foul Surface Combined Overflow

Screen Chamber
Discharge Point
Outfall
Control Kiosk
Unspecified

Sludge Main, Public
Sludge Main, Private
Sludge Main, S104

ABANDONED PIPE

MainSewer
Rising Main
Highway Drain
Sludge Main

LEGEND

MANHOLE FUNCTION

FO	Foul
SW	Surface Water
CO	Combined
OV	Overflow

SEWER SHAPE

CI	Circular	TR	Trapezoidal
EG	Egg	AR	Arch
OV	Oval	BA	Barrel
FT	Flat Top	HO	HorseShoe
RE	Rectangular	UN	Unspecified
SQ	Square		

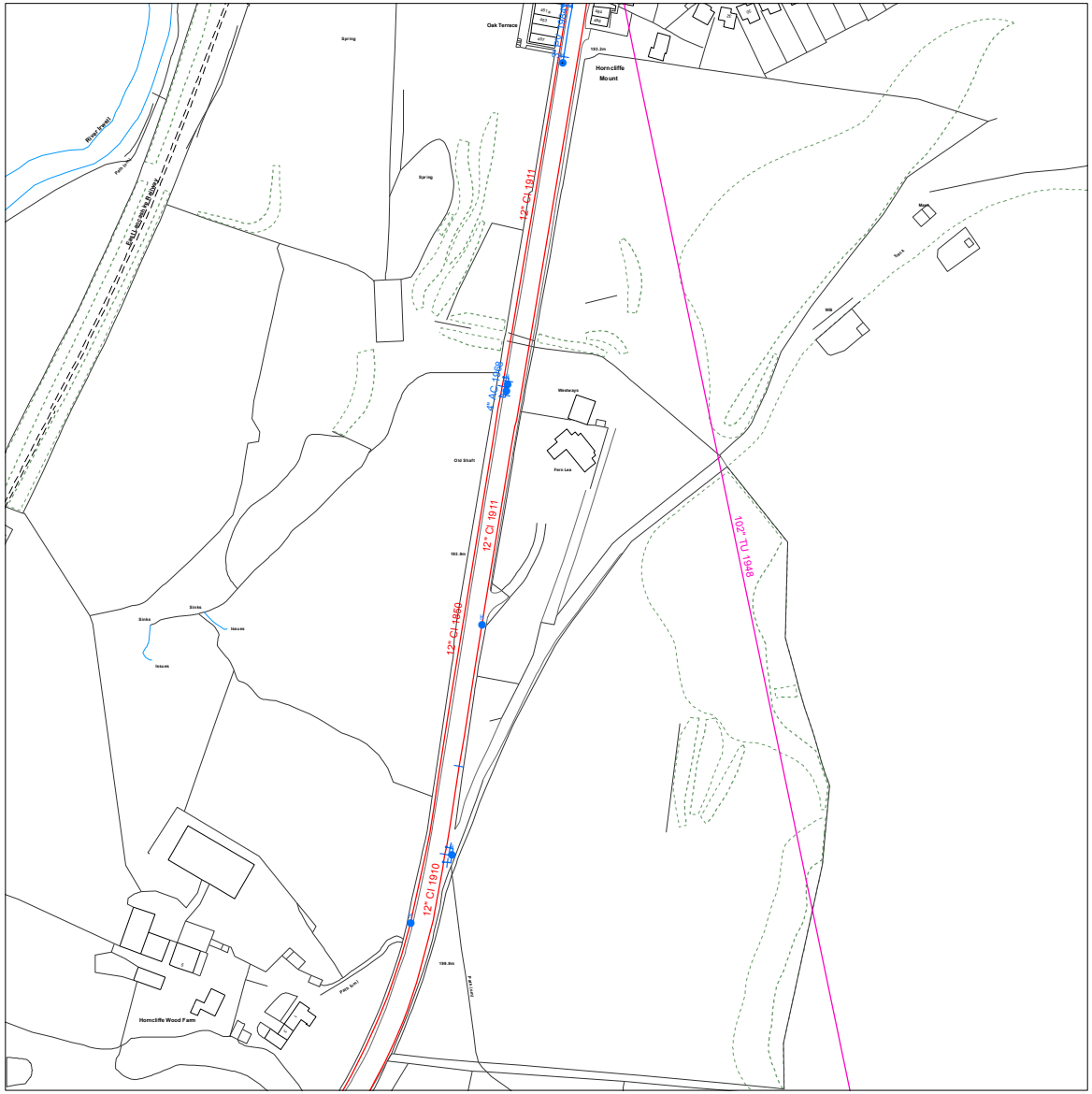
SEWER MATERIAL

AC	Asbestos Cement	DI	Ductile Iron
BR	Brick	PVC	Polyvinyl Chloride
PE	Polyethylene	CI	Cast Iron
RP	Reinforced Plastic Matrix	SI	Spun Iron
CO	Concrete	ST	Steel
CSB	Concrete Segment Bolted	VC	Vitrified Clay
CSU	Concrete Segment Unbolted	PP	Polypropylene
CC	Concrete Box Culverted	PF	Pitch Fibre
PSC	Plastic/Steel Composite	MAC	Masonry, Coursed
GRC	Glass Reinforced Concrete	MAR	Masonry, Random
GRP	Glass Reinforced Plastic	U	Unspecified

OS Sheet No: SD8021NW
Scale: 1: 1250 Date: 11/10/2013
144 Nodes
Sheet 1 of 1

United Utilities

SEWER RECORDS



OS Sheet No: SD8021SW

Scale: 1: 1250 Date: 11/10/2013

Printed By: Nicola Morris

LEGEND

PIPE WORK

Live	Proposed	
		Trunk Main - PressurisedMain
		Raw Water Aqueduct - PressurisedMain
		Raw Water Aqueduct - GravityMain
		LDTM Raw Water Distribution - PressurisedMain
		LDTM Raw Water Distribution - GravityMain
		LDTM Treated Water Distribution - PressurisedMain
		LDTM Treated Water Distribution - GravityMain
		Private Pipe - LateralLine
		Distribution Main - PressurisedMain
		Comms Pipe - LateralLine
		Concessionary Service - LateralLine

ABANDONED PIPE

- Trunk Main
- Raw Water Aqueduct
- LDTM Raw Water Distribution
- LDTM Treated Water Distribution
- Private Pipe
- Distribution Main
- Comms Pipe
- Concessionary Service

NODES/ FURNITURE

Live	Proposed	
		End Cap
		CC Valve
		AC Valve
		Air Valve
		Sluice Valve
		Non Return Valve
		Pressure Management Valve
		Change of Characteristic
		Anode
		Chlorination Point
		De Chlorination Point
		Bore Hole
Inlet	Inlet	Inlet Point
		Bulk Supply Point
FH	FH	Fire Hydrant
H	H	Hydrant
PFH	PFH	Private Fire Hydrant
		Pump
		Site Termination
		Service Start
		Service End
PM	PM	Process Meter
		Stop Tap
		Monitor Location
SP	SP	Strainer Point
AP	AP	Access Point
HB	HB	Hatch Box
IP	IP	IP Point
RM		Route Marker
SPT	SPT	Sampling Station
LB	LB	Logger Box

PROPERTY TYPES

Live	Proposed	
		Condition Report
PB	PB	Pipe Bridges
PT	PT	Tunnels (non carrier)
		Pumping Station
		Water Treatment Works
		Private Treatment Works
VH	VH	Valve House
		Water Tower
SR	SR	Service Reservoir
SUPPLY RESERVOIR	SUPPLY RESERVOIR	Supply Reservoir
Inlet AP	Inlet AP	Abstraction Point
M	M	Domestic meter
CM	CM	Commercial meter
T	T	Telemetry Outstation

MATERIAL TYPES

AC ASBESTOS CEMENT	OT OTHERS
CI CAST IRON	PB LEAD
CU COPPER	PV uPVC
CO CONCRETE	SI SPUN IRON
DI DUCTILE IRON	ST STEEL
GI GALVANISED IRON	UN UNKNOWN
GR GREY IRON	PE POLYETHYLENE

LINING TYPES

CL CEMENT LINING	ERL EPOXY RESIN
TB TAR OR BITUMEN	

INSERTION TYPES

DD DIE DRAWN	MO MOLING
DR DIRECTIONAL DRILLING	PI PIPELINE
	SL SLIP LINED

OS Sheet No: SD8021SW

Scale: 1: 1250

Date: 11/10/2013

United Utilities

WATER MAIN RECORDS

Conditions and information regarding wastewater network

These general conditions and precautions apply to the wastewater network of United Utilities.

Please ensure that a copy of these conditions is passed to your representative and contractor on site.

1. United Utilities provides the approximate locations of its sewers according to its records. These records are not necessarily accurate or complete nor do they normally show the positions of every sewer culvert or drain, private connections from properties to the public sewers or the particulars of any private system. No person or company shall be relieved from liability for any damage caused by reason of the actual positions and/or depths being different from those indicated. The records do indicate the position of the nearest known public sewer from which the likely length of private connections can be estimated together with the need for any off site drainage rights or easements.

2. Special requirements relative to our sewers may be indicated. United Utilities employees or its contractors will visit any site at reasonable notice to assist in the location of its underground sewers and advise any precautions that may be required to obviate any damage. To arrange a visit or for further information regarding new supplies, connections, diversions, costing, or any notification required under these General Conditions, please call us on **0845 746 2200**.

3. Where public sewers are within a site which is to be developed and do not take any drainage from outside the area, they are from an operational viewpoint redundant. The developer must identify all redundant sewers affected by the development and apply to United Utilities in writing for these sewers to be formally closed. The developer shall bear all related costs of the physical abandonment work.

