

**SCHEDULE OF ACTIONS MATTER 1 (LEGAL AND PROCEDURAL MATTERS)  
(Action 1.3)**

**SUSTAINABLE APPRAISAL ADDENDUM (2020)**

<b>1.3</b>	<p><b>Produce an SA addendum to include information about:</b></p> <ul style="list-style-type: none"> <li><b>i. separates SA testing of a range of reasonable alternative housing numbers, employment land figures and broad spatial strategy options – ensuring the assessment of the three aspects is undertaken separately;</b></li> <li><b>ii. the site selection process;</b></li> <li><b>iii. clarification about assessing reasonable alternative policies – identify any policies where there could have been reasonable alternatives</b></li> </ul>
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**1 Introduction**

1.1 The Council has commissioned Lepus Consulting to undertake the Sustainable Appraisal (SA) addendum (2020) which is presented in this note. The assessment of a range of reasonable alternative housing numbers is provided in chapter 3, while the assessment of employment land figures is shown in chapter 4 and the appraisal of spatial strategy options is set out in chapter 5.

1.2 The SA addendum also includes the appraisal of 46 additional sites in chapter 7 as referred to in action 1.2 (assessment of reasonable alternative sites). The appraisal of these sites is also linked to action 8.1 (assessment of omission sites) and 8.6 (assessment of Green Belt parcels identified for potential release). The site selection process is further discussed in chapter 8.

1.3 The Council has also identified four additional policies where reasonable alternatives could be considered, which have been assessed in chapter 6.

# Sustainability Appraisal: a report to inform the Examination of the Rossendale Local Plan 2019 - 2034

June 2020



**LEPUS** CONSULTING  
LANDSCAPE, ECOLOGY, PLANNING & URBAN SUSTAINABILITY



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# Sustainability Appraisal: a report to inform the Examination of the Rossendale Local Plan 2019 - 2034

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# Acronyms & Abbreviations

<b>A&amp;E</b>	Accident and Emergency
<b>ALC</b>	Agricultural Land Classification
<b>AQMA</b>	Air Quality Management Area
<b>BHS</b>	Biological Heritage Site
<b>BMV</b>	Best and most versatile
<b>CO<sub>2</sub></b>	Carbon dioxide
<b>dpa</b>	Dwellings per annum
<b>dph</b>	Dwellings per hectare
<b>EU</b>	European Union
<b>GHG</b>	Greenhouse Gas
<b>GI</b>	Green Infrastructure
<b>GP</b>	General Practitioner
<b>ha</b>	Hectare
<b>HRA</b>	Habitats Regulations Assessment
<b>IRZ</b>	Impact Risk Zone
<b>IWS</b>	Important Wildlife Site
<b>kg</b>	Kilogram
<b>km</b>	Kilometre
<b>LCT</b>	Landscape Character Type
<b>LVIA</b>	Landscape and Visual Impact Assessment
<b>m</b>	Metre
<b>NHS</b>	National Health Service
<b>NPPF</b>	National Planning Policy Framework
<b>PRoW</b>	Public Rights of Way
<b>RPG</b>	Registered Park and Garden
<b>SA</b>	Sustainability Appraisal
<b>SAC</b>	Special Area of Conservation
<b>SEA</b>	Strategic Environmental Assessment
<b>SHLAA</b>	Strategic Housing Land Availability Assessment
<b>SHMA</b>	Strategic Housing Market Assessment
<b>SM</b>	Scheduled Monument
<b>SPA</b>	Special Protection Area
<b>SPZ</b>	Source Protection Zone
<b>SSSI</b>	Sites of Special Scientific Interest
<b>SuDS</b>	Sustainable Drainage System
<b>UHI</b>	Urban Heat Island

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# Executive Summary

## About this report

- E1 Lepus Consulting is conducting a Sustainability Appraisal (SA) for Rossendale Borough Council (RBC) to aid the preparation of the Rossendale Local Plan 2019 – 2034.
- E2 SA is the process of informing and influencing the preparation of a development plan to optimise its sustainability performance. SA considers the social, economic and environmental performance of the development plan, as the plan is prepared over several distinct stages. The stages of SA facilitate iteration between the plan makers (RBC) and the appraisal team (Lepus Consulting).
- E3 This report provides Examination support, responding to the Schedule of Actions published by the Council following the submission of the Local Plan.
- E4 This SA document includes the refined appraisals of housing, employment and spatial options, the appraisal of 46 additional reasonable alternative sites, appraisal of reasonable alternative policy options and a table specifying the reasons for rejection and selection of the 280 site options.

## Summary findings

- E5 The assessment was undertaken using a combination of empirical evidence, and to a lesser extent, professional judgement. The findings are presented in a matrix format and are accompanied by a commentary on identified effects. The matrix is not a conclusive tool. Its main function is to show visually whether or not the Local Plan options are likely to bring positive, adverse or uncertain effects in relation to the SA Objectives. The assessment commentary should be relied on to interpret the matrix findings.

## Housing Options

- E6 Five options for the quanta of housing provision have been assessed within this report, against the objectives of the SA Framework. All of the options would be likely to result in similar effects against the objectives,



with the options being assessed as having uncertain impacts in relation to many of the objectives as the location of the proposed quantity of housing is unknown. However, Housing Option E has been identified as the best performing option, as out of the three options that would exceed the identified housing quanta requirement, Housing Option E proposes the least quantity of housing, and therefore, would provide some scope to avoid and mitigate adverse impacts whilst also meeting Rossendale's identified housing need.

### **Employment Options**

E7 Five options for the quanta of employment floorspace in Rossendale have been assessed within this report. Similarly to the housing options, all of these options would be likely to result in similar, and largely uncertain, effects against the objectives within the SA Framework, as the location of the proposed employment floorspace in the borough is unknown. The best performing options were identified as Employment Options B and E, as these options would meet the identified employment need within Rossendale.

### **Spatial Options**

E8 Four options for the spatial distribution of development within the Local Plan have been assessed within this report. These four options were found to perform similarly against the majority of objectives within the SA Framework, with adverse impacts anticipated for several objectives as the assessments have been carried out on a precautionary basis without consideration of potential mitigating impacts of the Local Plan policies. Spatial Option D has been identified as the best performing option, as it has the greatest scope for lessening or avoiding adverse sustainability impacts due to the proposed distribution of development.

### **Reasonable alternative policies**

E9 Following the Local Plan Examination Hearings, the Inspectors have requested further information in regard to the assessment of reasonable alternative policies. Additional reasonable alternatives have been identified for four of the policies currently set out in the Local Plan.

E10 It was identified that the Submission-Version policy for affordable housing would be likely to result in a greater positive impact on housing in comparison to the alternative policy. The alternative policy for housing

density would be likely to result in a greater number of uncertain and negligible impacts in comparison to the Submission-Version policy. The alternative policy for Rawtenstall Town Centre is to retain the site as public open or civic space, rather than redevelop the site for mixed use. The alternative policy could potentially result in a greater number of positive impacts, as the retention of open space would be likely to benefit cultural heritage, climate change, human health and material assets, however, the Submission-Version policy would result in a positive impact in relation to employment. The Submission-Version parking policy would be likely to result in a minor positive impact on transport. Alternative Option A would be likely to reduce the number of parking spaces and therefore have a minor negative impact on transport. Alternative Option B would be likely to increase parking spaces and therefore have a minor positive impact on transport, but a minor negative impact on climate change. Alternative Option C would not set parking standards, and therefore, an uncertain impact on transport.

#### **Reasonable alternative sites**

- E11 A total of 46 additional reasonable alternative sites have been assessed in this report, on a settlement-by-settlement basis. Each group of sites has been termed a ‘cluster’. A total of eleven clusters have been identified. The sites have been assessed individually, but from an SA perspective, sites within a cluster are expected to have similar impacts in terms of access to services and facilities and proximity to local environmental assets. The SA has identified a range of positive and adverse potential impacts of the reasonable alternative sites on the objectives within the SA Framework. Adverse impacts were mainly related to issues associated with the rural nature of the sites, including the loss of previously undeveloped land, alteration of landscape character and restricted access to healthcare facilities. Positive impacts were generally anticipated in regard to access to sustainable transport (buses and footpaths), education and employment locations.
- E12 This report also includes an outline for the reasons that led to the selection and rejection of each reasonable alternative site, provided by RBC.

# 1 Introduction

## 1.1 Context and purpose of this report

1.1.1 The purpose of this document is to provide Examination support of the Rossendale Local Plan 2019 – 2034<sup>1</sup> (hereafter referred to as the Local Plan) for Rossendale Borough Council (RBC).

1.1.2 The Rossendale Local Plan was submitted to the Secretary of State for Examination in March 2019. The Inspectors held a series of hearings as part of the Examination process which were held between the 24<sup>th</sup> September and the 10<sup>th</sup> October 2019. Following the hearings, the Council published a Schedule of Actions<sup>2</sup>, several of which related to the Sustainability Appraisal (SA). This SA document has responded to these actions.

1.1.3 This document constitutes additional information to support the Examination of the Rossendale Local Plan. This SA document includes the refined appraisals of housing, employment and spatial options, the appraisal of 46 additional reasonable alternative sites, appraisal of reasonable alternative policies and a table specifying the reasons for rejection and selection of the 280 site options.

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<sup>1</sup> Rossendale Borough Council (2019) Rossendale Local Plan 2019 – 2034 Submission Version. Available at: [https://www.rossendale.gov.uk/downloads/download/11166/rossendale\\_local\\_plan\\_submission\\_version\\_written\\_statement](https://www.rossendale.gov.uk/downloads/download/11166/rossendale_local_plan_submission_version_written_statement) [Date Accessed: 04/12/19]

<sup>2</sup> Rossendale Borough Council (2019) Local Plan Examination: Schedule of Actions. Available at: [https://www.rossendale.gov.uk/downloads/file/15671/el6001\\_schedule\\_of\\_actions\\_corrected\\_version\\_2](https://www.rossendale.gov.uk/downloads/file/15671/el6001_schedule_of_actions_corrected_version_2) [Date Accessed: 04/12/19]

## 1.2 Integrated approach to SA and SEA

- 1.2.1 The requirements to carry out SA and SEA are distinct, although it is possible to satisfy both obligations using a single appraisal process.
- 1.2.2 The European Union Directive 2001/42/EC<sup>3</sup> (SEA Directive) applies to a wide range of public plans and programmes on land use, energy, waste, agriculture, transport and more (see Article 3(2) of the Directive for other plan or programme types). The objective of the SEA procedure can be summarised as follows: *“the objective of this Directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development”*.
- 1.2.3 The SEA Directive has been transposed into English law by The Environmental Assessment of Plans and Programmes Regulations 2004<sup>4</sup> (SEA Regulations). Under the requirements of the SEA Directive and SEA Regulations, specific types of plans that set the framework for the future development consent of projects must be subject to an environmental assessment. Therefore, it is a legal requirement for the Local Plan to be subject to SEA throughout its preparation.

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<sup>3</sup> SEA Directive. Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN> [Date Accessed: 06/01/20]

<sup>4</sup> The Environmental Assessment of Plans and Programmes Regulations 2004. Available at: <http://www.legislation.gov.uk/uksi/2004/1633/contents/made> [Date Accessed: 06/01/20]

1.2.4 SA is a UK-specific procedure used to appraise the impacts and effects of development plans in the UK. It is a legal requirement as specified by S19(5) of the Planning and Compulsory Purchase Act 2004<sup>5</sup> and should be an appraisal of the economic, social and environmental sustainability of development plans. The present statutory requirement for SA lies in The Town and Country Planning (Local Planning) (England) Regulations 2012<sup>6</sup>. SA is a systematic process for evaluating the environmental consequences of proposed plans or programmes to ensure environmental issues are fully integrated and addressed at the earliest appropriate stage of decision-making.

1.2.5 Public consultation is an important aspect of the integrated SA/SEA process.

### 1.3 Best Practice Guidance

1.3.1 Government policy recommends that both SA and SEA are undertaken under a single sustainability appraisal process, which incorporates the requirements of the SEA Directive. This can be achieved through integrating the requirements of SEA into the SA process. The approach for carrying out an integrated SA and SEA is based on best practice guidance:

- European Commission (2004) Implementation of Directive 2001/42 on the assessment of the effects of certain plan and programmes on the environment<sup>7</sup>.
- Office of Deputy Prime Minister (2005) A Practical Guide to the SEA Directive<sup>8</sup>.
- Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework (NPPF)<sup>9</sup>.

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<sup>5</sup> Planning and Compulsory Purchase Act 2004. Available at: <https://www.legislation.gov.uk/ukpga/2004/5/contents> [Date Accessed: 06/01/20]

<sup>6</sup> The Town and Country Planning Regulations 2012. Available at: <http://www.legislation.gov.uk/uksi/2012/767/contents/made> [Date Accessed: 06/01/20]

<sup>7</sup> European Commission (2004) Implementation of Directive 2001/42 on the assessment of the effects of certain plan and programmes on the environment. Available at: [http://ec.europa.eu/environment/archives/eia/pdf/030923\\_sea\\_guidance.pdf](http://ec.europa.eu/environment/archives/eia/pdf/030923_sea_guidance.pdf) [Date Accessed: 06/01/20]

<sup>8</sup> Office of Deputy Prime Minister (2005) A Practical Guide to the SEA Directive. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/7657/practicalguidesea.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practicalguidesea.pdf) [Date Accessed: 06/01/20]

<sup>9</sup> Ministry of Housing, Communities and Local Government (2019) National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date Accessed: 06/01/20]

- Ministry of Housing, Communities and Local Government (2018) Planning Practice Guidance (PPG)<sup>10</sup>.
- Royal Town Planning Institute (2018) Strategic Environmental Assessment, Improving the effectiveness and efficiency of SEA/SA for land use plans<sup>11</sup>.

## 1.4 Sustainability Appraisal

- 1.4.1 This document is a component of the SA of the Rossendale Local Plan. It provides an assessment of the likely effects of reasonable alternatives, as per Stage B of **Figure 1.1**, according to PPG.