4. Public sewers within the site that are still live outside the area will be subject to a “Restricted Building zone”. This would normally be a surface area equivalent to the depth of the sewer measured from the centre line of the sewer on either side. No construction will be permitted within that zone. The developer should also note that deep and wide rooted trees must not be planted in close proximity to live sewers. Access to public sewers must be maintained at all times and no interference to manholes will be permitted during construction work.

5. Where there is a public sewer along the line of a proposed development/building, arrangements shall be made by the developer at his cost to divert the sewer around the development. Where this is not possible and as a last resort, a “Building Over Agreement” will need to be completed under section 18 of the Building Act 1984. The developer shall design building foundations to ensure that no additional loading is transferred to the sewer and submit such details both to the Local Authority’s Building Control Officer and to United Utilities for approval/acceptance. United Utilities on a rechargeable basis would normally undertake all aspects of design work associated with the diversion of any part of the operational wastewater network. For further advice please call asset protection on **01925 678 306**

6. Where there is a non-main river watercourse/culvert passing through the site, the landowner has the responsibility of a riparian owner for the watercourse/culvert and is responsible for the maintenance of the fabric of the culvert and for all works involved in maintaining the unrestricted flow through it. Building over the watercourse/culvert is not recommended. The developer must contact the local authority before any works are carried out on the watercourse/culvert. Where it is necessary to discharge surface water from the site into the watercourse/culvert the developer shall make an assessment of the available capacity of the watercourse/culvert (based on a 1 in 50 year event) and ensure that the additional flow to be discharged into the watercourse/culvert will not cause any flooding. In appropriate cases, flooding may be prevented by on-site storage. The developer shall submit the relevant details required to substantiate his development proposals. Details of any outfall proposed shall also be submitted to the Environment Agency, PO Box 12, Richard Fairclough House, Knutsford Road, Warrington, Cheshire, WA4 1HT for their approval.

7. Where there is a main river watercourse/culvert passing through the site, the developer shall submit all proposals affecting the river to the Environment Agency at the address stated in paragraph 6 for approval/acceptance.

8. Your attention is drawn also to the following:

• Private drains or sewers which may be within the site. On 1 October 2011 all privately owned sewers and lateral drains which communicate with (that is drain to) an existing public sewer as at 1 July 2011 will become the responsibility of the sewerage undertaker. This includes private sewers upstream of pumping stations that have yet to transfer, but excludes lengths of sewer or drain that are the subject of an on-going appeal or which have been excluded from transfer as a result of an appeal or which are on or under land opted-out by a Crown body. The transfer specifically excludes sewers and lateral drains owned by a railway undertaker. Sewers upstream of such assets, however, are transferred. Such assets may not be recorded on the public sewer record currently as it was not a requirement to keep records of previously private sewers and drains.

• Applications to make connections to the public sewer. The developer must write to United Utilities requesting an application form that must be duly completed and returned. No works on the public sewer shall be carried out until a letter of consent is received from United Utilities.

• Sewers for adoption.
If an agreement for the adoption of sewers under Section 104 of the Water Industry Act 1991 is being contemplated, a submission in accordance with “Sewers for Adoption”, Seventh Edition, published by the Water Research Centre (2001) Plc, Henley Road, Medmenham, PO Box 16, Marlow, Buckinghamshire, SL7 2HD will be required, taking into consideration any departures from the general guide stipulated by United Utilities.

• Further consultation with United Utilities.
Developers wishing to seek advice or clarification regarding sewer record information provided should contact United Utilities to arrange an appointment. A consultation fee may be charged, details of which will be made available at the time of making an appointment.

9. Combined sewers, foul sewers, surface water sewers, and pumped mains. These are shown separately in a range of colours or markings to distinguish them on our drawings, which are extracts from the statutory regional sewer map. A legend and key is provided on each extract for general use, although not all types of sewer will be shown on every extract.

Combined sewers shown coloured red carries both surface water and foul sewage, especially in areas where there is no separate surface water sewerage system.

Foul sewers coloured brown may also carry surface water and there may be no separate surface water system indicated in the immediate area. Both combined and foul sewers carry wastewater to our treatment works before it can safely be returned to the environment.

Surface water sewers coloured blue on our drawings are intended only to carry uncontaminated surface water (e.g. rainfall from roofs, etc) and they usually discharge into local watercourses. It is important for the protection of the environment and water quality that only uncontaminated surface water is connected to the surface water sewers. Improper connections to surface water sewers from sink wastes, washing machines and other domestic use of water can cause significant pollution of watercourses.

Pumped mains, rising mains and sludge mains will all be subject to pumping pressures and are neither suitable nor available for making new connections.

Highway drains, when included, show as blue and black dashed lines. Highway drains are not assets belonging to United Utilities and are the responsibility of local authorities.

10. For information regarding future proposals for construction of company apparatus please write to United Utilities, PO Box 453, Warrington, WA5 3QN.

11. For information regarding easements, deeds, grants or wayleaves please write to United Utilities Property Solutions, Coniston Buildings, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington WA5 3UU (**Tel: 01925 731 365**).

United Utilities Water PLC
Haweswater House, Lingley Mere Business Park,
Lingley Green Avenue, Great Sankey, Warrington WA5 3LP
www.unitedutilities.com
Registered in England and Wales Registered Number 2366678

Conditions and information regarding water distribution apparatus

These general conditions and precautions apply to the water distribution system of United Utilities.

Please ensure that a copy of these conditions is passed to your representative and contractor on site.

1. United Utilities provides approximate locations of its water mains or apparatus according to its records. These records are not necessarily accurate or complete nor do they normally show the positions of private service pipes from the mains to properties. Where service pipes are shown, a blue broken line indicates their approximate position. No person or company shall be relieved from liability for any damage caused by reason of the actual positions and/or depths being different from those indicated.

2. Special requirements relative to our apparatus may be indicated. United Utilities employees will visit any site at reasonable notice to assist in the location of its underground water apparatus and advise any precautions that may be required to obviate any damage. To arrange a visit or for further information regarding new supplies, connections, diversions, costing, future proposals for construction of company apparatus or any notification required under these General Conditions, please telephone us on **0845 746 2200** or write to United Utilities, PO Box 453, Warrington, WA5 3QN.

3. In order to achieve safe working conditions adjacent to any water apparatus the following should be observed;

(a) All water apparatus should be located by hand digging prior to the use of mechanical excavation.

(b) During construction work where heavy plant may have to cross the line of a water main, and the main is not under a carriageway of adequate standard of construction, crossing points should be suitably reinforced with sleepers, steel plates or a specially constructed reinforced concrete raft as necessary. These crossing points should be clearly indicated and crossing the line of the water main at other places should be prevented. United Utilities employees will advise on the type of reinforcement necessary. This is particularly important on agricultural or open land, where tilling or erosion may have significantly reduced the original cover.

(c) No explosive should be used within 32 metres of any United Utilities apparatus without prior consultation with United Utilities.

(d) Where it is proposed to carry out piling within 15 metres of any water main United Utilities should be consulted so that the affected main may be surveyed.

4. During any excavation, it is important that measures should be taken to ensure continued support for any water main:

(a) Where excavation of trenches adjacent to any water main is likely to affect its support, the main must be supported to the satisfaction of United Utilities.

(b) Where a trench is excavated crossing or parallel to the line of a water main, the backfill should be adequately compacted to prevent any settlement which could subsequently cause damage to the main. In special cases it may be necessary to provide permanent support to a main which has been exposed over the length of the excavation before back-filling and reinstatement is carried out. No back-filled concrete should contact the main.

5. No other apparatus should be laid over and along the line of a water main irrespective of clearance. A minimum clearance of 450 millimetres should be allowed between any plant being installed and an existing main, to facilitate maintenance and repair, whether the adjacent plant is parallel to or crossing the main. No manhole, chamber, or other obstruction should be built over or around a water main.

6. Where a water main is coated with special wrapping and the wrapping is damaged, even to a minor extent, United Utilities must be notified, and the excavation must be left open for ready access so that repairs can be made. In case of any material damage to the main itself causing leakage, or weakening of the mechanical strength of the pipe, the person or body responsible should immediately notify United Utilities in order that the necessary remedial work can be carried out. The full cost of the necessary remedial work will be charged to the person or body responsible for the damage.

7. If you propose to change existing levels over water mains you will need to inform us. We will need specific locations to be identified together with precise details as to the scale of the proposed changes to existing ground levels. Changes to existing levels may require the diversion of our apparatus at your cost. However, in certain circumstances we may wish to leave our apparatus where it is. On these occasions you will usually be required to protect our apparatus by means of a concrete raft and either raise or lower any surface boxes affected.

8. Under no circumstances should our surface boxes be either buried or left in a situation where they are raised above finished ground levels. You should re-use and re-set any surface boxes affected by your works into the new surface so that they align over the water apparatus below. You will be responsible for the cost of repairing any damage to our apparatus as a result of your works.

9. Where proposals involve resurfacing, you must notify United Utilities if your excavation will be greater than 750mm in the highway and 300mm in a footpath, verge or other location.

10. For information regarding easements, deeds, grants, licences or wayleaves, please write to United Utilities Property Solutions, Coniston Buildings, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington WA5 3UU (**Tel 01925 731 365**).

Tree planting restrictions over water mains

a) Poplar and willow trees have extensive root systems and should not be planted within 10 metres of any water main.

b) The following trees and those of a similar size, whether they are deciduous or evergreen, should not be be planted within six metres of any water main:
• Ash, beech, birch, elm, horse chestnut, lime, oak, sycamore;
• Apple trees and pear trees;
• Most conifers.

c) United Utilities requires access to the route of its mains at all times to inspect for leaks and carry out surveys.
We recommend that no shrubs or bushes which might obstruct or interfere with our access should be planted within one metre of the centre line of any water main.

d) There may be instances when both United Utilities and the landowner will wish to plant shrubs or bushes close to the water main for screening or other purposes. The following shallow rooting shrubs would be suitable for this purpose:
• Blackthorn, broom, cotoneaster, elder;
• Hazel, laurel, privet, quickthorn, snowberry;
• Most ornamental flowering shrubs.

e) In areas where soft fruit is grown, blackcurrant, raspberries and gooseberries may be planted close to the main, provided that a path is left clear for inspection access and surveys. United Utilities can give additional advice where required in particular circumstances.

United Utilities Water PLC
Haweswater House, Lingley Mere Business Park,
Lingley Green Avenue, Great Sankey, Warrington WA5 3LP
www.unitedutilities.com

Appendix E: Ecological Assessment Report – Land at Haslam Farm

Turley

THE ENVIRONMENT PARTNERSHIP

LAND AT HASLAM FARM

ROSSENDALE

ECOLOGICAL ASSESSMENT

TEP
Genesis Centre
Birchwood Science Park
Warrington
WA3 7BH

Tel: 01925 844004
Email: tep@tep.uk.com
www.tep.uk.com

Offices in Warrington, Market Harborough, Gateshead, London and Cornwall

Document Title	Ecological Assessment
Prepared for	Peel Land and Planning (Peel Management Ltd)
Prepared by	TEP - Warrington
Document Ref	7821.003

Author	Peter Bonney
Date	August 2019
Checked	Alun Evans
Approved	Alun Evans

Amendment History					
Version	Date	Modified by	Check / Approved by	Reason(s) issue	Status
2	30.08.19	EJS	FBH	Addressing client comments	Active

CONTENTS PAGE

APPENDICES

DRAWINGS

1.0 Executive Summary

1.1 TEP was commissioned by Peel Land and Planning (Peel Management Ltd) in August 2019 to carry out an ecological assessment of land at Haslam Farm, Rawtenstall, to inform a reallocation of the land for future development.

1.2 The Site covers an area of approximately 4.3ha and is situated to the south of the town of Rawtenstall in a semi-rural setting and is a mixture of semi-natural woodland, grazed grassland fields and recolonised derelict land. The East Lancashire Railway borders the western edge of the Site and the River Irwell is situated in close proximity within the wider landscape beyond the railway.

1.3 This assessment has been informed by up to date habitat and species surveys undertaken by TEP in 2019 including:

- Desk study ;
- Extended Phase 1 habitat survey;
- Arboricultural Assessment (TEP 7821.002.);

1.4 The Site has been identified by Lancashire Local Nature Partnership, under the Lancashire Ecological Network Approach and Analysis (Version 1)[1] as 'Stepping Stone Habitat'. The Rossendale Local Plan Strategic Housing Land Availability Assessment (SHLAA) makes reference to the Lancashire Ecological Network plans stating the southern part of the site is identified as woodland stepping stone habitat (Site ref: SHLAA16249) and the northern part as grassland stepping stone habitat (Site ref: SHLAA162248). As a result the SHLAA proposes an arbitrary 50% reduction on the area available for development to protect part of these habitats.

1.5 The Lancashire Ecological Network (LEN) mapping takes a high level approach to identifying a hierarchy of locations (comprising stepping stone sites, stepping stone habitats and movement corridors) to create a resilient network supporting existing core sites which are wildlife sites already afforded protection at the international, national or county level. It uses a number of sources to map habitats, but importantly identification in the LEN does not imply a recent site survey has been completed.

1.6 The SHLAA for the south of the site stated 80% of the site was identified as LEN woodland stepping stone habitat, whereas the August 2019 survey confirmed that woodland is only present in the far southeast of the site. As a result the arbitrary 50% reduction in land available for development in the southern parcel should be replaced by a bespoke approach that seeks to retain the woodland habitat, providing mitigation for unavoidable losses.

[1] Bloch, P., Bruce, N., Graham, T., Dunlop, D. (Ed). 2015. Lancashire Ecological Network Approach and Analysis (Version I). Lancashire Local Nature Partnership.

1.7 The SHLAA for the north of the site stated it was identified as grassland stepping stone habitat and this was confirmed during the August 2019 survey. However the survey also confirmed that the grassland on this northern site is not a UK priority habitat. The arbitrary 50% reduction in developable land applied as a result aims to allow protection of the "stepping stone" value of grassland in the Lancashire Ecological Network. An alternative approach to maintaining the LEN could be to provide new or enhance existing grassland stepping stone habitat elsewhere.

1.8 Any mitigation proposals should take account of the LEN to ensure the location and type of habitats add to the connectivity between core sites by looking to improve or create stepping stone and corridor habitats. The site is surrounded by a number of other locations identified as stepping stone habitat and corridors which could be investigated.

1.9 In addition to the LEN stepping stone habitat classification, development would need to consider the mitigation hierarchy of avoid, minimise and compensate for loss of habitats within the site, particularly semi-improved species-rich and acid grassland, semi-natural broadleaved woodland (UK Habitat of Principal Importance and Lancashire BAP habitat) and scattered trees. Recommendations have been given with regards to habitat loss and potential impacts and disturbance to protected species.

1.10 In terms of protected species, there are some derelict structures with bat roost potential, but any adverse effects could be mitigated as part of site development. There is no other evidence of likely adverse effects on protected species, but further surveys have been recommended to ensure legal and planning policy compliance. In line with current planning policy new developments should ensure that there is a minimum of no net loss of biodiversity at a site and result in an overall biodiversity gain.

1.11 Landscape proposals should ensure that there is no net loss of habitats of ecological value, including semi-natural woodland, scattered trees, dense scrub and semi-improved species-rich and acid grassland. There is scope to enhance existing ecological features but all loss should be replaced on a like for like basis.

2.0 Introduction

2.1 TEP was commissioned by Peel Land and Planning (Peel Management Ltd) in August 2019 to carry out an ecological assessment of land at Haslam Farm, Rawtenstall (hereafter referred to as 'the Site)', to inform a reallocation of the land for future development.

2.2 This report does not seek to assess any specific proposals but seeks to provide general ecological advice regarding development of the site..

2.3 The Site has been identified by Lancashire Local Nature Partnership, under the Lancashire Ecological Network Approach and Analysis (Version 1)[2] as 'Stepping Stone Habitat'. The Rossendale Local Plan Strategic Housing Land Availability Assessment (SHLAA) refers to the LEN in relation to both woodland (Site ref: SHLAA16249) and grassland (Site ref: SHLAA162248) 'stepping stone habitats', and as a result states that development land within these areas should be reduced to 50%.

2.1 This assessment has been informed by the following up to date surveys in August 2019:

- Desk study[3];
- Extended Phase 1 habitat survey;
- Arboricultural Impact Assessment (TEP) - Appendix C

2.2 The objectives of this assessment are to:

- Describe the existing vegetation and give an overview of the habitats present;
- Identify any features of conservation value such as designated sites and protected or notable habitats and species within the site or the wider zone of influence;
- Advise on further survey or mitigation requirements that may be needed to inform the evolving proposal; and
- Outline opportunities for biodiversity enhancement in line with the requirements of the National Planning Policy Framework (NPPF) 2019.

Relevant Legislation

2.3 The appraisal has been compiled with reference to the following relevant nature conservation legislation, planning policy and the UK Biodiversity Framework from which the protection of sites, habitats and species is derived in England. The context and applicability of each item is explained as appropriate in the relevant sections of the report.

- The Conservation of Habitats and Species Regulations 2018 (Habitats Regulations);

[2] Bloch, P., Bruce, N., Graham, T., Dunlop, D. (Ed). 2015. Lancashire Ecological Network Approach and Analysis (Version I). Lancashire Local Nature Partnership.
[3] TEP 2019, 7617.004 - Desktop Study

- The Wildlife and Countryside Act 1981 (as amended) (WCA);
- Countryside Rights of Way Act 2000;
- The Natural Environment and Rural Communities (NERC) Act 2019;
- The Protection of Badgers Act 1992;
- The Hedgerow Regulations 1997;
- The Wild Mammals (Protection) Act 1996;
- The UK Post-2010 Biodiversity Framework (2011-2020) (JNCC and DEFRA, 2012);
- Biodiversity 2020: A strategy for England's wildlife and ecosystem services (DEFRA, 2011);
- UK Biodiversity Action Plan (UKBAP)[4];
- Rossendale Local Plan 2019-2034
- Emerging Rossendale Local Plan (Submission version)

[4] The UK BAP has now been replaced by the UK Post-2010 Biodiversity Framework, however, it contains useful information on how to characterise important species assemblages and habitats which is still relevant.

3.0 Site Overview

3.1 The Site covers an area of approximately 4.3ha and is situated to the south of the town of Rawtenstall, National Grid ref (at centre): SD 80198 21621, and is a mixture of semi-natural woodland, grazed grassland fields and recolonised derelict land. The Site is bordered to the west by the East Lancashire Railway, River Irwell and medium industrial units and busy A682 road and to the east by Bury Road. Land to the east is elevated with small residential housing estate, upland moor and woodland. A former tip, now capped exist to the south east of the Site. An old access tunnel to the former tip is situated within the site, however this has now been partially blocked.