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<sup>10</sup> Planning practice guidance. Available at: <https://www.gov.uk/government/collections/planning-practice-guidance> [Date Accessed: 06/01/20]

<sup>11</sup> Royal Town Planning Institute (2018) Strategic Environmental Assessment, Improving the effectiveness and efficiency of SEA/SA for land use plans. Available at: <http://www.rtpi.org.uk/media/2668152/sea-sapracticeadvicefull2018c.pdf> [Date Accessed: 06/01/20]

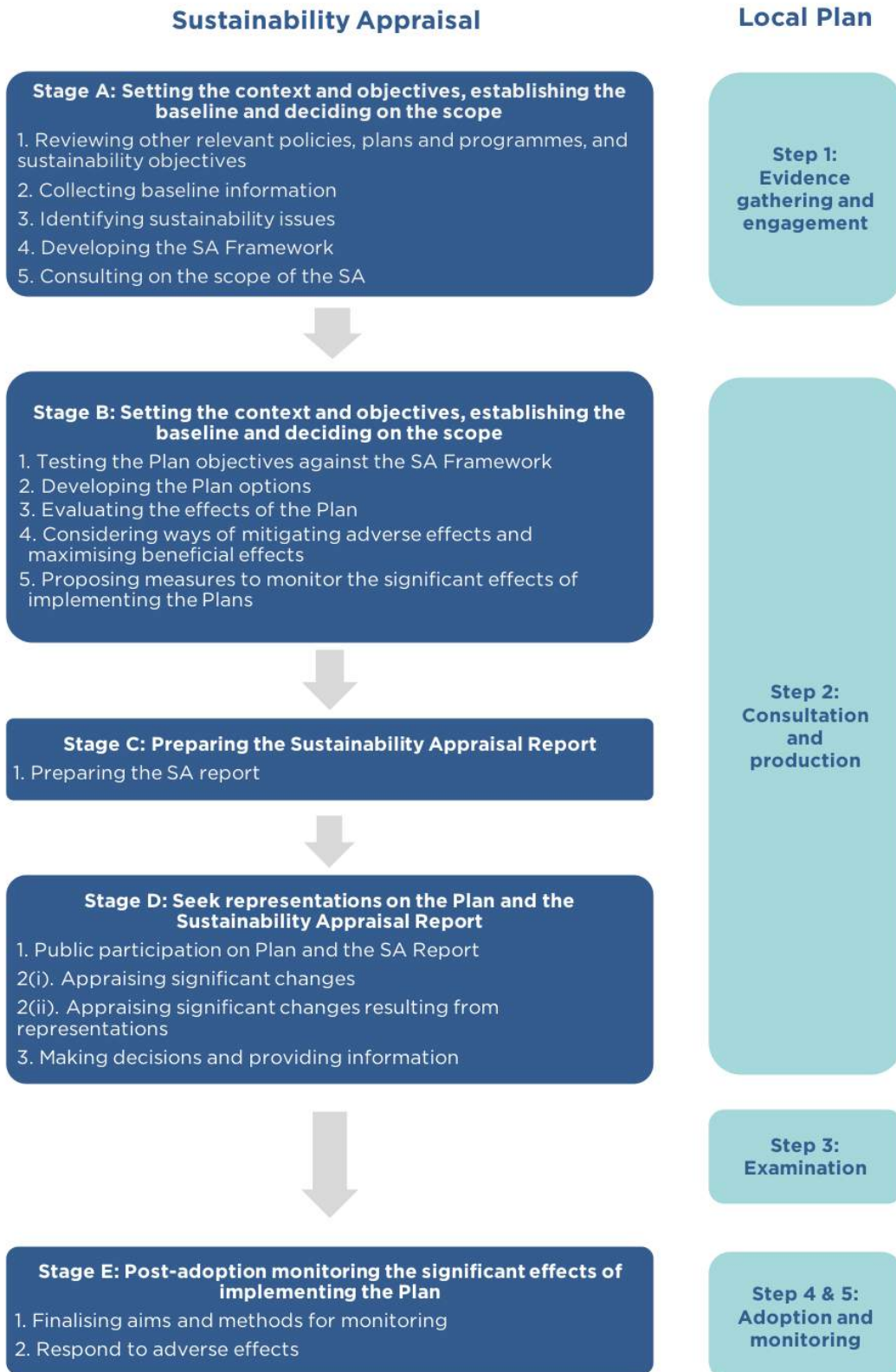


Figure 1.1: Sustainability appraisal process

## 1.5 Using this document

1.5.1 This SA Examination Support document should be read alongside the Rossendale Local Plan and associated SA documents which can be found on the RBC website<sup>12</sup>. This includes:

- 2017 Reasonable Alternatives SA<sup>13</sup>;
- 2018 Regulation 19 SA Report<sup>14</sup>; and
- 2019 SA Addendum<sup>15</sup>.

1.5.2 The contents of this report is as follows:

- **Chapter 2** of this report sets out the methodology used to present and assess the findings of the SA process.
- **Chapter 3** presents the assessments of housing options.
- **Chapter 4** presents the assessments of employment floorspace options.
- **Chapter 5** presents the assessments of spatial options.
- **Chapter 6** presents the appraisal of additional reasonable alternative policies.
- **Chapter 7** sets out a summary of the appraisals of additional reasonable alternative sites.
- **Chapter 8** sets out the reasons for selecting and rejecting all reasonable alternatives sites considered as part of the SA process.
- **Appendix A** presents the SA Framework which all options have been appraised against.
- **Appendix B** presents the full appraisal of additional reasonable alternative sites.

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<sup>12</sup> Available at: [https://www.rossendale.gov.uk/info/210148/local\\_plan/10629/emerging\\_local\\_plan/5](https://www.rossendale.gov.uk/info/210148/local_plan/10629/emerging_local_plan/5) [Date Accessed: 04/12/19]

<sup>13</sup> Lepus Consulting (2017) Sustainability Appraisal of the Rossendale Local Plan: Reasonable alternatives. Available at: [https://www.rossendale.gov.uk/downloads/file/13688/sustainability\\_appraisal\\_of\\_the\\_local\\_plan\\_2017](https://www.rossendale.gov.uk/downloads/file/13688/sustainability_appraisal_of_the_local_plan_2017) [Date Accessed: 08/01/20]

<sup>14</sup> Lepus Consulting (2018) Sustainability Appraisal and Strategic Environmental Assessment of the Rossendale Borough Council Local Plan: Regulation 19 Report. Available at: [https://www.rossendale.gov.uk/downloads/file/14783/sustainability\\_appraisal\\_2018](https://www.rossendale.gov.uk/downloads/file/14783/sustainability_appraisal_2018) [Date Accessed: 08/01/20]

<sup>15</sup> Lepus Consulting (2019) Sustainability Appraisal of the Rossendale Local Plan: Addendum to the Regulation 19 SA/SEA Report. Available at: [https://www.rossendale.gov.uk/downloads/file/14784/sustainability\\_appraisal\\_addendum\\_2019](https://www.rossendale.gov.uk/downloads/file/14784/sustainability_appraisal_addendum_2019) [Date Accessed: 08/01/20]



## 2 Methodology

### 2.1 Introduction

2.1.1 The SA uses geographic information, the SA Framework and established standards (where available) to help make the assessment decisions transparent and robust.

2.1.2 Each of the reasonable alternatives or options appraised in this report have been assessed for their likely impacts on each SA Objective of the SA Framework. The SA Framework, which is presented in its entirety in **Appendix A**, is comprised of the following SA Objectives:

- **Landscape** – protect and enhance high quality landscapes and townscapes in the borough, especially those that contribute to local distinctiveness;
- **Cultural Heritage** – to conserve and enhance the historic environment, heritage assets and their settings;
- **Biodiversity and Geodiversity** – to protect, enhance and manage biodiversity and geodiversity in Rossendale;
- **Water and Flooding** – protect, enhance and manage Rossendale’s waterways and to sustainably manage water resources;
- **Natural Resources (air quality, soil and minerals)** – to ensure the efficient use of natural resources in Rossendale;
- **Climate Change Mitigation** – to minimise the requirement for energy use, promote efficient energy use and increase the use of energy from renewable sources;
- **Climate Change Adaptation** – to promote adaptation to Rossendale’s changing climate;
- **Human Health** – to improve physical and mental health and well-being of people and reduce health inequalities within Rossendale;
- **Material Assets** – to ensure sustainable management of waste, minimise its production and increase re-use, recycling and recovery rates;
- **Housing** – provide a range of affordable, environmentally sound and good quality housing which meet the needs of the community of Rossendale;
- **Employment: Location in the Borough** – to support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth;
- **Employment: Skills** – to improve education, skills and qualifications in the borough and provide opportunities for lifelong learning; and

- **Transport** – improve the choice and use of sustainable transport in Rossendale and reduce the need to travel.

2.1.3 The SA Framework is comprised of SA Objectives and decision-making criteria. Acting as yardsticks of sustainability performance, the SA Objectives are designed to represent the topics identified in Annex 1(f)<sup>16</sup> of the SEA Directive. Including the SEA topics in the SA Objectives helps ensure that all of the environmental criteria of the SEA Directive are represented. Consequently, the SA Objectives reflect all subject areas to ensure the assessment process is transparent, robust and thorough.

2.1.4 It is important to note that the order of SA Objectives in the SA Framework does not infer prioritisation. The SA Objectives are at a strategic level and can potentially be open-ended. In order to focus each objective, decision making criteria are presented in the SA Framework to be used during the appraisal of policies and sites.

## 2.2 Assessment of reasonable alternatives

2.2.1 The purpose of this document is to provide an appraisal of the reasonable alternatives, also known as ‘options’, in line with Article 5 Paragraph 1 of the SEA Directive<sup>17</sup>:

2.2.2 *“Where an environmental assessment is required under Article 3(1), an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated. The information to be given for this purpose is referred to in Annex I”.*

2.2.3 This document also provides information in relation to the likely characteristics of effects, as per the SEA Directive (see **Box 2.1**).

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<sup>16</sup> Annex 1(f) identifies: ‘the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors’.

<sup>17</sup> EU Council (2001) Directive 2001/42/EC of the European Parliament and of the Council. Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN> [Date Accessed: 06/01/20]

### Box 2.1: Annex II of the SEA Directive<sup>18</sup>

Criteria for determining the likely significance of effects (Article 3(5) of SEA Directive)

#### The characteristics of plans and programmes, having regard, in particular, to:

- the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
- the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
- environmental problems relevant to the plan or programme; and
- the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).

#### Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:

- the probability, duration, frequency and reversibility of the effects;
- the cumulative nature of the effects;
- the transboundary nature of the effects;
- the risks to human health or the environment (e.g. due to accidents);
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
- the value and vulnerability of the area likely to be affected due to:
  - special natural characteristics or cultural heritage;
  - exceeded environmental quality standards or limit values;
  - intensive land-use; and
- the effects on areas or landscapes which have a recognised national, Community or international protection status.

## 2.3 Impact assessment and determination of significance

- 2.3.1 Significance of effect is a combination of impact sensitivity and magnitude. Impact sensitivity can be expressed in relative terms, based on the principle that the more sensitive the resource, the greater the magnitude of the change, and as compared with the do-nothing comparison, the greater will be the significance of effect.

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<sup>18</sup> EU Council (2001) Directive 2001/42/EC of the European Parliament and of the Council. Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN> [Date Accessed: 06/01/20]

## 2.4 Sensitivity

- 2.4.1 Impact sensitivity has been measured through consideration as to how the receiving environment will be impacted by a plan proposal. This includes assessment of the value and vulnerability of the receiving environment, whether or not environmental quality standards will be exceeded, and for example, if impacts will affect designated areas or landscapes.
- 2.4.2 A guide to the range of scales used in determining impact sensitivity is presented in **Table 2.1**. For most receptors, sensitivity increases with geographic scale.

*Table 2.1: Sensitivity*

Scale	Typical criteria
International/ national	Designations that have an international aspect or consideration of transboundary effects beyond national boundaries. This applies to effects and designations/receptors that have a national or international dimension.
Regional	This includes the regional and sub-regional scale, including county-wide level and regional areas.
Local	This is the district and neighbourhood scale.

## 2.5 Magnitude

- 2.5.1 Impact magnitude relates to the degree of change the receptor will experience, including the probability, duration, frequency and reversibility of the impact. Impact magnitude has been determined on the basis of the susceptibility of a receptor to the type of change that will arise, as well as the value of the affected receptor (see **Table 2.2**).