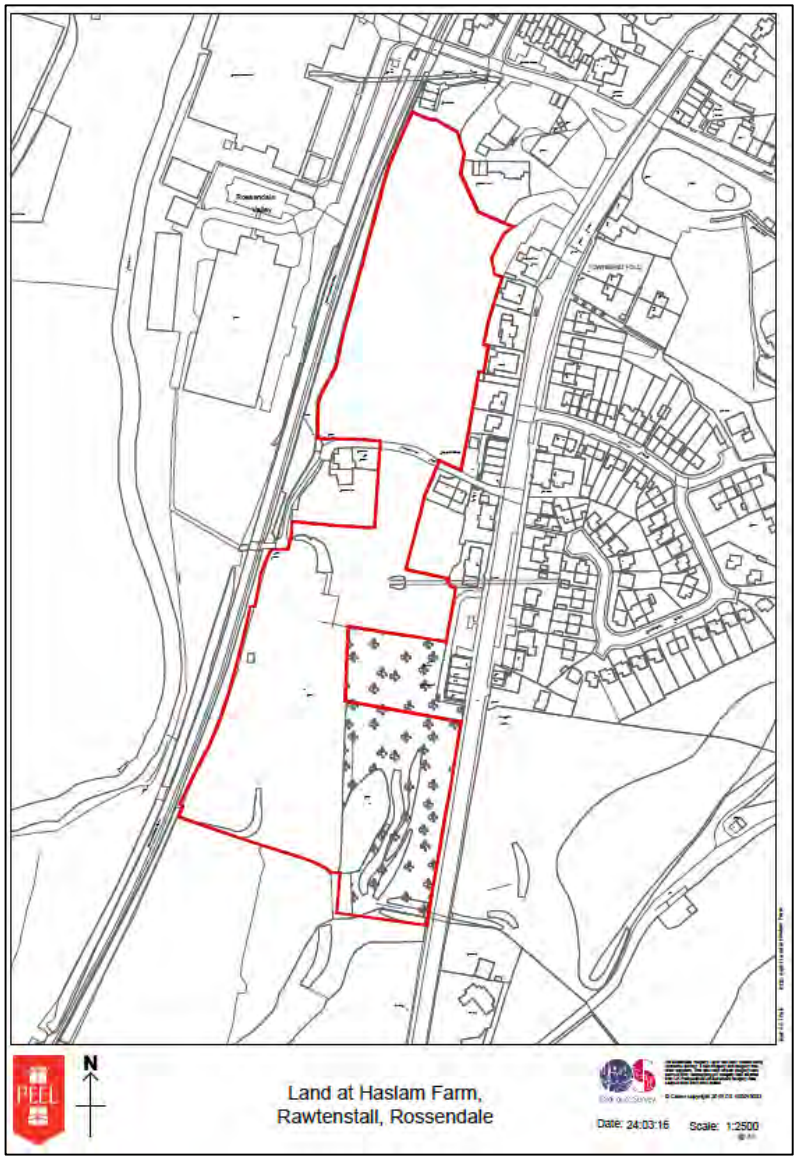


Figure 1. Site Location Plan (Contains Ordnance Survey data © Crown Copyright and Database Right 2015)

4.0 Methods

Desk Study

4.1 Information regarding designated sites, notable habitats and existing protected and notable species records of the past decade, within a 10km minimum radius of the site (distances as specified in table), were gathered from the sources listed in Table 1. Relevant policies from the local plan(s) relating to biodiversity were also identified (Table 1).

Table 1. Desk Study Information Sources

Source	Nature of Information
MAGIC Map[5]	Statutory protected sites and priority habitats to 5km from the site boundary, with international sites to 10km.
Lancashire Environmental Records Network (LERN)	Local wildlife sites and citations, species records to 2km from the site boundary and bats to 5km.
Rossendale Local Plan 2019-2034	Any planning policy allocations on the site. Relevant biodiversity policies, local wildlife site designations, wildlife corridors.
Lancashire Biodiversity Action Plan	Local habitat and species action plans

Limitations

4.2 Species records can provide a useful indication of the species present within the search area, although the absence of a given species from the dataset cannot be taken to represent actual absence.

Extended Phase 1 Habitat Survey

4.3 A Phase 1 Habitat survey was completed by Peter Bonney, TEP Principal Ecologist on 15th August 2019 using the standard JNCC Phase 1 habitat assessment method (2010)[6]. This method records the habitat types present in and immediately surrounding the site, based on the JNCC descriptions. Plant species are identified in accordance with Stace (2010)[7] and recorded as target notes using the DAFOR[8] scale.

[5] Multi-Agency Geographic Information for the Countryside - Searchable mapping website
[6] JNCC (2010) Handbook for Phase 1 Habitat Survey: A technique for environmental audit. Joint Nature Conservation Committee, Peterborough
[7] Stace, C. (2010) New Flora of the British Isles. 3rd Ed. Cambridge University Press
[8] DAFOR = Dominant, Abundant, Frequent, Occasional & Rare

4.4 The survey method was extended through the additional recording of specific features indicating the presence, or potential presence, of protected species or other species of nature conservation significance, including invasive species, with due consideration for current best practice guidance from CIEEM (CIEEM 2016a[9], 2016b[10], 2017a[11] & 2017b[12]). Weather conditions during the survey were dry with no adverse wind or rain.

Limitations

4.5 The survey was undertaken at the optimum time of year with no limitation or adverse conditions to inhibit the survey effort or findings. Species composition identified only gives a snap shot at that time and it highly likely that other species are present at other times of year, however enough indicator species were present to make a clear distinction of habitat types and categories.

Bats

Ground-based Inspection of Trees

4.6 A ground-based inspection of trees was carried out by the surveyor at the time of the extended Phase 1 for signs of bat activity and features suitable for roosting in accordance with Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition) (Collins, 2016)[13].

4.7 Potential roost features (PRF) include rot holes, splits, snags and flaking or lifted bark. Ivy cover can be suitable for roosting, for example, where the stems are overlapping and matted to form a crevice feature beneath. Ivy cover that is not sufficiently established to offer roosting opportunities, but which may mask other suitable features on a tree, is noted separately as a potential constraint.

4.8 Each tree is then categorised, based on the findings of the inspection. In parallel with this, the proposed working areas were considered for their value to support foraging and dispersal by bats, taking into account the habitats present, its position in the wider landscape of the estate and connectivity to surrounding habitat features. The categories used are based on Collins (2016) Table 4.1.

4.9 The findings of the daytime inspections are used to determine the scope of any further nocturnal surveys to ascertain whether a roost is present, and if so, the species and status.

[9] CIEEM (2016a) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal, 2nd Edition. Chartered Institute of Ecology & Environmental Management

[10] CIEEM (2016b) Guidelines for Accessing and Using Biodiversity Data. Chartered Institute of Ecology & Environmental Management

[11] CIEEM (2017a) Guidelines for Ecological Report Writing, 2nd Edition. Chartered Institute of Ecology & Environmental Management

[12] CIEEM (2017b) Guidelines for Preliminary Ecological Appraisal, 2nd Edition. Chartered Institute of Ecology & Environmental Management

[13] Collins, J. (ed.) (2016). Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition)

Limitations

4.10 The optimum survey period is between November and March when trees are not in leaf. During the survey all trees within the Site could not be viewed from the ground with confidence due to extensive foliage within the woodland at TN8, which will need further surveys in November to re-assess when foliage is down.

Badger

4.11 A survey of the Site at the time of the Phase 1 was undertaken to check for presence and activity of badger. The survey was undertaken adopting standard methodology and guidance issued by Natural England (2015)[14], which involved recording the following signs of badgers: badger paths, footprints, dung pits, badger hairs, scratching trees, bedding and badger setts.

4.12 Badger surveys can be carried out throughout the year, although the optimum time is autumn and late winter to early spring when badgers are active, but vegetation is low.

Limitations

4.13 The survey could only be undertaken within the boundaries of the Site. There were areas outside of the Site, within 30m which were suitable for badger, especially the railway embankment to the west, however access restrictions did not allow for thorough walkover of these areas.

[14] Badgers: surveys and mitigation for development projects. Natural England 2015. https://www.gov.uk/guidance/badgers-surveys-and-mitigation-for-development-projects

5.0 Results

Designated Sites

Protected Sites

5.1 The desktop study identified no internationally statutory protected sites within 10km, three nationally protected Sites of Species Scientific Interest (SSSI) within 5km. and six locally non-statutory protected Biological Heritage Sites (BHS) within 2km and of the Site. The name and location of the sites are listed below:

- Lower Red Lees Pasture SSSI - approx. 3.7km south-west
- Hodge Clough SSSI - approx. 2.5km south-west
- West Pennine Moors SSSI - approx. 3km west
- Ogden Valley BHS - 1.4km south-west
- East Lancashire Railway (Helmshore to Lumb Hill) BHS - 1.4km south-west
- Blackburn Road Pasture BHS - 1km south-west
- Hawks Clough BHS - 850m south-east
- White Jones Fields BHS - 1km south-east
- New Barn Clough Fields - 1km east

Natural England Impact Risk Zone (IRZ)

5.2 The ecological desktop study search found the site to be within a Natural England Impact Risk Zone (IRZ's) associated with the West Pennine Moors SSSI, however the categories for further consultation does not apply to residential development impacts and can be discounted for further appraisal.

Habitats and Flora

5.3 The desk study (Appendix A) identified the following notable habitats within or adjacent to the Site or within the wider survey area.

- Deciduous Woodland

5.4 No records of notable flora were recorded within the Site.

5.5 Records of the following flora were returned within 1km of the site:

- Protected and notable species: columbine *Aquilegia vulgaris*, long-stalked Yellow-sedge *Carex viridula subsp. brachyrrhyncha*, alder Buckthorn *Frangula alnus*, green-leaved Hawkweed *Hieracium acuminatum*, native bluebell *Hyacinthoides non-scripta*, tutsan *Hypericum androsaemum*, Welsh Poppy *Meconopsis cambrica*, burnet rose *Rosa spinosissima*, corn spurrey *Spergula arvensis,* small-leaved Lime *Tilia cordata*
- Non-native invasive species: buddleia *Buddleji. Davidii*, Japanese knotweed *Reynoutria japonica*, giant hogweed *Heracleum mantegazzianum*, Indian balsam *Impatiens glandulifera*, variegated yellow archangel *Lamiastrum galeobdolon subsp. Argentatum,* rhododendron *Rhododendron ponticum,* Canadian waterweed *Rhododendron ponticum,*

Montbretia *Crocosmia pottsii x aurea = C. x crocosmiiflora,* Japanese rose *Rosa rugosa*, Spanish blubell *Hyacinthoides hispanica*

5.6 Phase 1 habitat types of ecological value identified within the Site are described below and mapped in TEP drawing G7821.001. Target notes are provided in Appendix B.