**Table 2.2: Magnitude**

Impact magnitude	Typical criteria
High	<ul style="list-style-type: none"> <li>• Likely total loss of or major alteration to the receptor in question;</li> <li>• Provision of a new receptor/feature; or</li> <li>• The impact is permanent and frequent.</li> </ul>
Medium	Partial loss/alteration/improvement to one or more key features; or The impact is one of the following: <ul style="list-style-type: none"> <li>• Frequent and short-term;</li> <li>• Frequent and reversible;</li> <li>• Long-term (and frequent) and reversible;</li> <li>• Long-term and occasional; or</li> <li>• Permanent and occasional.</li> </ul>
Low	Minor loss/alteration/improvement to one or more key features of the receptor; or The impact is one of the following: <ul style="list-style-type: none"> <li>• Reversible and short-term;</li> <li>• Reversible and occasional; or</li> <li>• Short-term and occasional.</li> </ul>

## 2.6 Significant effects

2.6.1 A single value from **Table 2.3** has been allocated to each SA Objective for each reasonable alternative. Justification for the classification of the impact for each SA objective is presented in an accompanying narrative assessment text for all reasonable alternatives that have been assessed through the SA process. The assessment of impacts and subsequent evaluation of significant effects is in accordance with the footnote of Annex 1(f) of the SEA Directive, where feasible, which states:

2.6.2 *“These effects should include secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative effects”.*

**Table 2.3:** Guide to scoring significant effects

Significance	Definition (not necessarily exhaustive)
Major Negative --	<ul style="list-style-type: none"> <li>The size, nature and location of a development proposal would be likely to:</li> <li>Permanently degrade, diminish or destroy the integrity of a quality receptor, such as a feature of international, national or regional importance;</li> <li>Cause a very high-quality receptor to be permanently diminished;</li> <li>Be unable to be entirely mitigated;</li> <li>Be discordant with the existing setting; and/or</li> <li>Contribute to a cumulative significant effect.</li> </ul>
Minor Negative -	<ul style="list-style-type: none"> <li>The size, nature and location of development proposals would be likely to:</li> <li>Not quite fit into the existing location or with existing receptor qualities; and/or</li> <li>Affect undesignated yet recognised local receptors.</li> </ul>
Negligible 0	<ul style="list-style-type: none"> <li>Either no impacts are anticipated, or any impacts are anticipated to be negligible.</li> </ul>
Uncertain +/-	<ul style="list-style-type: none"> <li>It is entirely uncertain whether impacts would be positive or adverse.</li> </ul>
Minor Positive +	<ul style="list-style-type: none"> <li>The size, nature and location of a development proposal would be likely to:</li> <li>Improve undesignated yet recognised receptor qualities at the local scale;</li> <li>Fit into, or with, the existing location and existing receptor qualities; and/or</li> <li>Enable the restoration of valued characteristic features.</li> </ul>
Major Positive ++	<ul style="list-style-type: none"> <li>The size, nature and location of a development proposal would be likely to:</li> <li>Enhance and redefine the location in a positive manner, making a contribution at a national or international scale;</li> <li>Restore valued receptors which were degraded through previous uses; and/or</li> <li>Improve one or more key elements/features/characteristics of a receptor with recognised quality such as a specific international, national or regional designation.</li> </ul>

- 2.6.3 When selecting a single value to best represent the sustainability performance, and to understand the significance of effects of a spatial option in terms of the relevant SA Objective, the precautionary principle<sup>19</sup> has been used. This is a worst-case scenario approach. If a positive effect is identified in relation to one criterion within the SA Framework (see the second column of the SA Framework in **Appendix A**) and a negative effect is identified in relation to another criterion within the same SA Objective, the overall impact has been assigned as negative for that objective. It is therefore essential to appreciate that the impacts are indicative summarily and that the accompanying assessment text provides a fuller explanation of the sustainability performance of the spatial option.
- 2.6.4 The assessment considers, on a strategic basis, the degree to which a location can accommodate change without adverse effects on valued or important receptors (identified in the baseline).
- 2.6.5 Significance of effect has been categorised as minor or major. **Table 2.3** sets out the significance matrix and explains the terms used. The nature of the significant effect can be either positive or negative depending on the type of development and the design and mitigation measures proposed.
- 2.6.6 Each reasonable alternative spatial option that has been identified in this report has been assessed for its likely significant impact against each SA Objective in the SA Framework, as per **Table 2.3**. Likely impacts are not intended to be summed.
- 2.6.7 It is important to note that the assessment scores presented in **Table 2.3** are high level indicators. The assessment narrative text should always read alongside the significance scores. Topic specific limitations and assumptions presented in **Table 2.5** offer further insight into how each significant effect score was arrived at.

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<sup>19</sup> The European Commission describes the precautionary principle as follows: "If a preliminary scientific evaluation shows that there are reasonable grounds for concern that a particular activity might lead to damaging effects on the environment, or on human, animal or plant health, which would be inconsistent with protection normally afforded to these within the European Community, the Precautionary Principle is triggered".

## 2.7 General assumptions and limitations

2.7.1 There are a number of limitations which should be borne in mind when considering the results and conclusions of this assessment.

### Predicting effects

2.7.2 SA/SEA is a tool for predicting potential significant effects. Prediction of effects is made using an evidence-based approach and incorporates a judgement. It is often not possible to state with absolute certainty whether effects will occur, as many impacts are influenced by a range of factors such as the design of development and mitigation measures.

2.7.3 The assessments are based on the best available information, including that provided to Lepus by the Council and information that is publicly available. Every attempt has been made to predict effects as accurately as possible using the available information.

2.7.4 SA operates at a strategic level which uses available secondary data for the relevant SA Objective. All reasonable alternatives and preferred options are assessed in the same way using the same method. Sometimes, in the absence of more detailed information, forecasting the potential impacts of development can therefore require making reasonable assumptions based on the best available data and trends.

### Distances

2.7.5 Distances have been measured as the crow flies. Distances to facilities and amenities have been considered sustainable if they are within the target distances stated in Barton, Grant and Guise (2010) Shaping Neighbourhoods for Local Health and Global Sustainability<sup>20</sup> (see **Table 2.4**). All distances and travel times are approximate and have been sourced from OS Data using GIS software or Google Maps<sup>21</sup>.

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<sup>20</sup> Barton, H., Grant, M. & Guise, R. (2010) Shaping Neighbourhoods: For local health and global sustainability, January 2010

<sup>21</sup> Google Maps (2019) Available at: [maps.google.com](https://maps.google.com)



**Table 2.4:** Sustainable distances to facilities and amenities<sup>22</sup>

Facilities & Amenities	Target Distance (m)
GP Surgery	800
Hospital with A&E	5,000
Leisure Centre	1,500
Access to Green Network	600
Bus stop	400
Train Station	2,000
Primary School	800
Secondary School	1,500
Major Employment Centre	5,000

### Specific assumptions and limitations

2.7.6 A number of topic specific limitations and assumptions have been applied to the appraisal process for specific SA Objectives. These assumptions and limitations are presented in **Table 2.5** below.

**Table 2.5:** Assumptions, uniformities and limitations of the appraisal process for each SA Objective

SA Objective	Assumptions, limitations and uniformities of assessments
1. Landscape	<p>Impacts on landscape will be largely determined by the specific layout and design of development proposals, as well as the site-specific landscape circumstances, as experienced on the ground. Detailed proposals for each site are uncertain at this stage of the assessment. Furthermore, this assessment comprises a desk-based exercise which has not been verified in the field. Therefore, the nature of the potential impacts on the landscape are, to an extent, uncertain. However, there is a risk of negative effects occurring, some of which may be unavoidable.</p> <p>Baseline data on Landscape Character Types (LCTs) within the Plan area are derived from the 2000 Lancashire Landscape Character Assessment<sup>23</sup>. Features of each LCT have informed the appraisal of each Plan proposal under the Landscape objective.</p> <p>Site proposals which may alter views of a predominantly rural or countryside landscape, for a variety of receptors including local residents, are assumed to have adverse impacts on the landscape objective. It is expected that the Council will require developers to prepare Landscape and Visual Impact Assessments (LVIAs) for site proposals where relevant.</p> <p>Development proposals which are considered to increase the risk of future development spreading further into the wider landscape would be expected to have a minor negative impact on the landscape objective.</p> <p>There are no Areas of Outstanding Natural Beauty (AONBs), National Parks, Regional Parks or Country Parks located within the Plan area, and as such, none of these designations would be adversely impacted by the Plan proposal.</p>

<sup>22</sup> Barton, H., Grant, M. & Guise, R. (2010) Shaping Neighbourhoods: For local health and global sustainability, January 2010

<sup>23</sup> Lancashire County Council (2000) A Landscape Strategy for Lancashire – Landscape Character Assessment. Available at: <https://www.lancashire.gov.uk/media/152746/characterassessment.pdf> [Date Accessed: 23/12/19]

SA Objective	Assumptions, limitations and uniformities of assessments
<b>2. Cultural Heritage</b>	<p>Impacts on heritage assets will be largely determined by the specific layout and design of development proposals. These are currently unknown and therefore, the likelihood, extent and permanence of effects on heritage assets is somewhat uncertain at this stage. In line with the precautionary principle, where adverse impacts cannot be ruled out, and where there is no evidence that shows how the potential adverse effects will not arise, the adverse effects are assumed to occur. This is reflected in the scoring for each Plan proposal.</p> <p>It is assumed that, where heritage assets coincide with a site proposal, the heritage asset will not be lost as a result of development (unless otherwise specified by the Council). Adverse impacts on heritage assets are predominantly associated with impacts on the existing setting of the asset and the character of the local area, as well as adverse impacts on views of, or from, the asset.</p> <p>Where a Grade I, Grade II* or Grade II Listed Building, Scheduled Monument (SM) or Registered Park and Garden (RPG) coincides with a site proposal, it is assumed that the setting of the heritage asset will be permanently altered, and a major negative impact is recorded. Where a site lies adjacent to a Grade I Listed Building, it is assumed that the proposal would also permanently alter the setting to the asset and a major negative impact on the historic environment would be expected.</p> <p>Where the site lies adjacent to, or in close proximity to, a Grade II* or Grade II Listed Building, a SM, or a RPG, or where the site lies in close proximity to a Grade I Listed Building, an adverse impact on the setting of the asset would be likely, to some extent, and a minor negative impact would therefore be expected. Potential impacts on Conservation Areas and their setting are recorded as minor negative impacts.</p> <p>Heritage assets identified on Historic England's Heritage at Risk Register<sup>24</sup> may be identified as being at risk for a number of reasons, for example, due to dilapidation of the building fabric or other sources of risk such as coastal erosion, cultivation or scrub encroachment<sup>25</sup>. Where Heritage at Risk assets could potentially be impacted by the proposed development at a site, this has been stated.</p> <p>It is anticipated that the Council will require a Heritage Statement to be prepared to accompany future planning applications, where appropriate. The Heritage Statement should describe the significance of any heritage assets affected by the proposals, including any contribution made by their settings.</p>

<sup>24</sup> Historic England (2020) Heritage at Risk. Available at: <https://historicengland.org.uk/advice/heritage-at-risk/> [Date Accessed: 15/01/20]

<sup>25</sup> Historic England Heritage at Risk Register. Available at: <https://historicengland.org.uk/advice/heritage-at-risk/search-register> [Date Accessed: 23/12/19]

SA Objective	Assumptions, limitations and uniformities of assessments
<b>3. Biodiversity and Geodiversity</b>	<p>The biodiversity objective considers adverse impacts of the proposed development at a landscape-scale. It focuses on an assessment of proposed development on a network of designated and undesignated sites, wildlife corridors and individual habitats within the Plan area. These ecological receptors include the following:</p> <p>Designated Sites:</p> <ul style="list-style-type: none"> <li>• Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar sites.</li> <li>• Sites of Special Scientific Interest (SSSI).</li> <li>• National Nature Reserves (NNR).</li> <li>• Local Nature Reserves (LNR).</li> <li>• Important Wildlife Sites (IWS).</li> <li>• Biological Heritage Sites (BHS).</li> <li>• Local Geodiversity Sites (LGS).</li> </ul> <p>Habitats and Species:</p> <ul style="list-style-type: none"> <li>• Ancient woodland.</li> <li>• Priority habitats.</li> </ul> <p>The area within which development has the potential to have a direct/ indirect adverse impact on the integrity of a European site (SACs and SPAs) or Ramsar sites is referred to as the buffer zone. A 7km buffer zone has been used to consider pressures and threats on the South Pennine Moors SAC and South Pennine Moors Phase 2 SPA as a result of the development proposed, in line with the Habitats Regulations Assessment<sup>26</sup>.</p> <p>It is assumed that the loss of biodiversity assets are permanent effects with limited scope for mitigation. Where a site proposal coincides with a biodiversity designation, it is assumed that some or all of the biodiversity designation will be lost as a result of development.</p> <p>Major negative impacts would be expected where site proposals coincide with designated biodiversity sites or are located adjacent to international and national designations (including SACs, SPAs, Ramsar sites, SSSIs and NNRs).</p> <p>Where a site proposal is adjacent to or within close proximity to a biodiversity designation, it is assumed that adverse effects will arise to some extent. Adverse effects are commonly associated with the impacts of the construction phase (e.g. habitat fragmentation and noise, air and light pollution associated with the construction process and construction vehicles) as well as the operation/occupation phase (e.g. increases in public access associated disturbances, increases in local congestion resulting in a reduction in air quality at the designation and the increased risk of pet predation).</p> <p>Where a site proposal will have no impact on a biodiversity designation, a negligible score is recorded.</p> <p>It should be noted that no detailed ecological surveys have been completed by Lepus to inform the assessments made in this report. It is assumed that surveys to determine the presence of priority species or habitats protected under the NERC Act<sup>27</sup>, and other protected species, will be undertaken prior to planning permission being granted for any site allocation currently without permission.</p>

<sup>26</sup> Lepus Consulting (2019) Habitats Regulations Assessment of the Rossendale Local Plan 2019-2034 (Submission Version). Available at: [https://www.rossendale.gov.uk/download/downloads/id/14786/habitats\\_regulation\\_assessment\\_2019\\_update.pdf](https://www.rossendale.gov.uk/download/downloads/id/14786/habitats_regulation_assessment_2019_update.pdf) [Date Accessed: 23/12/19]

SA Objective	Assumptions, limitations and uniformities of assessments
<b>4. Water and Flooding</b>	<p>The level of fluvial flood risk present at each site is based on the Environment Agency's flood risk data, such that:</p> <ul style="list-style-type: none"> <li>• Flood Zone 3: 1% - 3.3+% chance of flooding each year;</li> <li>• Flood Zone 2: 0.1% - 1% chance of flooding each year; and</li> <li>• Flood Zone 1: Less than 0.1% chance of flooding each year.</li> </ul> <p>It is assumed that development proposals will be in perpetuity and it is therefore likely that development will be subject to the impacts of flooding at some point in the future, should it be situated on land at risk of flooding.</p> <p>Where site proposals coincide with Flood Zone 2, a minor negative impact would be expected. Where site proposals coincide with Flood Zone 3, a major negative impact would be expected.</p> <p>In terms of surface water flood risk, areas of high risk have more than a 3.3% chance of flooding each year, medium risk between 1% - 3.3%, low risk between 0.1% and 1% and very low risk less than a 0.1% chance. Where site proposals coincide with areas of surface water flood risk, a minor negative impact would be expected.</p> <p>It is assumed that proposals will be in accordance with the national mandatory water efficiency standard of 125 litres per person per day, as set out in the 2010 Building Regulations<sup>28</sup>. It is assumed that all housing proposals in the Local Plan will be subject to appropriate approvals and licencing for sustainable water supply from the Environment Agency.</p> <p>The vulnerability of groundwater to pollution is determined by the physical, chemical and biological properties of the soil and rocks, which control the ease with which an unprotected hazard can affect groundwater. Groundwater Source Protection Zones (SPZs) indicate the risk to groundwater supplies from potentially polluting activities and accidental releases of pollutants. No site proposals in the Plan are situated within an SPZ.</p>

<sup>27</sup> Natural Environment and Rural Communities Act 2006. Available at: <http://www.legislation.gov.uk/ukpga/2006/16/contents> Accessed [Date Accessed: 23/12/19]

<sup>28</sup> The Building Regulation 2010. Available at: <http://www.legislation.gov.uk/uksi/2010/2214/contents/made> [Date Accessed: 15/01/20]

SA Objective	Assumptions, limitations and uniformities of assessments
<p style="text-align: center;"><b>5. Natural Resources</b></p>	<p>In accordance with the core planning principles of the NPPF<sup>29</sup>, development on previously developed land (PDL) is recognised as an efficient use of land. Development of previously undeveloped land and greenfield sites is not considered to be an efficient use of land, as development proposals would pose a threat to soil within the site perimeter due to excavation, soil compaction, erosion and an increased risk of soil pollution and contamination during construction.</p> <p>Site proposals which would result in the loss of previously undeveloped land, which as a proportion of the Plan area constitute less than 0.1%, would be expected to have a minor negative impact.</p> <p>Site proposals which would result in the loss of previously undeveloped land, which as a proportion of the Plan area constitute more than 0.1%, would be expected to have a major negative impact.</p> <p>The Agricultural Land Classification (ALC) system classifies land into five categories according to versatility and suitability for growing crops. The top three grades, Grade 1, 2 and 3a, are referred to as 'best and most versatile' land. However, only Grade 4 and 5, as well as Urban land, are present in the Plan area.</p> <p>Where site proposals coincide with contaminated land, a minor negative impact would be expected.</p> <p>Where site proposals coincide with a Minerals Safeguarding Area (MSA), it is assumed that development could potentially result in the sterilisation of these natural resources, and therefore, a minor negative impact would be expected.</p>

<sup>29</sup> Ministry of Housing, Communities and Local Government (2019) National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date Accessed: 06/01/20]

SA Objective	Assumptions, limitations and uniformities of assessments
<b>6. Climate Change Mitigation</b>	<p>Proposals which would be likely to increase greenhouse gas (GHG) emissions in the local area will make it more difficult for RBC to reduce the Plan area’s contribution towards the causes of anthropogenic climate change.</p> <p>The carbon footprint for the Plan area in 2017 was 370,800 tonnes CO<sub>2</sub>/year. The carbon footprint per person per year was 5.3 tonnes<sup>30</sup>.</p> <p>It is assumed that development of previously undeveloped sites or greenfield land would result in an increase in local GHG emissions due to the loss of vegetation which have benefits in regard to carbon capture and an increase in the local population.</p> <p>Development proposals which may be likely to increase the Plan area’s carbon footprint by 1% or more are awarded a major negative score for this objective.</p> <p>Development proposals which may be likely to increase the Plan area’s carbon footprint by 0.1% or more are awarded a minor negative score for this objective.</p> <p>Assessments are based on the assumption that dwellings in Rossendale have on average 2.12 residents per dwelling<sup>31,32</sup> and each resident will have a carbon footprint of 5.3 tonnes/year. 1% of 370,800 tonnes is 3,708 tonnes, which at 5.3 tonnes per person would require an additional 700 residents. At 2.12 residents per dwelling, proposals for 330 or more homes may be likely to increase the Plan area’s carbon footprint by 1% or more. Proposals for 33 or more homes may be likely to increase the Plan area’s carbon footprint by 0.1% or more.</p> <p>The increase in GHG emissions caused by new residents and new employees is as a result of the impacts of the construction phase, the operation of homes and businesses, oil, gas and coal consumption and increases in local road transport with associated emissions. This impact is considered to be permanent and non-reversible with limited scope for mitigation.</p>

<sup>30</sup> Department for Business, Energy and Industrial Strategy (2019) UK local authority and regional carbon dioxide emissions national statistics: 2005-2017. Available at: <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2017> [Date Accessed: 17/12/19]

<sup>31</sup> Office of National Statistics (2019) Estimates of the population for the UK, England and Wales, Scotland and Northern Ireland. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland> [Date Accessed: 17/12/19]

<sup>32</sup> Ministry of Housing, Communities and Local Government (2019) Number of dwellings by tenure and district, England. Available at: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants> [Date Accessed: 17/12/19]

SA Objective	Assumptions, limitations and uniformities of assessments
7. Climate Change Adaption	<p>Urban greenspaces help urban areas adapt to the impacts of climate change through the provision of cooler microclimates and by reducing surface water run-off. Trees are important for shade provision whilst water surfaces provide evaporative cooling. They thereby alleviate the ‘urban heat island’ effect<sup>35</sup>. Vegetation (including trees, hedgerows and grasses) and soils also play a vital role in attenuating flood risk, particularly in Rossendale where steep sloping valley sides direct fluvial and pluvial flooding down towards the valley floors and the majority of the Plan area’s homes.</p> <p>Development proposals which are expected to result in a loss of greenspace or Green Infrastructure (GI) will be assumed to be adversely impacting the ability of the Plan area to adapt to the impacts of climate change. Development which would result in the loss of GI are assessed as having a minor negative impact for this objective.</p>

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<sup>35</sup> Mohajerani, A., Bakaric, J., and Jeffrey-Bailey, T. (2017) ‘The urban heat island effect, its causes, and mitigation, with reference to the thermal properties of asphalt concrete’. *Journal of Environmental Management*. 197:522-538. Available at: <https://www.sciencedirect.com/science/article/pii/S0301479717303201> [Date Accessed: 15/01/20]

SA Objective	Assumptions, limitations and uniformities of assessments
8. Health	<p>In order to facilitate healthy and active lifestyles for existing and new residents, it is expected that the Plan should seek to ensure that residents have access to NHS hospital with an A&amp;E department, GP surgeries, leisure centres and public greenspace. Sustainable distances to each of these necessary services are listed in Table 4.6 and are derived from Barton <i>et al</i><sup>34</sup>.</p> <p>For the purposes of this assessment, accessibility to a hospital has been taken as proximity to an NHS hospital with an A&amp;E service. Distances of sites to other NHS facilities (e.g. community hospitals and treatment centres) or private hospitals has not been taken into consideration in this assessment. The closest NHS hospitals with an A&amp;E service to the Plan area are Royal Blackburn Hospital, located in Blackburn to the north west of Rossendale, and Fairfield General Hospital, located in Bury to the south of Rossendale.</p> <p>It is assumed that sites located in close proximity to major or busy roads will be exposed to road transport associated noise, air and light pollution. Road transport air pollution impacts are considered to be most severe within 200m of the source<sup>35</sup>. Air Quality Management Areas (AQMAs) are also considered to be areas of dangerously poor air quality. A minor negative impact on the long-term health of residents is anticipated where residents will be exposed to air pollution, i.e. located within 200m of a main road or AQMA.</p> <p>Where site proposals coincide with a public greenspace, it is assumed that some or all of the greenspace will be lost as a result of development, and therefore, a minor negative impact would be expected.</p> <p>Development proposals which would locate site end users within the sustainable distance of all the necessary health services and away from areas of poor air quality are assessed as having a major positive impact on human health.</p> <p>Development proposals which would locate site end users outside the sustainable distance of one or more of the necessary health services or are located within an area of poor air quality, are assessed as having a minor negative impact on human health. Development proposals which would locate site end users outside the sustainable distance of all health services and are within in an area of poor air quality are assessed as having a major negative impact on human health.</p>

<sup>34</sup> Barton, H., Grant. M. & Guise. R. (2010) Shaping Neighbourhoods: For local health and global sustainability, January 2010

<sup>35</sup> Design Manual for Roads and Bridges (2013) DMRB Volume 11, Air Quality. Available at: <http://www.standardsforhighways.co.uk/ha/standards/dmr/vol11/section3/LA%20105%20Air%20quality-web.pdf> [Date Accessed: 15/01/20]



SA Objective	Assumptions, limitations and uniformities of assessments
9. Material Assets	<p>This objective primarily deals with the generation of waste. For the purpose of assessments, it is assumed that new residents in Rossendale will have an annual waste production of 409.3kg per person, in line with England's average<sup>36</sup>.</p> <p>A major negative impact would be expected for Plan proposals which may increase waste generation in Rossendale, as a proportion of existing waste generation, by 1% or more. A minor negative impact would be expected for Plan proposals which may increase waste generation in Rossendale, as a proportion of existing waste generation, by 0.1% or more.</p> <p>Rossendale generated 23,604 tonnes of waste in 2014-15, 1% of which is 248.66 tonnes/year. Assuming a rate of 409.3kg per person, proposals which accommodate 577 new residents could potentially increase waste generation by 1% or more. At 2.12 people per dwelling, proposals for 272 or more dwellings could potentially increase waste generation by 1% or more. Proposals for 27 or more dwellings could potentially increase waste generation by 0.1% or more.</p>
10. Housing	<p>Where site allocations are anticipated to deliver between one and 99 dwellings, a minor positive impact would be expected.</p> <p>Where site allocations are anticipated to deliver 100 dwellings or more, a major positive impact would be expected.</p>
11. Employment: location	<p>Proposals which would result in a net increase in employment floorspace in the borough are assessed as having a major positive impact for this objective.</p> <p>Proposals which would result in a net decrease in employment floorspace in the borough are assessed as having a major negative impact for this objective.</p> <p>It is assumed that, in line with Barton <i>et al's</i> sustainable distances, new residents should be situated within 5km of major employment areas to ensure they have access to a range of employment opportunities capable of meeting their needs.</p> <p>Proposals which would situate new residents within 5km of major employment locations or major local employers are awarded a minor positive score for this objective.</p> <p>Major employment areas are predominantly larger settlements in and outside the borough. This includes the Rawtenstall Town Centre, Bacup and Haslingden District Centres as well as Rochdale, Burnley and Blackburn. All site proposals in the Plan are within 5km of at least one of these employment areas.</p>

<sup>36</sup> Department for Environment, Food and Rural Affairs (2018) Local authority collected waste generation from April 2000 to March 2018 (England and regions) and local authority data April 2017 to March 2018. Available at: <https://www.gov.uk/government/statistics/local-authority-collected-waste-management-annual-results> [Date Accessed: 23/12/19]

SA Objective	Assumptions, limitations and uniformities of assessments
12. Employment: skills	<p>It is assumed that new residents in the Plan area require access to primary and secondary schools to help facilitate good levels of education, skills and qualifications of residents.</p> <p>In line with Barton <i>et al</i>'s sustainable distances, residential development proposals should be within 800m of a primary school and 1.5km of a secondary school.</p> <p>It is recognised that not all schools within Rossendale are accessible to all pupils. For instance, independent and academically selective schools may not be accessible to all. This has been considered within the assessment.</p> <p>Residential development proposals which are located outside one or both of these distances are assessed as having a minor negative impact on employment skills. Residential proposals which are located within the sustainable distances of primary and secondary schools are assessed as having a minor positive impact on employment skills.</p>
13. Transport	<p>Site proposals are assessed for the extent to which they would provide new residents with access to a range of transport modes which provide them with sustainable access to key services and amenities, including employment and retail locations.</p> <p>In line with Barton <i>et al</i>'s sustainable distances<sup>37</sup>, residents should be situated within 2km of a railway station, 400m of a bus stop offering a frequent service and have access to the PRoW network.</p> <p>There are no in-use railway stations in Rossendale (which are not heritage and tourist centre) and subsequently no site proposal in the Plan is within 2km of a railway station.</p> <p>Where residents have restricted access to sustainable transport modes, it is assumed that they will have a relatively high reliance on personal car usage. Increases in local road transport and congestion would be more likely, with secondary impacts on objectives such as human health due to increases in air pollution.</p> <p>It is assumed that, where residents are located within the target distance of bus stops with frequent bus services and/or railway stations, they are less likely to have a high reliance on personal car use.</p> <p>Site proposals which are located within a sustainable distance to a bus stop offering a frequent service and the PRoW network are assessed as having a minor positive impact on transport.</p> <p>Site proposals which are located outside of a sustainable distance to a bus stop offering a frequent service or to the PRoW network are assessed as having a minor negative impact on transport.</p>

<sup>37</sup> Barton, H., Grant, M. & Guise, R. (2010) Shaping Neighbourhoods: For local health and global sustainability.

## 3 Housing Options

### 3.1 Overview of housing options

3.1.1 The Council considered five options for the quanta of housing provision within the Local Plan. The five options considered by the Council are presented in **Table 3.1**.

3.1.2 Housing Options A – D present the reasonable alternative options considered by the Council. Option E presents the preferred approach taken within the Local Plan.

*Table 3.1: The five housing number options*

Housing Option	A	B	C	D	E
Housing Number	3,000	7,000	2,000	5,000	3,180

3.1.3 The five housing options have been assessed against the 13 objectives of the SA Framework (see **Table 3.2**). All of the options would be likely to result in similar effects against the objectives.

3.1.4 As the location of the proposed quantity of housing provision is unknown, all of the options have been identified as having uncertain impacts in relation to landscape (SA Objective 1), historic environment (SA Objective 2), biodiversity (SA Objective 3), water and flooding (SA Objective 4), natural resources (SA Objective 5), climate change adaptation (SA Objective 7), employment location (SA Objective 11) and employment skills (SA Objective 12).

3.1.5 Nevertheless, it can be assumed that the greater the quantity of development proposals, the greater the risk of adverse impacts on these SA Objectives, including adverse impact on surrounding landscape and biodiversity features. As a result, Housing Option C, which proposes the lowest quantity of development, would be expected to have greater scope for avoiding and mitigating adverse impacts.