Woodland, Trees, Hedgerows and Scrub

Woodland (broadleaved)

5.7 Area of semi-natural regenerated woodland (TN8 - Figure 2). Trees were predominantly semi-mature with no great age, however the road boundary did have mature standard trees of ash and sycamore. The canopy was dominated by sycamore *Acer pseudoplatanus* with occasional common ash *Fraxinus excelsior*. Understorey was self-seeding sycamore and ash with frequent elder *Sambucus nigra*, grey willow *Salix cinerea*, common hawthorn *Crataegus monogyna* and rhododendron *Rhododendron ponticum* . Ground flora was dominated by ground ivy *Glechoma hederacea* with occasional wood avens *Geum urbanum*, however open glades was dominated by Himalayan balsam encroaching into the woodland.

Figure 2 - Semi-natural regenerated woodland at TN8

Scattered trees (broadleaved)

5.8 Several semi-mature/mature trees were found on the boundaries of the Site and edging onto the woodland at TN8. The trees were in good condition with no visible damage to main truck or limbs. Species include occasion sycamore and common ash.

Scrub

5.9 Areas of dense and scattered scrub were identified throughout the site, mainly along field boundaries, and areas of derelict buildings. Scrub species identified included abundant bramble *Rubus fruticosus*, frequent common hawthorn and grey willow.

Grassland Habitats

Semi-Improved (species-rich) neutral grassland

5.10 A meadow of neutral semi-improved species-rich grassland (TN1 - Figure 3). The land owner informed that the meadow is subject to low density sheep grazing during the winter, however the meadow is cut twice a year for hay. The grassland becomes slightly more acidic and damper on the western boundary where the meadow meets the railway but this is too small an area to map. Grass species identified included; frequent cock's-foot *Dactylis glomerata*, Yorkshire-fog *Holcus lanatus*, with occasional crested dog's-tail *Cynosurus cristatus*, perennial ryegrass *Lolium perenne*, rough meadow-grass *Poa trivialis* with rare common bent *Agrostis capillaris*, creeping bent *Agrostis stolonifera* and sheep's fescue *Festuca ovina*. Herbs of note included frequent common sorrel *Rumex acetosa* and red clover *Trifolium pratense* with occasional black knapweed *Centaura nigra*,

Figure 3 - Semi-improved species-rich grassland at TN1

Semi-Improved (Acid) grassland

5.11 An area of heavily grazed semi-improved acid grassland is found on the site of old brick works and areas of demolition and site clearance material (TN5 - Figure 4). Species identified included abundant sheep's fescue, sheep's sorrel *Rumex acetosella* with frequent common bent. The area was covered with an underlying blanket of *Polytrichum piliferum* moss

Figure 4 - Semi-improved acid grassland at TN5

Semi-Improved (species-poor) neutral grassland

5.12 The area to south of the Site is dominated by semi-improved (species-poor) grassland and is heavily grazed by horses. Composition of the species is poor with frequent cock's foot, perennial rye grass, red fescue *Festuca rubra* and creeping bent. Herbs are dominated by areas of common nettle *Urtica dioica* broad-leaved dock *Rumex obtusifolius* and ragwort *Senecio jacobaea*

Wetland Habitats

Running Water

5.13 Two small running streams were identified on the Site, including drainage from the abandoned tunnel run-off at TN2 (Figure 5) and from a natural spring at TN6. The streams were shallow, very narrow and showed no evidence of aquatic vegetation, however Himalayan balsam was evident in large areas around the streams.

Figure 5 - Abandoned tunnel at TN2

Figure 6 - Derelict building at TN4

Figure 7 - derelict building (TN4) south

Figure 8 - interior of TN4

Other Habitats

Tall Ruderal

5.14 Areas of dense common nettle tall ruderal were scattered and especially prolific within the poor semi-improved grassland to the south of the Site, species included common nettle, broadleaved dock creeping thistle *Circium arvensis* and Himalayan balsam.

Buildings/Structures/Stone Walls

5.15 A derelict old single storey former railway building identified at TN4 (Figures 6, 7, & 8). The pitched roof is now missing and replaced with tin sheeting. The interior of the building is overgrown with vegetation. The general state of the structure is derelict with major gaps and instability within the double brick-lined walls and mortar pointing.

5.16 An old access tunnel was identified at TN2 (Figure 5). The tunnel is now sealed at the eastern extremity but was presumed used to transport goods and material to and from the railway to the local quarry and works to the east. The entrance was covered and obscured from view by dense Himalayan balsam and bramble scrub, however access was possible. The tunnel has a barrel vaulted ceiling made from red brick and is wet throughout, with water seeping through the ceiling and walls from above.

5.17 The remnants of an old stone walls from former buildings was identified at TN3 (Figure 9). The walls are exposed and of loose fitting local stone with numerous cavities and deep crevices.

Figure 9 - Panoramic view of the derelict walls at TN3

Non-Native Invasive Species

5.18 Himalayan balsam, a non-native invasive species (INNS) identified on Schedule 9 of WCA (1981) was identified within the site and the immediate boundaries.

Connectivity with the Wider Landscape

5.19 The Site is situated within lower reaches of the Rossendale Valley with East Lancashire Railway and River Irwell in close proximity to the Site to the west which act as linear corridors within the landscape for both flora and fauna. Habitats tend to follow narrow pathways of agricultural and rural use and woodland which border the higher moorland fells which surround the wider landscape.

Fauna

5.20 The potential for the Site to support legally protected and notable species has been assessed using the results of the desk study and observations made during the site survey of habitats within and immediately surrounding the Site. A summary of desk study information is included within Appendix A. Desk study records have only been considered below if they are recent (from the last 10 years) and/or if they relate to species that may be supported by habitats at a Site level. Habitats present within the Site are suitable for the following species; further consideration is given below to the likelihood for these species to be present within the Site:

- Amphibians
- Bats

- Birds
- Badger
- Otter
- Invertebrates

5.21 The Site does not provide suitable habitat for other protected or notable species and other species beyond those listed above and will not be considered further within this report.

Amphibians

5.22 The desktop study identified no records of GCN within 1km of the site. No records were identified within the Site.

5.23 The desktop study found no records of NE protected species licences for GCN within 1km of the Site.

5.24 Six ponds were been identified within 500m of the Site. Of these 3 fall within 250m, however one of these is a large open water reservoir isolated from the Site by the River Irwell to the west. The remaining two waterbodies are to the north east and are isolated from the Site by the kerbed Bury Road

Bats

5.25 The desk study identified 69 records of bats. Of these 5 were common pipistrelle *Pipistrellus pipistrellus*, with one confirmed day roost, three records of soprano pipistrelle *P. pygmeus*, with one confirmed maternity roost and one day roost, 47 records of pipistrelle bat sp. *Pipistrellus sp*., (including 11 confirmed roosts and 2 possible roosts), 12 records of Daubentons's bat *Myotis daubentonii*, with three confirmed roosts and one maternity roost confirmed roost and one record of brown-long-eared bat *Plecotus auritus*.

5.26 One Natural England (NE) protected species licence (EPSM2013-6221) was issued in 2013 for the destruction of a resting place for common pipistrelle; which expired in 2015.

5.27 Two structures were identified during the Phase 1 habitat survey for potential bat roosting (TN3, TN4) an open stone wall and derelict former railway building.

5.28 Referencing Collins (2016) both these structures have been given a **moderate** potential for roosting bats. Habitats within the Site and the surrounding wider landscape shows **moderate** potential for commuting and foraging bats.

5.29 The trees that could be assessed from the ground showed no potential roosting features for bats therefore they are given negligible potential; however the mature trees within the woodland at TN8, especially along Bury Road boundary could not be assessed due to dense foliage and will need further survey.

Birds

5.30 The desk study identified 76 records for 11 species within 2km of the Site. Of these four; dunnock *Prunella modularis*, house sparrow *passer domesticus*, song thrush *Turdus philomelos* and starling *sturnus vulgaris*, are NERC (Section 41) Species. Several species fall within the Lancashire Biodiversity Action Plan and include dunnock, house sparrow, song thrush, starling, bullfinch *Pyrrhula pyrrhula*, oystercatcher *Haematopus ostralegus*, swift *Apus apus* and willow warbler *Phylloscopus trochilus*. Grey wagtail *Motacilla cinerea* and mistle thrush *Turdus viscivorus* are identified as Birds of Conservation Concern (BoCC) red listed. Swallow *Hirundo rustica* is identified on the Lancashire Long List.

5.31 Habitat within the Site and adjacent habitat is suitable for several of these species, including dunnock, house sparrow, mistle thrush, song thrush, starling, swallow and willow warbler

Badger

5.32 The desk study identified one records for this species, within 1.5km of the Site ; however suitable habitat exists within the Site and wider survey area for this species for foraging and potential sett creation within woodland and raised earth banks

5.33 The Phase 1 survey identified a badger footprint within soft mud within the tunnel entrance at TN2 (Figure 10). Several mammal paths were identified through the Site, especially along the eastern boundary next to the railway line leading into the Site and woodland at TN8.

Figure 10 Badger footprint

Otter

5.34 The desk study identified no records for this species, however the River Irwell is situated in to the west of the Site and habitat suitable for otter is present within the Site including woodland at TN8 and stone wall and demolition debris at TN3 and disused tunnel at TN2.