3.1.6 However, Housing Option C would not meet the identified need for housing provision across the Plan area. Housing Options B, D and E would exceed the identified housing need of 3,150 dwellings<sup>38</sup>. Housing Options B and D would exceed the housing need, however, due to the large quantity of development, these two options would be expected to have less scope for avoiding and mitigating adverse impacts compared to Housing Option E. Therefore, Housing Option E is considered to be the best performing option.

**Table 3.2:** Impact matrix of the five housing options

	1	2	3	4	5	6	7	8	9	10	11	12	13
Housing Option	Landscape	Cultural Heritage	Biodiversity and Geodiversity	Water and Flooding	Natural Resources	Climate Change Mitigation	Climate Change Adaption	Human Health	Material Assets	Housing	Employment Location	Employment Skills	Transport
A	+/-	+/-	+/-	+/-	+/-	-	+/-	-	--	+	+/-	+/-	-
B	+/-	+/-	+/-	+/-	+/-	--	+/-	--	--	++	+/-	+/-	--
C	+/-	+/-	+/-	+/-	+/-	-	+/-	-	-	+	+/-	+/-	-
D	+/-	+/-	+/-	+/-	+/-	--	+/-	-	--	++	+/-	+/-	-
E	+/-	+/-	+/-	+/-	+/-	--	+/-	-	--	++	+/-	+/-	-

<sup>38</sup> The Strategic Housing Market Assessment Update concludes that the local housing need for Rossendale is 210 dwellings per annum, which equates to 3,150 dwellings over the Plan period. Available at: [https://www.rossendale.gov.uk/downloads/file/14930/eb002\\_-\\_strategic\\_housing\\_market\\_assessment\\_2019\\_update](https://www.rossendale.gov.uk/downloads/file/14930/eb002_-_strategic_housing_market_assessment_2019_update) [Date Accessed: 05/05/20]

### 3.2 Option A – 3,000 dwellings

Housing Option A	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural Heritage	Biodiversity and Geodiversity	Water and Flooding	Natural Resources	Climate Change Mitigation	Climate Change Adaption	Human Health	Material Assets	Housing	Employment Location	Employment Skills	Transport
	+/-	+/-	+/-	+/-	+/-	-	+/-	-	--	+	+/-	+/-	-

3.2.1 Housing Option A sets out the proposal for the development of 3,000 dwellings. Detailed assessments in regard to the local landscape (SA Objective 1), historic environment (SA Objective 2), biodiversity (SA Objective 3), flood risk (SA Objective 4), natural resources (SA Objective 5), climate change adaptation (SA Objective 7), employment location (SA Objective 11) and employment skills (SA Objective 12) were not undertaken at this stage of the process, and have been considered in detail through the appraisal of reasonable alternative and allocated sites. As such, the potential impacts for these eight objectives are uncertain.

3.2.2 The proposed development of 3,000 dwellings under Housing Option A would be likely to increase the borough’s water consumption to some extent. However, the Northern Manchester Abstraction Licensing Strategy<sup>39</sup> states that water resources are available at least 95% of the time in Rossendale. Therefore, this quantity of development within the catchment would be unlikely to result in adverse impacts on the borough’s water supply (SA Objective 4).

3.2.3 The construction and occupation of 3,000 dwellings under Housing Option A would be likely to result in an increase in greenhouse gas (GHG) emissions across the borough, primarily due to energy use in homes and vehicle-related emissions. With the average carbon footprint in Rossendale being 5.3 tonnes of CO<sub>2</sub> per capita, the likely population increase of 6,630 residents could potentially increase carbon emissions by approximately 35,139 tonnes. This would be expected to increase carbon emissions by less than 1% in comparison to current estimates, and therefore, have a minor negative impact on climate change mitigation (SA Objective 6).

<sup>39</sup> Environment Agency (2013) Northern Manchester abstraction licensing strategy. Available at: <https://www.gov.uk/government/publications/northern-manchester-abstraction-licensing-strategy> [Date Accessed: 01/11/19]

- 3.2.4 The development of 3,000 dwellings would be expected to increase vehicle numbers across the borough. This in turn would be expected to increase traffic-related emissions and congestion, and as such, have minor negative impacts in regard to human health (SA Objective 8) and transport (SA Objective 13).
- 3.2.5 The construction and occupation of 3,000 dwellings within the Plan area would be expected to increase household waste production. With an average waste generation per person being 409.5kg in England, the development of 3,000 dwellings would be likely to increase waste generation by approximately 2,715 tonnes. This would be expected to increase waste generation by more than 1% in comparison to current estimates, and therefore, a major negative impact on material assets would be anticipated (SA Objective 9).
- 3.2.6 The latest Strategic Housing Market Assessment (SHMA)<sup>40</sup> identified a likely local housing need of 210 dwellings per annum (dpa). Over the Plan period, this would equate to a total of 3,150 dwellings. Therefore, the proposed development of 3,000 dwellings under Housing Option A would be unlikely to satisfy the local housing need. Therefore, this housing option would be expected to have a minor positive impact on housing provision in the borough (SA Objective 10).

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<sup>40</sup> Lichfields (2019) Rossendale Borough Council Strategic Housing Market Assessment Update. Available at: [https://www.rossendale.gov.uk/downloads/file/14930/eb002 - strategic housing market assessment 2019 update](https://www.rossendale.gov.uk/downloads/file/14930/eb002_-_strategic_housing_market_assessment_2019_update) [Date Accessed: 01/11/19]

### 3.3 Option B – 7,000 dwellings

	1	2	3	4	5	6	7	8	9	10	11	12	13
Housing Option B	Landscape	Cultural Heritage	Biodiversity and Geodiversity	Water and Flooding	Natural Resources	Climate Change Mitigation	Climate Change Adaption	Human Health	Material Assets	Housing	Employment Location	Employment Skills	Transport
	+/-	+/-	+/-	+/-	+/-	--	+/-	--	--	++	+/-	+/-	--

3.3.1 Housing Option B sets out the proposal for the development of 7,000 dwellings. Detailed assessments in regard to the local landscape (SA Objective 1), historic environment (SA Objective 2), biodiversity (SA Objective 3), flood risk (SA Objective 4), natural resources (SA Objective 5), climate change adaptation (SA Objective 7), employment location (SA Objective 11) and employment skills (SA Objective 12) were not undertaken at this stage of the process, and have been considered in detail through the appraisal of reasonable alternative and allocated sites. As such, the potential impacts for these eight objectives are uncertain.

3.3.2 The proposed development of 7,000 dwellings under Housing Option B would be likely to increase the borough’s water consumption to some extent. However, the Northern Manchester Abstraction Licensing Strategy<sup>41</sup> states that water resources are available at least 95% of the time in Rossendale. Therefore, this quantity of development within the catchment would be unlikely to result in adverse impacts on the borough’s water supply (SA Objective 4).

3.3.3 The construction and occupation of 7,000 dwellings under Housing Option B would be likely to result in an increase in GHG emissions across the borough, primarily due to energy use in homes and vehicle-related emissions. With the average carbon footprint in Rossendale being 5.3 tonnes of CO<sub>2</sub> per capita, the likely population increase of 15,470 residents could potentially increase carbon emissions by approximately 81,991 tonnes. This would be expected to increase carbon emissions by more than 1% in comparison to current estimates, and therefore, have a major negative impact on climate change mitigation (SA Objective 6).

<sup>41</sup> Environment Agency (2013) Northern Manchester abstraction licensing strategy. Available at: <https://www.gov.uk/government/publications/northern-manchester-abstraction-licensing-strategy> [Date Accessed: 01/11/19]

- 3.3.4 The development on 7,000 dwellings would be expected to increase vehicle numbers across the borough. This in turn would be expected to increase traffic-related emissions and congestion, and as such, have major negative impacts in regard to human health (SA Objective 8) and transport (SA Objective 13).
- 3.3.5 The construction and occupation of 7,000 dwellings within the Plan area would be expected to increase household waste production. With an average waste generation per person being 409.5kg in England, the development of 7,000 dwellings would be likely to increase waste generation by approximately 6,335 tonnes. This would be expected to increase waste generation by more than 1% in comparison to current estimates, and therefore, a major negative impact on material assets would be anticipated (SA Objective 9).
- 3.3.6 The latest SHMA<sup>42</sup> identified a likely local housing need of 210 dpa. Over the Plan period, this would equate to a total of 3,150 dwellings. Therefore, the proposed development of 7,000 dwellings under Housing Option B would be likely to satisfy the local housing need. Therefore, this housing option would be expected to have a major positive impact on housing provision in the borough (SA Objective 10).

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<sup>42</sup> Lichfields (2019) Rossendale Borough Council Strategic Housing Market Assessment Update. Available at: [https://www.rossendale.gov.uk/downloads/file/14930/eb002 - strategic housing market assessment 2019 update](https://www.rossendale.gov.uk/downloads/file/14930/eb002_-_strategic_housing_market_assessment_2019_update) [Date Accessed: 01/11/19]



### 3.4 Option C – 2,000 dwellings

Housing Option C	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural Heritage	Biodiversity and Geodiversity	Water and Flooding	Natural Resources	Climate Change Mitigation	Climate Change Adaptation	Human Health	Material Assets	Housing	Employment Location	Employment Skills	Transport
	+/-	+/-	+/-	+/-	+/-	-	+/-	-	-	+	+/-	+/-	-

3.4.1 Housing Option C sets out the proposal for the development of 2,000 dwellings. Detailed assessments in regard to the local landscape (SA Objective 1), historic environment (SA Objective 2), biodiversity (SA Objective 3), flood risk (SA Objective 4), natural resources (SA Objective 5), climate change adaptation (SA Objective 7), employment location (SA Objective 11) and employment skills (SA Objective 12) were not undertaken at this stage of the process, and have been considered in detail through the appraisal of reasonable alternative and allocated sites. As such, the potential impacts for these eight objectives are uncertain.

3.4.2 The proposed development of 2,000 dwellings under Housing Option C would be likely to increase the borough’s water consumption to some extent. However, the Northern Manchester Abstraction Licensing Strategy<sup>43</sup> states that water resources are available at least 95% of the time in Rossendale. Therefore, this quantity of development within the catchment would be unlikely to result in adverse impacts on the borough’s water supply (SA Objective 4).

3.4.3 The construction and occupation of 2,000 dwellings under Housing Option C would be likely to result in an increase in GHG emissions across the borough, primarily due to energy use in homes and vehicle-related emissions. With the average carbon footprint in Rossendale being 5.3 tonnes of CO<sub>2</sub> per capita, the likely population increase of 4,420 residents could potentially increase carbon emissions by approximately 23,426 tonnes. This would be expected to increase carbon emissions by less than 1% in comparison to current estimates, and therefore, have a minor negative impact on climate change mitigation (SA Objective 6).

<sup>43</sup> Environment Agency (2013) Northern Manchester abstraction licensing strategy. Available at: <https://www.gov.uk/government/publications/northern-manchester-abstraction-licensing-strategy> [Date Accessed: 01/11/19]

- 3.4.4 The development of 2,000 dwellings would be expected to increase vehicle numbers across the borough. This in turn would be expected to increase traffic-related emissions and congestion, and as such, have minor negative impacts in regard to human health (SA Objective 8) and transport (SA Objective 13).
- 3.4.5 The construction and occupation of 2,000 dwellings within the Plan area would be expected to increase household waste production. With an average waste generation per person being 409.5kg in England, the development of 2,000 dwellings would be likely to increase waste generation by approximately 1,810 tonnes. This would be expected to increase waste generation by less than 1% in comparison to current estimates, and therefore, have a minor negative impact in regard to material assets (SA Objective 9).
- 3.4.6 The latest SHMA<sup>44</sup> identified a likely local housing need of 210 dpa. Over the Plan period, this would equate to a total of 3,150 dwellings. Therefore, the proposed development of 2,000 dwellings under Housing Option C would be unlikely to satisfy the local housing need. Therefore, this housing option would be expected to have a minor positive impact on housing provision in the borough (SA Objective 10).

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<sup>44</sup> Lichfields (2019) Rossendale Borough Council Strategic Housing Market Assessment Update. Available at: [https://www.rossendale.gov.uk/downloads/file/14930/eb002 - strategic housing market assessment 2019 update](https://www.rossendale.gov.uk/downloads/file/14930/eb002_-_strategic_housing_market_assessment_2019_update) [Date Accessed: 01/11/19]

### 3.5 Option D – 5,000 dwellings

Housing Option D	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural Heritage	Biodiversity and Geodiversity	Water and Flooding	Natural Resources	Climate Change Mitigation	Climate Change Adaption	Human Health	Material Assets	Housing	Employment Location	Employment Skills	Transport
	+/-	+/-	+/-	+/-	+/-	--	+/-	-	--	++	+/-	+/-	-

3.5.1 Housing Option D sets out the proposal for the development of 5,000 dwellings. Detailed assessments in regard to the local landscape (SA Objective 1), historic environment (SA Objective 2), biodiversity (SA Objective 3), flood risk (SA Objective 4), natural resources (SA Objective 5), climate change adaptation (SA Objective 7), employment location (SA Objective 11) and employment skills (SA Objective 12) were not undertaken at this stage of the process, and have been considered in detail through the appraisal of reasonable alternative and allocated sites. As such, the potential impacts for these eight objectives are uncertain.

3.5.2 The proposed development of 5,000 dwellings under Housing Option D would be likely to increase the borough’s water consumption to some extent. However, the Northern Manchester Abstraction Licensing Strategy<sup>45</sup> states that water resources are available at least 95% of the time in Rossendale. Therefore, this quantity of development within the catchment would be unlikely to result in adverse impacts on the borough’s water supply (SA Objective 4).

3.5.3 The construction and occupation of 5,000 dwellings under Housing Option D would be likely to result in an increase in GHG emissions across the borough, primarily due to energy use in homes and vehicle-related emissions. With the average carbon footprint in Rossendale being 5.3 tonnes of CO<sub>2</sub> per capita, the likely population increase of 11,050 residents could potentially increase carbon emissions by approximately 48,565 tonnes. This would be likely to increase carbon emissions by more than 1% in comparison to current estimates, and therefore, a major negative impact on climate change mitigation would be expected (SA Objective 6).