5.35 No evidence of otter was found during the survey within these areas noted above, therefore it can be assumed that otters are not present within the Site and will not be taken forward for further appraisal within this report.

Other Species

Invertebrates

The desk search identified two records of notable invertebrates within 2km of the Site including wood tiger moth *Parasemia plantaginis* and speckled wood butterfly *Pararge aegeria* and it is probable that they are within the area.

6.0 Conclusions

6.1 This section assesses the potential impacts on habitats and protected species from potential development.

6.2 The Site covers an area of approximately 4.3ha and is situated to the south of the town of Rawtenstall and is a mixture of semi-natural woodland, grazed grassland fields and recolonised derelict land. The East Lancashire Railway borders the western edge of the Site and the River Irwell is situated in close proximity within the wider landscape beyond the railway. Development of the site could lead to the loss of the majority of the habitats within the site, including semi-natural broadleaved woodland (UK Habitat of Principal Importance and Lancashire BAP habitat), semi-improved (species-rich) grassland, species-poor semi-improved grassland, scattered trees and dense scrub.

Planning Context

6.3 The Office of the Deputy Prime Minister (ODPM) Circular 06/2005, states that Habitats and Species listed as Principal Importance, formerly UK BAP's, are capable of being a material consideration in the making of planning decisions.

6.4 National planning policy as set out in the National Planning Policy Framework (NPPF) aims to conserve and enhance biodiversity and that any new developments should ensure that there is a minimum of no net loss of biodiversity at a site and result in an overall biodiversity gain. Relevant extracts of local planning policy are provided in the desk study (Appendix A).

6.5 The Rossendale District Local Plan 2019-2034 states neither the Site, nor adjacent land are allocated for biodiversity-related purposes. The Emerging Rossendale Local Plan (Submission Version) cites the area Proposed Green Belt and Green Infrastructure and the following policies relating to biodiversity and nature conservation are applicable to the Site;

- Policy ENV3: Landscape Character and Quality,
- Policy ENV4: Biodiversity, Geodiversity and Ecological Networks
- Policy ENV10: Trees and Hedgerows

Designated Sites

6.6 The desktop study identified three designated sites within 5km of the proposed development site; Lower Red Lees Pasture SSSI, Hodge Clough SSSI and West Pennine Moors SSSI; however, given the size and scope of development proposed and the distances to these designated site, it is considered there will be no impacts to the integrity of the sites and no further recommendations are given within this report.

6.7 The ecological desktop study search found the site to be within a Natural England Impact Risk Zone (IRZ's) associated with the West Pennine Moors SSSI. In order to assess the impacts of the development upon the statutory protected sites, IRZs have been reviewed to assess whether consultation by the local planning authority with Natural England is required. The Site Check Report generated the following for the site location:

- Infrastructure - Airports, helipads and other aviation proposals.
- Minerals, Oil & Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.
- Air Pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons > 750m² & manure stores > 3500t.

6.8 Taking the above points into consideration no further recommendation is required regarding potential impact pathways and will not be taken forward for further appraisal within this report.

Non-Designated Sites

6.9 Six local BHS sites have been identified between 1.4km to the south-west and 850m south-east of the Site. However no impacts from the Proposed Development are envisaged on these non-designated sites, due mainly in part to distance and topographical barriers such as rail and road infrastructure, rivers and industrial and residential estates. No further recommendations are given within this report.

Habitats

6.10 The majority of habitat within the Site is grassland, with a large area of semi-improved (species-rich) grassland (TN1) to the north of the Site and semi-improved (acid) grassland (TN5) to the south of the Site. Semi-natural broadleaved woodland is situated to the south east of the Site adjoining Bury Road. The majority of the southern section of the Site is poor semi-improved grassland which is heavily grazed with large areas of nettle and dock tall ruderal. Several scattered trees surround the boundaries of the Site and within areas of unmanaged land and dereliction (TN3). A number of these trees have been identified as having Tree Protection Orders (TPOs). Dense areas of bramble and hawthorn scrub were identified along the boundaries of the Site especially along the western boundary abutting the railway and the south eastern corner adjoining the woodland at TN8

6.11 An assessment of the habitats of ecological value which could be impacted by development of the site are addressed on the following pages.

Woodland, Trees, Hedgerows and Scrub

Woodland (broadleaved)

6.12 The woodland at TN8 qualifies as a UK Habitat of Principal Importance and Lancashire Priority Habitat and therefore is a key consideration for planning under NPPF (2019) and Rossendale Local Plan. Woodlands are of high ecological value for both flora and fauna.

6.13 The woodland at TN8 has also been identified as a 'stepping stone' habitat within the The Local SHLAA (site ref: SHLAA16249). Which states;

'…Woodland Stepping Stone habitat. Hedge protected by TPO. Area available for development reduced by 50% to protect part of the habitat…'

6.14 The site report also states that;

'…new vehicular access is provided with a limited felling of trees, and…The site can become suitable for (future) development if…the ecological impact assessment concludes that the site is suitable for residential developments with appropriate mitigation…'

6.15 Impacts to this woodland should be avoided and suitable buffer areas for tree root protection and to avoid disruption and loss of woodland edge habitat. Unavoidable losses should be mitigated with replacement woodland planting, ideally within the site or if this is not possible then offsite planting should take account of the Lancashire Ecological Network.

6.16 Scattered trees are important features within the landscape and are of high ecological value especially for breeding birds. No features were found within the trees for roosting bats however trees are valuable for foraging and commuting bats. Priority should be given to retaining trees with TPOs.

6.17 Although not of great species diversity, scrub, both dense and scattered is valuable for a number of fauna species including foraging and commuting bats and breeding birds. The loss of scattered scrub is negligible, however large areas of dense scrub are a valuable ecological asset at a Site level and any loss should be replaced or areas retained as ecological buffers.

6.18 Although the report for SHLAA 16249 states that this part of the Site is woodland stepping stone habitat, TEP's site survey confirms that, apart from TN8, the site does not contain woodland. Thus the arbitrary 50% reduction in developable area should be refined, with only TN8 meriting retention and/or compensatory replacement in the wider area.

Grassland Habitats

6.19 The semi-improved (species-rich) grassland (TN1) and semi-improved acid grassland (TN5) do not qualify as a UK Habitat of Principal Importance under NERC (S41). However the species composition and diversity is relatively high and could potentially meet the criteria for Lancashire BAP habitat of good semi-improved (neutral) grassland. The grassland at TN1 has also been identified as a 'stepping stone' habitat within the Local SHLAA (site ref: SHLAA16248), which states;

6.20 '…Grassland Stepping Stone habitat. Area available for development reduced by 50% to protect part of the habitat…'

6.21 The SHLAA site report also states that;

6.22 '… The site can become suitable for (future) development if…the ecological impact assessment concludes that the site is suitable for residential developments with appropriate mitigation…'

6.23 Grassland areas such as these can help to sustain populations of invertebrates and small mammals, which in turn help to sustain foraging birds and bats. Species-rich grassland is also a valuable terrestrial habitat for sheltering/hibernating and foraging amphibians, and is therefore an important ecological feature at a site level.

6.24 The mitigation hierarchy should be followed, seeking to avoid losses of notable grassland habitats where possible. Unavoidable losses should be mitigated or compensated.

6.25 Semi-improved (species-poor) grasslands are of limited species diversity and of limited ecological value, and generally tend to be former improved agricultural land and/or heavily used for livestock grazing.

6.26 In relation to the arbitrary 50% reduction in developable area due to the presence of grassland stepping stone habitat on SHLAA 16248, it should be noted that the actual grassland on this site is not UK priority type, nor Lancashire grassland core habitat. Retention of the northern part of the site as grassland is not critical to the functioning of the Lancashire Ecological Network, as there are opportunities in the surrounding area to protect and enhance or restore grassland habitats as compensation for the development of this site.

Wetland Habitats

Running Water

6.27 Two drainage ditches was identified at TN2 and TN6. Drainage ditches can be important ecological corridors within the wider landscape for species such as migrating fish, aquatic and terrestrial invertebrates, foraging bats, breeding and foraging birds and mammals such as otter. However these ditches are not creating an evolved aquatic or riparian habitat and are diverted via man-made underground pipes to the river Irwell beyond the western boundary.

Non-Native Invasive Species

6.28 Himalayan balsam, a non-native invasive species (INNS) identified on Schedule 9 of WCA (1981) was identified encroaching within the Site and the immediate boundaries. Consideration should be given to the removal and prevention of spread of this species.

Fauna

6.29 The results of the desk study, Phase 1 habitat survey and protected species assessment highlighted the potential presence of several protected species or species of conservation concern within the Site, or within the immediate surroundings of the Site. These include amphibians, bats, birds, badger, otter and invertebrates. The legal protection afforded to these species is outlined below and, where appropriate, the requirement for further survey and/ or mitigation measures is identified.

Amphibians

6.30 Great crested newts and the habitat they use for protection and shelter are protected under Conservation of Habitats & Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Common toad *Bufo bufo* are a UK Species of Principal Importance (SPI) and a consideration for planning under the NPPF (2019)

6.31 Six ponds were been identified within 500m of the Site. Of these 3 fall within 250m, however one of these is a large open water reservoir isolated from the Site by the River Irwell to the west. The remaining two waterbodies are to the north east and are isolated from the Site by the kerbed Bury Road.

6.32 The desktop search identified no records of GCN within 1km of the Site. Records for common toad and common newts (*Lissotriton vulgaris* and *L. helveticus*) were identified. Suitable terrestrial and aquatic habitat for amphibians exist within 500m of the Site.

6.33 The Site contains no aquatic habit but suitable terrestrial habitat exists for amphibians in the form of woodland, dense scrub and trees and tussocky grassland; however GCN require both aquatic and terrestrial habitat to breed. The Site is isolated from the wider area which act as physical barriers to dispersal to waterbodies, therefore it is highly unlikely that GCN are within the Site or wider 250m area and will not be considered further within this report.

6.34 Common toad are known to travel great distances within good terrestrial habitat to return to historic breeding ponds and it is highly likely that this species is within the Site.

Bats

6.35 All British bats are European protected species, afforded full protection under the Conservation of Habitats & Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Bats are protected from killing or injury, and from disturbance at the place of rest. Bat roosts are also protected from obstruction, damage or destruction (whether or not a bat is in occupation at the time).

6.36 No scattered trees were identified during the Phase 1 habitat survey for potential bat roosting, however the woodland at TN8 identified mature trees which could be suitable for roosting bats. Due to trees in full leaf and dense Himalayan balsam ground flora an assessment from ground level could not be adequately undertaken to fully evaluate the roosting potential of these trees. The Site and the surrounding wider landscape shows good habitat for commuting and foraging and it is highly likely that bats are in the area.

6.37 A stone wall at TN3 and derelict single storey building at TN4 have been given **moderate** potential for roosting bats. Recommendations have been given for further surveys within Section 7.

6.38 Habitat within the Site is considered to be of **moderate** potential for foraging and commuting bats.

Birds

6.39 Native nesting birds, their nests and eggs are protected under the Wildlife & Countryside Act 1981 (as amended) from damage and destruction, from the time of nest construction to fledging of the young.

6.40 Several habitats have been identified within the Site which has the potential for breeding bird activity (generally considered to be between March to August inclusive, although some species nest outside this period), including woodland, scattered trees, scattered/dense scrub and buildings and structures (TN3 and TN4). There is a risk of damage or destroying a nest if removal or clearance is carried out in the nesting period.

6.41 Recommended ecological avoidance, mitigation and compensation requirements to avoid an effect upon breeding birds are given in Section 7.

Badger

6.42 Badgers and their setts are protected under the Protection of Badgers Act 1992. Under this Act it is illegal to destroy, damage or obstruct access to a sett or disturb a badger while it is using its sett. A sett is defined, under the Act, as any structure or place showing signs of current or recent occupation by a badger. Licences are required for works that will disturb badgers while in a badger sett.

6.43 The desk study returned historical records of badger within 2km of the Site.

6.44 Habitats within the wider landscape area are present that could support badgers and it is highly likely that badgers are within the wider landscape. Habitat is also present within the Site suitable for badgers. A fresh badger footprint was identified during the survey at TN2 showing that badgers are active within the Site.

6.45 A full assessment of the habitat could not be undertaken due to dense vegetation and restrictions to adjacent land. Further surveys are recommended to fully evaluate the presence of this species and are detailed in Section 7.

Invertebrates

6.46 The desktop search identified several records of notable invertebrates. Invertebrates are essential within the landscape for pollination and are a valuable source for foraging mammals and birds. The grassland at TN2and TN5 and woodland at TN8 are excellent habitats suitable for many species of invertebrates and the loss to development could lead to major impact on local invertebrate populations. Further surveys are recommended to fully evaluate the species diversity.

7.0 Recommendations

7.1 This section sets out appropriate recommendations for impact avoidance, mitigation and enhancement as stated in Section 6. Further surveys are also described where relevant.

Habitats and Flora

Woodland, Trees and Scrub.

7.2 Consideration should be given to the retention of woodland at TN8, however any loss should be replaced on a like for like basis and kept to a minimum and placed under a suitable woodland management plan. Suitable buffer zones should be implemented to prevent damage to tree roots and deterioration of woodland edge habitat.

7.3 Trees lost to development should be replaced, at minimum, on like for like basis in size and age and where possible of native origin. If trees are to remain, adequate tree root protection measures need to be considered to avoid damage following guidelines set out in BS 5837:2012 Trees in Relation to Design, Demolition and Construction.

7.4 Ideally, areas of dense and continuous scrub lost to development should be replaced as these areas are valuable habitat for several species, including breeding birds and foraging bats. Provision should be given within final landscaping plans to replace large areas of dense scrub. This could be achieved by creating ecological buffer zones on the site boundary to allow areas of scrub to regenerate.

7.5 Any works within woodland, trees and scrub habitat may need to consider protected and priority species prior to works.

Grassland Habitats

7.6 The semi-improved species-rich grassland at TN1 and semi-improved acid grassland at TN5 has local diversity and value. It is recognised that development of the site will result in loss of grassland habitat and therefore the mitigation hierarchy should be followed, seeking to avoid losses of notable grassland habitats where possible. Unavoidable losses should be mitigated and options include translocation of turfs within the site or to offsite locations, or using the existing 0.5m top soil as seed bank base and over-seeding with wildflower mix suitable for the soil and environment. Other offsite options include management of existing grassland to improve quality and resilience or creation of new habitats. The location of any offsite seeding should take account of the Lancashire Ecological Network and should be maintained under a suitable grassland management plan.

7.7 Additionally, creation of grassland habitat within final landscaping plans should consider using wildflower mix, such as Emorsgate EM2, a traditional meadow mix for variety of soil types. This will encourage a more herb-rich, flowering grassland habitat, especially beneficial for pollinating invertebrates and butterflies.

Invasive Non-Native Species

7.8 Himalayan balsam is prolific throughout the Site. It is recommended that an appropriate method statement is produced for the control and potential eradication of this species using suitably licensed and qualified contractors.

Fauna

Amphibians

7.9 It is highly likely that common toad are present within the Site, therefore consideration should be given for suitable avoidance measures to prevent killing and injury to this species in the form of Precautionary Working Method Statement which should be included as ecological input within the CEMP

Bats

7.10 Further internal/external assessment of buildings and aerial assessment of trees within the woodland at TN8 to determine presence, potential presence or likely absence of roosting bats. If the assessment cannot confirm likely absence of roosting bats, dusk emergence and dawn re- entry surveys will be required.

7.11 Internal/external building inspections can be undertaken at any time of year. Dusk emergence/ dawn re-entry surveys must be undertaken between May and September and are optimal between May and August.

7.12 Bat activity transect surveys of the Site using a pre-determined route of the Site to assess the level of activity of bats in flight, commuting and foraging, using hand-held bat detectors and recorders including the use of static/automated bat detectors monitoring to supplement the data collected during transect surveys.

7.13 Transect surveys to be undertaken once a month from July to October by two surveyors with at least one of the surveys being a dusk and pre-dawn transect within the same 24-hour period.

Birds

7.14 Demolition of buildings and the removal of woodland, scattered trees and scrub could lead to the destruction/disturbance of nesting birds

7.15 Any works undertaken during the breeding bird season, which runs from March/September inclusive, then an assessment by an ecologist for breeding birds should be undertaken on areas likely to be impacted prior to works. If breeding birds are found, it is probable that works will have to be delayed until breeding has ceased.

Badger

7.16 Due to access restriction and the sub-optimal time of the badger survey and the evidence of active badger within the Site, an additional badger survey will be required of the Site, focusing on the woodland at adjacent habitat at TN8 and wider 30m survey area.

7.17 The optimal time for badger surveys is from November to March when vegetation is low and signs are easily visible within the landscape.

Invertebrates

7.18 Terrestrial invertebrate survey to determine the species composition of the Site. Methods for surveying and sampling terrestrial invertebrates include: direct observation, suction sampling, hand searching, sweep-netting of flying insects and herbaceous vegetation, trapping and sieving of leaf litter

7.19 The optimal period for terrestrial invertebrate surveys is May to mid-September.

Biodiversity Enhancement

7.20 The National Planning Policy Framework (NPPF) (2019) states that at an overview level the 'planning system should contribute to and enhance the national and local environment by… *'minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures'.*

7.21 At a local level, the Local Plan states that within Lancashire, certain habitats and species have declined to such critical levels that they are now rarely found outside designated sites. Lancashire County Council seeks measures to halt this decline. And seeks measures to provide appropriate landscape mitigation works either within the development site or potentially off site to safeguard these assets.

7.22 To encourage compliance with local planning policy the following measures are recommended for inclusion within the development; where possible:

- The loss of semi-improved species-rich and acid grassland should be replaced on Site. If this is not possible then the creation of biodiversity offsetting should be considered either in the form of off-site habitat creation or commuted sum to local wildlife and conservation organisations;
- The use of sensitive/low UV lighting;
- Good horticultural practice (e.g. should be utilised, including the use of peat-free composts, mulches and soil conditioners, native plants with local provenance and avoidance of the use of invasive species listed on Schedule 9 of the WCA;
- The inclusion of several bird and bat boxes, especially on retained trees and buildings. This could take the form of house sparrow terraces and swift boxes, the inclusion of bat bricks and boxes on new buildings.

Environmental Best Practice

7.23 In addition, general environmental protection measures must be implemented during the construction phase of the proposed scheme. The following minimum standards must be adhered to prevent ecological impacts beyond the Site boundary:

- Measures must be taken to prevent dust and other emissions from construction affecting any land beyond the Site.
- Chemicals and fuels must be stored in secure containers located away from contamination to watercourses. Spill kits must be available.
- Excavations must be covered or securely fenced (with no potential access points beneath fencing) when the Site is closed (e.g. overnight) to prevent entrapment of animals.
- Retained trees must be protected and retained in accordance with BS5837:2012 Trees in relation to design, demolition and construction.
- Noise and vibration must be controlled and kept to the minimum necessary.
- Lighting used for construction must be switched off when not in use and positioned so as not to spill on to adjacent land or retained vegetation within the Site.