<sup>45</sup> Environment Agency (2013) Northern Manchester abstraction licensing strategy. Available at: <https://www.gov.uk/government/publications/northern-manchester-abstraction-licensing-strategy> [Date Accessed: 01/11/19]

- 3.5.4 The development of 5,000 dwellings would be expected to increase vehicle numbers across the borough. This in turn would be expected to increase traffic-related emissions and congestion, and as such, have minor negative impacts in regard to human health (SA Objective 8) and transport (SA Objective 13).
- 3.5.5 The construction and occupation of 5,000 dwellings within the Plan area would be expected to increase household waste production. With an average waste generation per person being 409.5kg in England, the development of 5,000 dwellings would be likely to increase waste generation by approximately 4,525 tonnes. This would be expected to increase water generation by more than 1% in comparison to current estimates, and therefore a major negative impact on material assets would be anticipated (SA Objective 9).
- 3.5.6 The latest SHMA<sup>46</sup> identified a likely local housing need of 210 dpa. Over the Plan period, this would equate to a total of 3,150 dwellings. Therefore, the proposed development of 5,000 dwellings under Housing Option D would be expected to satisfy the local housing need. Therefore, this housing option would be likely to have a major positive impact on housing provision in the borough (SA Objective 10).

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<sup>46</sup> Lichfields (2019) Rossendale Borough Council Strategic Housing Market Assessment Update. Available at: [https://www.rossendale.gov.uk/downloads/file/14930/eb002 - strategic housing market assessment 2019 update](https://www.rossendale.gov.uk/downloads/file/14930/eb002_-_strategic_housing_market_assessment_2019_update) [Date Accessed: 01/11/19]

### 3.6 Option E – 3,180 dwellings

Housing Option E	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural Heritage	Biodiversity and Geodiversity	Water and Flooding	Natural Resources	Climate Change Mitigation	Climate Change Adaption	Human Health	Material Assets	Housing	Employment Location	Employment Skills	Transport
	+/-	+/-	+/-	+/-	+/-	--	+/-	-	--	++	+/-	+/-	-

3.6.1 Housing Option E sets out the proposal for the development of 3,180 dwellings. Detailed assessments in regard to the local landscape (SA Objective 1), historic environment (SA Objective 2), biodiversity (SA Objective 3), flood risk (SA Objective 4), natural resources (SA Objective 5), climate change adaptation (SA Objective 7), employment location (SA Objective 11) and employment skills (SA Objective 12) were not undertaken at this stage of the process, and have been considered in detail through the appraisal of reasonable alternative and allocated sites. As such, the potential impacts for these eight objectives are uncertain.

3.6.2 The proposed development of 3,180 dwellings under Housing Option E would be likely to increase the borough’s water consumption to some extent. However, the Northern Manchester Abstraction Licensing Strategy<sup>47</sup> states that water resources are available at least 95% of the time in Rossendale. Therefore, this quantity of development within the catchment would be unlikely to result in adverse impacts on the borough’s water supply (SA Objective 4).

3.6.3 The construction and occupation of 3,180 dwellings under Housing Option E would be likely to result in an increase in GHG emissions across the borough, primarily due to energy use in homes and vehicle-related emissions. With the average carbon footprint in Rossendale being 5.3 tonnes of CO<sub>2</sub> per capita, the likely population increase of 7,027.8 residents could potentially increase carbon emissions by approximately 37,247.3 tonnes. This would be expected to increase carbon emissions by more than 1% in comparison to current estimates, and therefore, have a major negative impact on climate change mitigation (SA Objective 6).

<sup>47</sup> Environment Agency (2013) Northern Manchester abstraction licensing strategy. Available at: <https://www.gov.uk/government/publications/northern-manchester-abstraction-licensing-strategy> [Date Accessed: 01/11/19]

- 3.6.4 The development of 3,180 dwellings would be expected to increase vehicle numbers across the borough. This in turn would be expected to increase traffic-related emissions and congestion, and as such, have minor negative impacts in regard to human health (SA Objective 8) and transport (SA Objective 13).
- 3.6.5 The construction and occupation of 3,180 dwellings within the Plan area would be expected to increase household waste production. With an average waste generation per person being 409.5kg in England, the development of 3,180 dwellings would be likely to increase waste generation by approximately 2,877.9 tonnes. This would be expected to increase waste generation by more than 1% in comparison to current estimates, and therefore, a major negative impact on material assets would be anticipated (SA Objective 9).
- 3.6.6 The latest SHMA<sup>48</sup> identified a likely local housing need of 210 dpa. Over the Plan period, this would equate to a total of 3,150 dwellings. Therefore, the proposed development of 3,180 dwellings under Housing Option E would be likely to satisfy the local housing need. Therefore, this housing option would be expected to have a major positive impact on housing provision in the borough (SA Objective 10).

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<sup>48</sup> Lichfields (2019) Rossendale Borough Council Strategic Housing Market Assessment Update. Available at: [https://www.rossendale.gov.uk/downloads/file/14930/eb002 - strategic housing market assessment 2019 update](https://www.rossendale.gov.uk/downloads/file/14930/eb002_-_strategic_housing_market_assessment_2019_update) [Date Accessed: 01/11/19]

## 4 Employment Options

### 4.1 Overview of employment options

4.1.1 The Council considered five options for the quanta of employment floorspace within the Local Plan. The five options considered by the Council are presented in **Table 4.1**.

4.1.2 Employment Options A – D present the reasonable alternative options considered by the Council. Option E presents the preferred approach taken within the Local Plan.

*Table 4.1: The five employment floorspace options*

Employment Option	A	B	C	D	E
Employment Floorspace	10ha	24ha	6ha	9ha	27ha

4.1.3 The five employment options have been assessed against the 13 objectives of the SA Framework (see **Table 4.2**). All of the options would be likely to result in similar effects against the objectives.

4.1.4 As the location of the proposed quantity of employment floorspace is unknown, all of the options have been identified as having uncertain impacts in relation to landscape (SA Objective 1), historic environment (SA Objective 2), biodiversity (SA Objective 3), water and flooding (SA Objective 4), natural resources (SA Objective 5), climate change mitigation (SA Objective 6), climate change adaptation (SA Objective 7), material assets (SA Objective 9), and employment skills (SA Objective 12). Nevertheless, it can be assumed that the greater the quantity of development proposals, the greater the risk of adverse impacts on these SA Objectives, including adverse impacts on the surrounding landscape and biodiversity features. As a result, Employment Option C, which proposed the lowest quantity of development, would be expected to have greater scope for avoiding and mitigating adverse impacts.

4.1.5 Employment Options A, C and D would not meet the identified need for employment floorspace across the Plan area. Both Employment Options B and E would be expected to meet the identified employment need of between 22 and 32ha<sup>49</sup>, and therefore, are considered to be the best performing options.

**Table 4.2:** Impact matrix of the five employment options

Employment Option	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural Heritage	Biodiversity and Geodiversity	Water and Flooding	Natural Resources	Climate Change Mitigation	Climate Change Adaption	Human Health	Material Assets	Housing	Employment Location	Employment Skills	Transport
A	+/-	+/-	+/-	+/-	+/-	+/-	+/-	-	+/-	+/-	+	+/-	-
B	+/-	+/-	+/-	+/-	+/-	+/-	+/-	-	+/-	+/-	++	+/-	-
C	+/-	+/-	+/-	+/-	+/-	+/-	+/-	-	+/-	+/-	+	+/-	-
D	+/-	+/-	+/-	+/-	+/-	+/-	+/-	-	+/-	+/-	+	+/-	-
E	+/-	+/-	+/-	+/-	+/-	+/-	+/-	-	+/-	+/-	++	+/-	-

<sup>49</sup> The Employment Land Review concluded that “for Rossendale, a range of between 22 ha and 32 ha (gross) of employment land may be considered appropriate to 2034”. Available at: [https://www.rossendale.gov.uk/downloads/file/13596/employment\\_land\\_review\\_2017](https://www.rossendale.gov.uk/downloads/file/13596/employment_land_review_2017) [Date Accessed: 05/05/20]



## 4.2 Option A – 10ha of employment floorspace

Employment Option A	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural Heritage	Biodiversity and Geodiversity	Water and Flooding	Natural Resources	Climate Change Mitigation	Climate Change Adaption	Human Health	Material Assets	Housing	Employment Location	Employment Skills	Transport
	+/-	+/-	+/-	+/-	+/-	+/-	+/-	-	+/-	+/-	+	+/-	-

4.2.1 Employment Option A sets out the proposal for the development of 10ha of employment floorspace. Detailed assessments in regard to the local landscape (SA Objective 1), historic environment (SA Objective 2), biodiversity (SA Objective 3), flood risk (SA Objective 4), natural resources (SA Objective 5), climate change mitigation (SA Objective 6), climate change adaptation (SA Objective 7), material assets (SA Objective 9), housing (SA Objective 10) and employment skills (SA Objective 12) were not undertaken at this stage of the process, and have been considered in detail through the appraisal of reasonable alternative and allocated sites. As such, an uncertain impact has been identified for these ten objectives.

4.2.2 The development of 10ha of employment floorspace would be expected to increase vehicle numbers across the borough. This in turn would be expected to increase traffic-related emissions and congestion, and as such, have minor negative impacts in regard to human health (SA Objective 8) and transport (SA Objective 13).

4.2.3 The Rossendale Employment Land Review<sup>50</sup> identified that Rossendale had an employment land Objectively Assessed Need (OAN) of between 22 and 32ha. As such, it would be unlikely that the proposed quantity of employment floorspace under Employment Option A would satisfy the local needs, and as such, a minor positive impact on employment opportunities would be expected (SA Objective 11).

<sup>50</sup> Lichfields (2017) Rossendale Employment Land Review: Final Report. Available at: [https://www.rossendale.gov.uk/downloads/download/10819/employment\\_land\\_review](https://www.rossendale.gov.uk/downloads/download/10819/employment_land_review) [Date Accessed: 01/11/19]

### 4.3 Option B – 24ha of employment floorspace

Employment Option B	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural Heritage	Biodiversity and Geodiversity	Water and Flooding	Natural Resources	Climate Change Mitigation	Climate Change Adaptation	Human Health	Material Assets	Housing	Employment Location	Employment Skills	Transport
	+/-	+/-	+/-	+/-	+/-	+/-	+/-	-	+/-	+/-	++	+/-	-

4.3.1 Employment Option B sets out the proposal for the development of 24ha of employment floorspace. Detailed assessments in regard to the local landscape (SA Objective 1), historic environment (SA Objective 2), biodiversity (SA Objective 3), flood risk (SA Objective 4), natural resources (SA Objective 5), climate change mitigation (SA Objective 6), climate change adaptation (SA Objective 7), material assets (SA Objective 9), housing (SA Objective 10) and employment skills (SA Objective 12) were not undertaken at this stage of the process, and have been considered in detail through the appraisal of reasonable alternative and allocated sites. As such, an uncertain impact has been identified for these ten objectives.

4.3.2 The development of 24ha of employment floorspace would be expected to increase vehicle numbers across the borough. This in turn would be expected to increase traffic-related emissions and congestion, and as such, have minor negative impacts in regard to human health (SA Objective 8) and transport (SA Objective 13).

4.3.3 The Rossendale Employment Land Review<sup>51</sup> identified that Rossendale had an employment land OAN of between 22 and 32ha. As such, it would be likely that the proposed quantity of employment floorspace under Employment Option B would satisfy the local needs, and as such, a major positive impact on employment opportunities would be expected.

<sup>51</sup> Lichfields (2017) Rossendale Employment Land Review: Final Report. Available at: [https://www.rossendale.gov.uk/downloads/download/10819/employment\\_land\\_review](https://www.rossendale.gov.uk/downloads/download/10819/employment_land_review) [Date Accessed: 01/11/19]

## 4.4 Option C – 6ha of employment floorspace

Employment Option C	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural Heritage	Biodiversity and Geodiversity	Water and Flooding	Natural Resources	Climate Change Mitigation	Climate Change Adaptation	Human Health	Material Assets	Housing	Employment Location	Employment Skills	Transport
	+/-	+/-	+/-	+/-	+/-	+/-	+/-	-	+/-	+/-	+	+/-	-

4.4.1 Employment Option C sets out the proposal for the development of 6ha of employment floorspace. Detailed assessments in regard to the local landscape (SA Objective 1), historic environment (SA Objective 2), biodiversity (SA Objective 3), flood risk (SA Objective 4), natural resources (SA Objective 5), climate change mitigation (SA Objective 6), climate change adaptation (SA Objective 7), material assets (SA Objective 9), housing (SA Objective 10) and employment skills (SA Objective 12) were not undertaken at this stage of the process, and have been considered in detail through the appraisal of reasonable alternative and allocated sites. As such, an uncertain impact has been identified for these ten objectives.

4.4.2 The development of 6ha of employment floorspace would be expected to increase vehicle numbers across the borough. This in turn would be expected to increase traffic-related emissions and congestion, and as such, have minor negative impacts in regard to human health (SA Objective 8) and transport (SA Objective 13).

4.4.3 The Rossendale Employment Land Review<sup>52</sup> identified that Rossendale had an employment land OAN of between 22 and 32ha. As such, it would be unlikely that the proposed quantity of employment floorspace under Employment Option C would satisfy the local needs, and as such, a minor positive impact on employment opportunities would be expected (SA Objective 11).