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APPENDIX A: Desk Study

APPENDIX B: Target Notes

Target Notes Report
Survey 7821-1 Phase 1 Target Notes

Target Note TN01

Good quality neutral semi-improved grassland. Low density sheep grazing during the winter, however the meadow is cut twice a year for hay. Grassland gets slightly acidic and damp on the western boundary where the meadow meets the railway but too small to map.

Dactylis glomerata	Cock's-foot	F
Holcus lanatus	Yorkshire-fog	F
Plantago lanceolata	Ribwort Plantain	F
Ranunculus repens	Creeping Buttercup	F
Rumex acetosa	Common Sorrel	F
Trifolium pratense	Red Clover	F
Centaurea nigra	Knapweed	O
Cynosurus cristatus	Crested Dog's-tail	O
Heracleum sphondylium	Hogweed	O
Lolium perenne	Perennial Ryegrass	O
Poa trivialis	Rough Meadow-grass	O
Prunella vulgaris	Selfheal	O
Ranunculus acris	Meadow Buttercup	O
Taraxacum sp.	Dandelion species	O
Trifolium repens	White Clover	O
Agrostis capillaris	Common Bent	R
Agrostis stolonifera	Creeping Bent	R
Festuca ovina	Sheep's Fescue	R
Hypochaeris radicata	Common Cat's-ear	R
Juncus conglomeratus	Compact Rush	R
Persicaria amphibia	Amphibious Bistort	R

Target Note TN02

Old access tunnel into the hillside. The tunnel is now sealed at the eastern extremity but was used to transport goods to and from the railway to the local quarry and works. The entrance was covered and obscured from view by dense Himalayan balsam and bramble scrub, however access was possible. The tunnel has a barrel vaulted ceiling made from red brick and is wet throughout, with water seeping through the ceiling and walls from above. The tnnel now acts as a drain which flows down into the railway and fields below. Given the concealed entrance and constant wet interior this tunnels has not potential for roosting bats, however; several badger prints were identified within the mud at the main entrance, identifying that this species is active in the area.

Target Note TN03

Old stone wall. The remnants of an old stone walls from former buildings. The walls are of loose fitting local stone with numerous cavities and deep crevices for potential bat roosting and breeding bird activity.

Target Note TN04

A derelict old single storey former railway building. The pitched roof is now missing and replaced with tin sheeting. The interior of the building is overgrown with vegetation. The general state of the structure is derelict with major gaps and instability within the double brick-lined walls and mortar pointing. Although no evidence was found, there is potential for opportunist bat roosting and nesting birds, especially robin, blackbird and wren.

KEY - D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare

Target Note TN05

Semi-Improved acid grassland. Heavily grazed semi-improved acid grassland on the site of old brick works and areas of demolition and site clearance material.

Festuca ovina	Sheep's Fescue	A
Pilosella officinarum	Mouse-ear Hawkweed	A
Plantago lanceolata	Ribwort Plantain	A
Polytrichum piliferum	Moss species	A
Rumex acetosella	Sheep's Sorrel	A
Agrostis capillaris	Common Bent	F
Cirsium vulgare	Spear Thistle	R
Lotus corniculatus	Bird's-foot Trefoil	R

Target Note TN06

Area of dense grey willow and hawthorn scrub close to wet patches grassland.

Crataegus monogyna	Hawthorn	F
Salix cinerea	Grey Willow	F

Target Note TN07

Natural Spring. A natural spring which enters the Site through stone outcrop. The water was flowing down hill to form small puddles below. No evidence of aquatic vegetation, however Himalayan balsam was prevelent in the immediate area.

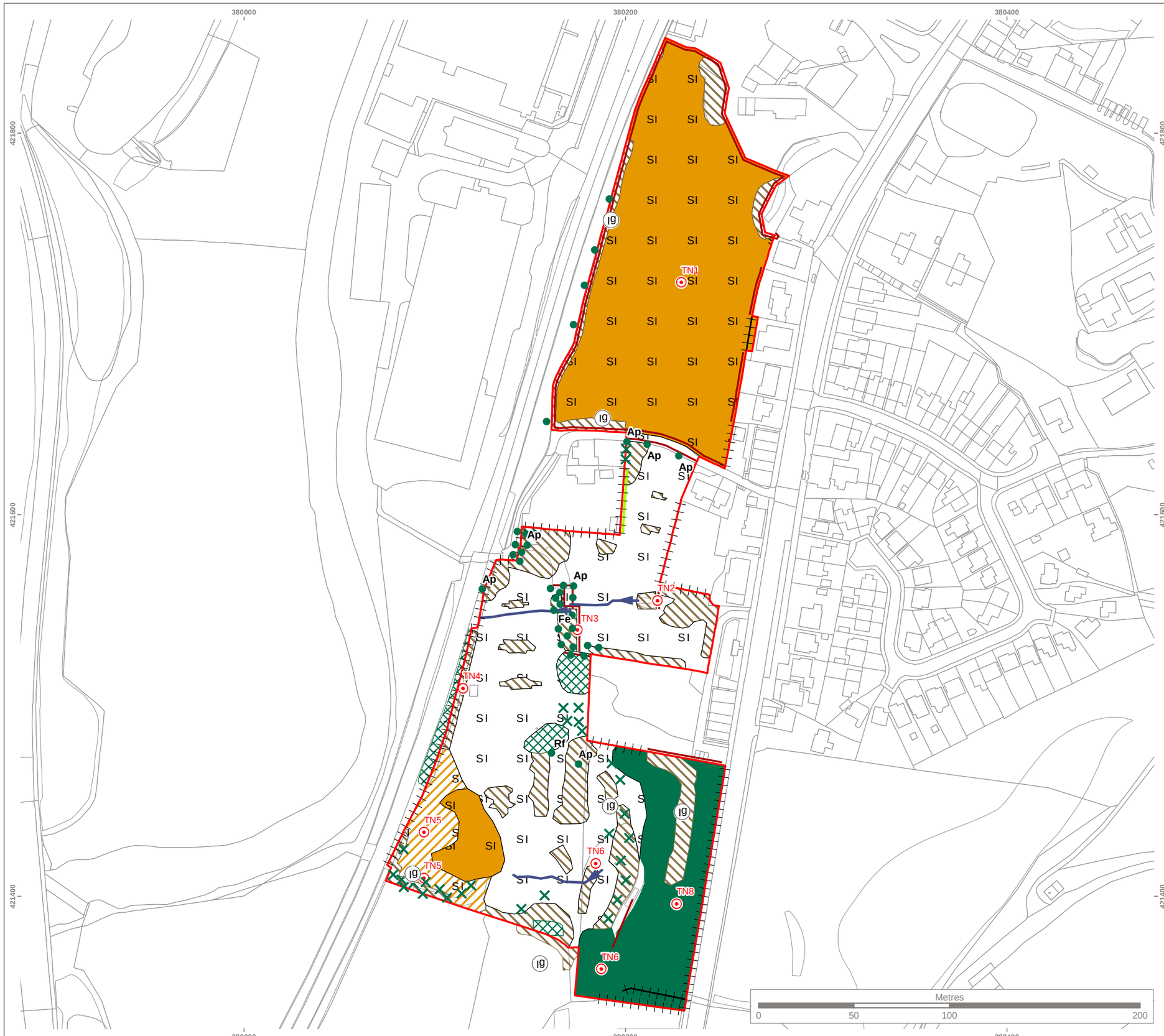
Target Note TN08

Area of semi-natural regenerated woodland. Trees were predominantly semi-mature with no great age, however the road boundary did have mature standard trees of ash and sycamore. The canopy was dominated by sycamore with occasional ash. Understorey was self-seeding sycamore and ash with frequent elder, grey willow, hawthorn and rhododendron. Ground flora was dominated by ground ivy with occasional wood avens, however open glades was dominated by Himalayan balsam encroaching into the woodland.

Acer pseudoplatanus, Canopy	Sycamore	A
Glechoma hederacea	Ground-ivy	A
Impatiens glandulifera	Himalayan Balsam	A
Geum urbanum	Wood Avens	F
Salix cinerea, Understorey	Grey Willow	F
Circaea lutetiana	Enchanter's Nightshade	O
Crataegus monogyna, Understorey	Hawthorn	O
Fraxinus excelsior, Canopy	Ash	O
Rhododendron ponticum, Understorey	Rhododendron	O
Sambucus nigra, Understorey	Elder	O

KEY - D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare

DRAWINGS



KEY

- Survey boundary
- Target note
- Himalayan balsam
- Scattered scrub
- Scattered broad-leaved tree
- Running water
- Conifer hedge
- Fence
- Wall
- Semi-natural broad-leaved woodland
- Dense/continuous scrub
- Semi-improved acid grassland
- Semi-improved neutral grassland
- Poor semi-improved grassland
- Tall ruderal

Species codes

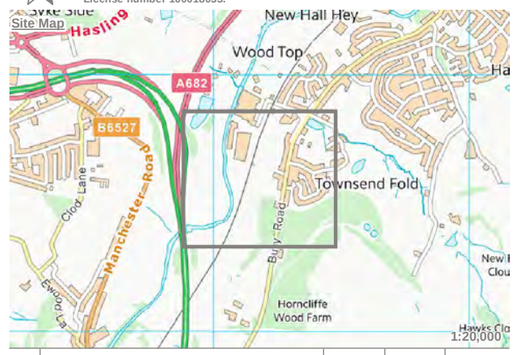
Ap Sycamore

Fe Ash

Rf Bramble

Note:
The locations of habitats and habitat features are indicative.

Site Map



Rev	Description	Drawn	Approved	Date

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Title
Phase 1 Habitat Survey

Drawing Number
G7821.001

Drawn	Checked	Approved	Scale	Date
SA	AP	PB	1:2,000 @ A3	22/08/2019

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