<sup>52</sup> Lichfields (2017) Rossendale Employment Land Review: Final Report. Available at: [https://www.rossendale.gov.uk/downloads/download/10819/employment\\_land\\_review](https://www.rossendale.gov.uk/downloads/download/10819/employment_land_review) [Date Accessed: 01/11/19]

## 4.5 Option D – 9ha of employment floorspace

Employment Option D	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural Heritage	Biodiversity and Geodiversity	Water and Flooding	Natural Resources	Climate Change Mitigation	Climate Change Adaptation	Human Health	Material Assets	Housing	Employment Location	Employment Skills	Transport
	+/-	+/-	+/-	+/-	+/-	+/-	+/-	-	+/-	+/-	+	+/-	-

4.5.1 Employment Option D sets out the proposal for the development of 9ha of employment floorspace. Detailed assessments in regard to the local landscape (SA Objective 1), historic environment (SA Objective 2), biodiversity (SA Objective 3), flood risk (SA Objective 4), natural resources (SA Objective 5), climate change mitigation (SA Objective 6), climate change adaptation (SA Objective 7), material assets (SA Objective 9), housing (SA Objective 10) and employment skills (SA Objective 12) were not undertaken at this stage of the process, and have been considered in detail through the appraisal of reasonable alternative and allocated sites. As such, an uncertain impact has been identified for these ten objectives.

4.5.2 The development of 9ha of employment floorspace would be expected to increase vehicle numbers across the borough. This in turn would be expected to increase traffic-related emissions and congestion, and as such, have minor negative impacts in regard to human health (SA Objective 8) and transport (SA Objective 13).

4.5.3 The Rossendale Employment Land Review<sup>53</sup> identified that Rossendale had an employment land OAN of between 22 and 32ha. As such, it would be unlikely that the proposed quantity of employment floorspace under Employment Option D would satisfy the local needs, and as such, a minor positive impact on employment opportunities would be expected (SA Objective 11).

<sup>53</sup> Lichfields (2017) Rossendale Employment Land Review: Final Report. Available at: [https://www.rossendale.gov.uk/downloads/download/10819/employment\\_land\\_review](https://www.rossendale.gov.uk/downloads/download/10819/employment_land_review) [Date Accessed: 01/11/19]

## 4.6 Option E – 27ha of employment floorspace

Employment Option E	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural Heritage	Biodiversity and Geodiversity	Water and Flooding	Natural Resources	Climate Change Mitigation	Climate Change Adaptation	Human Health	Material Assets	Housing	Employment Location	Employment Skills	Transport
	+/-	+/-	+/-	+/-	+/-	+/-	+/-	-	+/-	+/-	++	+/-	-

4.6.1 Employment Option E sets out the proposal for the development of 27ha of employment floorspace. Detailed assessments in regard to the local landscape (SA Objective 1), historic environment (SA Objective 2), biodiversity (SA Objective 3), flood risk (SA Objective 4), natural resources (SA Objective 5), climate change mitigation (SA Objective 6), climate change adaptation (SA Objective 7), material assets (SA Objective 9), housing (SA Objective 10) and employment skills (SA Objective 12) were not undertaken at this stage of the process, and have been considered in detail through the appraisal of reasonable alternative and allocated sites. As such, an uncertain impact has been identified for these ten objectives.

4.6.2 The development of 27ha of employment floorspace would be expected to increase vehicle numbers across the borough. This in turn would be expected to increase traffic-related emissions and congestion, and as such, have minor negative impacts in regard to human health (SA Objective 8) and transport (SA Objective 13).

4.6.3 The Rossendale Employment Land Review<sup>54</sup> identified that Rossendale had an employment land OAN of between 22 and 32ha. As such, it would be likely that the proposed quantity of employment floorspace under Employment Option E would satisfy the local needs, and as such, a major positive impact on employment opportunities would be expected.

<sup>54</sup> Lichfields (2017) Rossendale Employment Land Review: Final Report. Available at: [https://www.rossendale.gov.uk/downloads/download/10819/employment\\_land\\_review](https://www.rossendale.gov.uk/downloads/download/10819/employment_land_review) [Date Accessed: 01/11/19]

# 5 Spatial Options

## 5.1 Identification of spatial options

5.1.1 The Council considered four options for the spatial distribution of development within the Local Plan. The four options considered by the Council are presented in **Table 5.1**.

*Table 5.1: Summary of the four Spatial Options*

Spatial Option	Description
A - Focus on Key Centres (Rawtenstall, Bacup, Haslingden and Whitworth) and immediate environs	<p><b>Housing</b></p> <ul style="list-style-type: none"> <li>Focus primarily on land within or adjacent to Urban boundary in Rawtenstall; Bacup; Haslingden and Whitworth.</li> <li>Opportunities for brownfield but primarily greenfield adjacent to urban boundary.</li> <li>Some Green Belt development, especially in Whitworth and Haslam Farm, Rawtenstall.</li> <li>Smaller scale development appropriate to size of other settlements.</li> <li>Little/No Green Belt development in Edenfield –greenfield land at equivalent level in hierarchy of settlements to be investigated first.</li> <li>Limited development in smaller centres and villages-in proportion to their size.</li> </ul> <p><b>Employment</b></p> <ul style="list-style-type: none"> <li>Develop a site by A56 in Haslingden (greenfield) and south of Rawtenstall (Green Belt) plus Futures Park, Bacup (mixed brown/green-largely leisure) and Barlow Bottoms (Whitworth). Retention of existing sites where feasible.</li> </ul> <p><b>Retail/Leisure</b></p> <ul style="list-style-type: none"> <li>Within existing town centres-possible extension of Bacup Town Centre; issue of sequential suitability of retail at Futures.</li> </ul>
B - Minimum intervention: Maximise Growth Opportunities and Market Viability	<p><b>Housing</b></p> <ul style="list-style-type: none"> <li>Maximise potential of sites owned by willing landowners and developers.</li> <li>Heavy focus on greenfield and Green Belt sites (less than 10% brownfield).</li> <li>Edenfield expanded significantly beyond current settlement size/place in hierarchy (nearly all Green Belt-potential for more releases).</li> <li>Allow greater expansion at Loveclough/Goodshaw.</li> <li>Further Green Belt release in Whitworth and Rising Bridge to residential.</li> <li>More development in the west of the Valley.</li> <li>Increased use of greenfield sites in villages.</li> <li>Pattern of development based primarily on land availability rather than on policy or infrastructure constraints.</li> </ul> <p><b>Employment</b></p> <ul style="list-style-type: none"> <li>Maximise Green Belt and Greenfield sites close to A56/M66 (south of New Hall Hey, Rawtenstall and by Carrs Industrial Estate) and possibly Tesco Haslingden.</li> <li>Encourage loss of former mill sites to housing.</li> </ul>

Spatial Option	Description
	<p><b>Leisure/Retail</b></p> <ul style="list-style-type: none"> <li>• Allow expansion of leisure/retail at Futures Park, Bacup and allow employment/leisure to spread up hillside.</li> <li>• Allow retail expansion of Winfields into Green Belt.</li> <li>• Promote large scale leisure and accommodation development in green belt and countryside (e.g. at Water, south of Helmshore and south of Turn).</li> </ul>
<p>C - Focus Development within existing Urban Areas, on Brownfield Land And at higher densities</p>	<p><b>Housing</b></p> <ul style="list-style-type: none"> <li>• Would minimise urban sprawl and loss of countryside.</li> <li>• Focus on all urban areas regardless of place within settlement hierarchy (e.g. Stacksteads and Waterfoot).</li> <li>• Maximise use of vacant mills for housing, especially along Irwell Corridor.</li> <li>• Increases housing density within the borough (use of minimum densities of 30-35 per ha and 40-45ha near Transport Hubs).</li> <li>• Highest SHLAA brownfield potential in Stacksteads, Worsley and Healey/Whitworth. Aim for 35% brownfield overall.</li> <li>• More development on non-allocated brownfield sites of under 5 houses (windfalls) wherever these are located.</li> <li>• More development in deprived locations and within urban areas.</li> <li>• Better related to existing services.</li> <li>• A number of larger sites, such as Reedsholme Mill north of Rawtenstall, already have residential consent.</li> <li>• Maximises use of existing services.</li> </ul> <p><b>Employment</b></p> <ul style="list-style-type: none"> <li>• Employment allocations at Barlow Bottoms and Baxenden Chemicals.</li> <li>• Increases demand to change older employment sites to residential. This could have implications for Employment Land Supply (loss of approx. 15% of current supply).</li> <li>• Lack of large, flattish brownfield sites near the motorway - retain land at Ewood Bridge and Winfields in Haslingden for employment.</li> <li>• Lack of a range of supply .</li> <li>• Many existing employment sites are in sub-optimal locations.</li> </ul> <p><b>Retail and Leisure</b></p> <ul style="list-style-type: none"> <li>• Limited number of suitable sites to provide suitable expansion opportunities.</li> <li>• Would emphasise upgrading of the existing offer.</li> </ul>
<p>D – Combined Option</p>	<p><b>Housing</b></p> <ul style="list-style-type: none"> <li>• Provides for a mix of development across the borough including making optimal use of brownfield land including higher densities (40-45 dwellings per ha) in number of town centre locations.</li> <li>• Greater emphasis on working with owners of brownfield sites with infrastructure issues to bring forward mill sites for housing, especially between Water and Waterfoot.</li> <li>• Accepts the need for greenfield land on urban fringe in proportion to size of settlements and in order to meet housing numbers.</li> <li>• Most development around Rawtenstall, especially north and east, and around fringes of Bacup. At least 70%-80% around these settlements greenfield.</li> </ul>

Spatial Option	Description
	<ul style="list-style-type: none"> <li>Recognises Edenfield as an exceptional case for Green Belt release as a major masterplanned development and in Whitworth because of the lack of alternative sites within the settlement.</li> </ul> <p><b>Employment</b></p> <ul style="list-style-type: none"> <li>Retain key existing sites.</li> <li>Seek to develop site north of Carrs Industrial Estate, Haslingden recognising issues with access/wildlife.</li> <li>Develop Green Belt site south of New Hall Hey (recognising constraints).</li> <li>Develop land at Barlow Bottoms for employment.</li> </ul> <p><b>Retail and Leisure</b></p> <ul style="list-style-type: none"> <li>Focus on existing town centres with small extension to Bacup.</li> <li>Leisure/retail employment at Futures Park but limited extension into countryside.</li> </ul>

5.1.2 The four spatial options have been assessed against the 13 objectives of the SA Framework (see **Table 5.2**). All of the options would be likely to result in similar effects against the majority of the objectives.

5.1.3 Many of the adverse impacts identified during the appraisal of spatial options are ‘worst-case scenarios’. This means major or minor adverse impacts cannot be ruled out based on the currently available information and, in accordance with the precautionary principle, are assumed to occur. In reality, policies proposed in the Local Plan would be expected to mitigate many of the identified adverse impacts. The extent to which policies may mitigate adverse impacts is currently unknown, and it is considered that some objectives may benefit more than others. For example, it is likely that the Plan will encourage the incorporation of Sustainable Drainage Systems (SuDS) into development proposals, having benefits in regard to flood risk management. This would be likely to help mitigate adverse impacts on the water and flooding objective in many cases.

5.1.4 However, it is also important to note that many of the adverse impacts identified in the assessment of spatial options would be likely to occur regardless of the overall spatial strategy because they are inherent impacts associated with construction.



5.1.5 The four options have been identified as having the same impact for eleven of the 13 objectives. The magnitude of these impacts, and the likely scope for mitigating them, varies significantly between each option and the SA scores are not necessarily an effective tool for demonstrating this. For example, a major adverse score was awarded for all options for SA Objective 5 Natural Resources. Spatial Option C aims for approximately 35% of development proposals to be located on brownfield land. However, as 65% of development would be located on greenfield land, Spatial Option C would still be likely to result in an adverse impact in regard to natural resources. Nevertheless, this spatial option would be likely to result in the least severe adverse impact on soil resources.

5.1.6 Spatial Option D combines some of the key elements of Spatial Options A, B and C. There is considered to be greater scope for avoiding and mitigating adverse sustainability impacts under Option D due to the proposed distribution of development. As such, it is likely that the adverse impacts currently anticipated under a worst-case scenario for Option D will be less severe, and in some cases, avoided. Overall, Spatial Option D is considered to be the best performing spatial option.

**Table 5.2: Impact matrix of the four spatial options**

Spatial Option	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural Heritage	Biodiversity and Geodiversity	Water and Flooding	Natural Resources	Climate Change Mitigation	Climate Change Adaption	Human Health	Material Assets	Housing	Employment Location	Employment Skills	Transport
A	-	-	-	--	--	-	--	-	+/-	+/-	+	+	+
B	-	-	-	--	--	-	--	-	+/-	+/-	+	+	-
C	-	0	-	--	--	-	--	-	+/-	+/-	+	+	+
D	-	0	-	--	--	-	--	-	+/-	+/-	+	+	+

## 5.2 Option A - Focus on Key Centres (Rawtenstall, Bacup, Haslingden and Whitworth) and immediate environs

### Housing

- Focus primarily on land within or adjacent to Urban boundary in Rawtenstall; Bacup; Haslingden and Whitworth.
- Opportunities for brownfield but primarily greenfield adjacent to urban boundary.
- Some Green Belt development, especially in Whitworth and Haslam Farm, Rawtenstall.
- Smaller scale development appropriate to size of other settlements.
- Little/No Green Belt development in Edenfield –greenfield land at equivalent level in hierarchy of settlements to be investigated first.
- Limited development in smaller centres and villages-in proportion to their size.

### Employment

- Develop a site by A56 in Haslingden (greenfield) and south of Rawtenstall (Green Belt) plus Futures Park, Bacup (mixed brown/green-largely leisure) and Barlow Bottoms (Whitworth). Retention of existing sites where feasible.

### Retail/Leisure

- Within existing town centres-possible extension of Bacup Town Centre; issue of sequential suitability of retail at Futures.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Spatial Option A	Landscape	Cultural Heritage	Biodiversity and Geodiversity	Water and Flooding	Natural Resources	Climate Change Mitigation	Climate Change Adaption	Human Health	Material Assets	Housing	Employment Location	Employment Skills	Transport
	-	-	-	--	-	-	--	-	+/-	+/-	+	+	+

### SA Objective 1: Landscape

5.2.1 Option A would direct housing development within or adjacent to urban boundaries. Development adjacent to the boundaries of existing settlements could potentially adversely impact countryside views experienced by local residents and visitors, particularly as a large proportion of the proposed developments would be likely to be located on previously undeveloped land. By focusing development towards urban boundaries and extending areas of built form into the surrounding countryside, it would be likely that development proposals would alter the character of the rural urban fringe.

- 5.2.2 Under Spatial Option A, a small proportion of development would be located within the Green Belt. This could potentially result in adverse impacts on the local landscape, as the proposed development would be likely to alter the character of the countryside. However, development within smaller towns and villages would be limited under this spatial option to ensure that excessive development does not detract from the local character and distinctiveness.
- 5.2.3 Under Option A, development would be primarily focused towards the urban fringes of Rawtenstall, Bacup, Haslingden and Whitworth. Future development within these locations could potentially result in adverse impacts in regard to local townscapes, such as altering the character.
- 5.2.4 The majority of the proposed development under Spatial Option A would be located within the Landscape Character Type (LCT) ‘Settled Valleys’<sup>55</sup>. Some of the key environmental features of this landscape include a sense of enclosure and linear pattern of terraced urban settlement. Pressures on this landscape include the expansion of urban settlements and increased pressure for recreation along the valley floor.
- 5.2.5 The proposed development under Spatial Option A would be directed towards the urban fringe of settlements within Rossendale. This would be expected to considerably alter the existing landscape of the urban periphery. Therefore, a minor negative impact on landscape would be expected.

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<sup>55</sup> Lancashire County Council (2000) A Landscape Strategy for Lancashire: Landscape Strategy. Available at: <https://www.lancashire.gov.uk/media/152743/strategy.pdf> [Date Accessed: 31/10/19]

## SA Objective 2: Cultural heritage

- 5.2.6 There is one Scheduled Monument (Higher Mill, Helmshore) located within the borough, thirteen Grade II\* Listed Buildings and 258 Grade II Listed Buildings. ‘Whitworth Cemetery’ is a Grade II Registered Park and Garden (RPG), designated partially for views from and into the cemetery<sup>56</sup>. It is the only RPG in the borough, located to the east of Whitworth. The cemetery is situated on ground rising to the south east. As Spatial Option A would focus development towards Whitworth, future development could potentially have an adverse impact on the views from and into the cemetery.
- 5.2.7 Under Option A, it would be likely that a large proportion of development would be located on previously undeveloped land. The proposed development under this option could potentially result in adverse impacts on the historic character of ‘Haslingden’, ‘Rawtenstall Town Centre’, ‘Cloughfield’, ‘Falbarn’, ‘Bacup Town Centre’ and ‘Whitworth Square’ Conservation Areas. In addition, development on previously undeveloped land would be more likely to result in significant harm on surrounding heritage assets. Overall, a minor negative impact on the historic environment would be expected.

## SA Objective 3: Biodiversity and geodiversity

- 5.2.8 ‘Lee Quarry’ SSSI, which displays one of the best available exposures in the Upper Carboniferous Haslingden Flags Formation<sup>57</sup>, is a popular mountain biking centre which is in a ‘favourable’ condition. The proposed development under Spatial Option A could potentially result in an increase in recreational disturbance at the SSSI, although there is currently no evidence of adverse impacts resulting from public access. The borough supports a wide and diverse array of Biological Heritage Sites, Important Wildlife Sites and priority habitats. It is considered likely that future development proposed under this option would increase public access associated disturbances at some of these biodiversity assets, to some extent.

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<sup>56</sup> Historic England (2003) Whitworth Cemetery. Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1000475> [Date Accessed: 31/10/19]

<sup>57</sup> Natural England (1997) Designated Sites View: Lee Quarry SSSI. Available at: <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S2000040&SiteName=lee%20quarry&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=> [Date Accessed: 31/10/19]

5.2.9 Where development is proposed on previously undeveloped land, it would be likely that there would be a net reduction in the quantity and quality of priority habitats and natural vegetation within the borough. Under Spatial Option A, there is some opportunity for development on previously developed land. This could potentially help reduce the net loss of vegetation and habitat due to development. Overall, a minor negative impact on biodiversity and geodiversity within the borough would be expected.

#### **SA Objective 4: Water and flooding & SA Objective 7: Climate change adaptation**

5.2.10 Under Spatial Option A, future development would be predominantly directed towards valleys in the borough, where fluvial and surface water Flood Zones are prevalent. Within the borough, areas of land within Flood Zones 2 and 3 include Irwell Vale, Rawtenstall, Bacup and the west of Edenfield. Surface water flood risk is more prevalent in Rawtenstall, Bacup and Whitworth. Development in these locations could potentially situate new residents in areas at risk of flooding, with associated implications for human health and the local economy. Development proposals on greenfield sites would be likely to result in a net loss of green infrastructure in the borough and would therefore be likely to exacerbate flood risk in surrounding areas. As such, a major negative impact on water and flooding and adaptation to climate change would be anticipated.

#### **SA Objective 5: Natural resources**

5.2.11 The majority of development proposed under Option A would be likely to be situated on Grade 4 ALC land. Grade 4 soils are classed as ‘poor’ quality agricultural soils; however, the soil resource is still ecologically valuable. As a large proportion of development proposals would be located on previously undeveloped land, this option has the potential to adversely impact natural soil resource in the borough. Overall, a major negative impact on natural resources would be expected due to the likely loss of soil under this option.

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### SA Objective 6: Climate change mitigation

5.2.12 Under Spatial Option A, a large proportion of development would be directed towards previously undeveloped land, and as such, the proposed development would be expected to result in the net loss of green infrastructure across the borough. This could potentially diminish the carbon sink function of local vegetation<sup>58</sup> as well as exacerbate the urban heat island (UHI) effect<sup>59</sup>.

5.2.13 The construction and occupation of dwellings in the borough would be likely to result in an increase in GHG emissions in the Plan area in comparison to existing levels. The extent to which GHG emissions, including carbon dioxide, would increase as a result of Spatial Option A is uncertain. However, due to the expected loss of GI and anticipated increase in traffic-related emissions, a minor negative impact on climate change mitigation would be likely.

### SA Objective 8: Human health

5.2.14 The health of residents within Rossendale is generally lower than England's average<sup>60</sup>. Life expectancy is approximately 6.5 years lower for men and 4.5 years lower for women.

5.2.15 Residents are generally located within accessible distances to GP surgeries within the Plan area, although some residents situated to the west of Rawtenstall have more restricted access. There are no NHS hospitals within the borough. The nearest NHS Hospital is Fairfield General Hospital, located approximately 1.7km to the south of the borough and approximately 11.3km south of Rawtenstall. Residents in Rawtenstall, Bacup, Haslingden and Whitworth would be located outside of a sustainable distance to an NHS Hospital with an A&E department. With limited public transport options, many residents in the centre of Rossendale may need to rely on personal car use to reach healthcare facilities.

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<sup>58</sup> Northwest Climate Change Partnership (2011) Green Infrastructure to Combat Climate Change. Available at: [http://www.greeninfrastructurenw.co.uk/resources/framework\\_for\\_web.pdf](http://www.greeninfrastructurenw.co.uk/resources/framework_for_web.pdf) [Date Accessed: 07/11/19]

<sup>59</sup> Mohajerani, A., Bakaric, J. and Jeffrey-Bailey, T. (2017) The urban heat island effect, its causes, and mitigation, with reference to the thermal properties of asphalt concrete. *Journal of Environmental Management*. 197: 522-538

<sup>60</sup> Public Health England (2019) Local Authority Health Profile 2019: Rossendale. Available at: <https://fingertips.phe.org.uk/static-reports/health-profiles/2019/e07000125.html?area-name=rossendale> [Date Accessed: 07/11/19]

- 5.2.16 The majority of the proposed development would be located within the 2km target distance of a local leisure centre. In addition, new residents would be expected to have good access to the surrounding countryside and a diverse range of natural habitats. This would be likely to have benefits in regard to physical and mental health.
- 5.2.17 A large proportion of new residents under this option would be situated in the borough's valleys, in close proximity to several main roads, including the A6066, A681, A56 and A682. Concentrations of pollutants can often be greater within valleys, as pollutants become trapped in low lying areas, in particular when there is a lack of wind or if cold air becomes trapped in the valleys by a layer of warmer air above<sup>61</sup>. In addition, residents in Rawtenstall, Edenfield and Haslingden could potentially be located in close proximity to nearby AQMAs, including Rossendale AQMA 1, Rossendale AQMA 2 and Greater Manchester AQMA. Residents situated in these locations would be likely to be exposed to higher volumes of pollutants with known health implications, including increased risk of respiratory diseases. Development in these locations would also be likely to make achieving air quality improvements within AQMAs more difficult. New development would be expected to result in an increase in vehicles and associated traffic-related emissions. This would be likely to exacerbate issues with air pollution within the valleys.
- 5.2.18 Overall, due to restricted access to healthcare service and the likely increase in air pollution, a minor negative impact on human health would be expected.

#### **SA Objective 9: Material assets**

- 5.2.19 The projected increase in growth within the borough is not yet established. There is likely to be an increase in household waste generation although the level of increase is currently uncertain.

#### **SA Objective 10: Housing**

- 5.2.20 The projected increase in housing provision across the borough is unidentified at this stage. As such, it is uncertain if the housing needs of the borough would be met.

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<sup>61</sup> European Environment Agency (2016) Temperature inversion traps pollution at ground level. Available at: <https://www.eea.europa.eu/media/infographics/temperature-inversion-traps-pollution-at/view> [Date Accessed: 07/11/19]

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### **SA Objective 11: Employment location**

- 5.2.21 It would be likely that under this spatial option, new residents would have good access to employment opportunities in Level 1 settlements, such as Rawtenstall, Bacup and Haslingden, as well as cities outside the borough, including Manchester, Rochdale and Blackburn. As such, a minor positive impact on employment would be anticipated.

### **SA Objective 12: Employment skills**

- 5.2.22 The proposed development under Spatial Option A would be likely to be located within a sustainable distance to primary schools, and the majority of development within a sustainable distance to secondary schools. Residents situated in Bacup would be likely to need to travel to Waterfoot to access secondary education. Overall, a minor positive impact would be expected in regard to access to education.

### **SA Objective 13: Transport**

- 5.2.23 Public transport options are currently limited within the borough, with no active railway station. Bus services are limited in the rural areas of the borough. Nevertheless, new residents under this spatial option would be likely to be primarily located towards the key centres, and therefore, would be expected to have reasonable access to sustainable transport options and be within a 30-minute travel time by bus to key services and facilities.
- 5.2.24 Under Option A, new residents located in Level 1 settlements would be expected to have good access via walking and cycling to nearby amenities. This would also be expected to help reduce reliance on personal car use, with benefits in regard to reduced local air pollution and traffic congestion issues.
- 5.2.25 The A56 dual carriageway in the west leads on to the M66 at Edenfield in the south of Rossendale. The A56 also leads onto the M65 towards Blackburn and Burnley. These routes provide good road access to surrounding towns and cities for residents within the borough.
- 5.2.26 Overall, new residents under this spatial option would be expected to have good access to local services and facilities, and therefore, a minor positive impact would be expected.



## 5.3 Option B - Minimum intervention: Maximise Growth Opportunities and Market Viability

### Housing

- Maximise potential of sites owned by willing landowners and developers.
- Heavy focus on greenfield and Green Belt sites (less than 10% brownfield).
- Edenfield expanded significantly beyond current settlement size/place in hierarchy (nearly all Green Belt-potential for more releases).
- Allow greater expansion at Loveclough/Goodshaw.
- Further Green Belt release in Whitworth and Rising Bridge to residential.
- More development in the west of the Valley.
- Increased use of greenfield sites in villages.
- Pattern of development based primarily on land availability rather than on policy or infrastructure constraints.

### Employment

- Maximise Green Belt and Greenfield sites close to A56/M66 (south of New Hall Hey, Rawtenstall and by Carrs Industrial Estate) and possibly Tesco Haslingden.
- Encourage loss of former mill sites to housing.

### Leisure/Retail

- Allow expansion of leisure/retail at Futures Park, Bacup and allow employment/leisure to spread up hillside.
- Allow retail expansion of Winfields into Green Belt.
- Promote large scale leisure and accommodation development in green belt and countryside (e.g. at Water, south of Helmshore and south of Turn).

	1	2	3	4	5	6	7	8	9	10	11	12	13
Spatial Option B	Landscape	Cultural Heritage	Biodiversity and Geodiversity	Water and Flooding	Natural Resources	Climate Change Mitigation	Climate Change Adaption	Human Health	Material Assets	Housing	Employment Location	Employment Skills	Transport
	-	-	-	-	-	-	-	-	+/-	+/-	+	+	-

### SA Objective 1: Landscape

5.3.1 Under Spatial Option B, the proposed development would be directed towards the boundaries of existing settlements. This could potentially result in adverse impacts on countryside views for local residents, particularly as the majority of the proposed development would be located on previously undeveloped land. By focusing on urban boundaries and extending areas of built form into the surrounding countryside, the proposed development could have the potential to alter the character of the existing rural urban fringe.

- 5.3.2 With the majority of development being directed towards greenfield and Green Belt sites, adverse impacts on landscape features would be likely. Some development proposals could also increase the risk of coalescence between settlements and increase the risk of urbanisation into the countryside. Due to the proposed expansion at Edenfield, Spatial Option B would be expected to result in large-scale adverse impacts on the local landscape at this location.
- 5.3.3 The majority of the proposed development under Spatial Option B would be located within the LCT ‘Settled Valleys’<sup>62</sup>. Some of the key environmental features of this landscape include a sense of enclosure and linear pattern of terraced urban settlement. Pressures on this landscape include the expansion of urban settlements and increased pressure for recreation along the valley floor.
- 5.3.4 The proposed development under Spatial Option B, in particular the proposed development at Edenfield, would be likely to result in adverse impacts on the landscape of the borough. Therefore, a minor negative impact on landscape would be expected.

### **SA Objective 2: Cultural heritage**

- 5.3.5 There is one Scheduled Monument (Higher Mill, Helmshore) located within the borough, thirteen Grade II\* Listed Buildings and 258 Grade II Listed Buildings. ‘Whitworth Cemetery’ is a Grade II RPG, designated partially for views from and into the cemetery<sup>63</sup>. It is the only RPG in the borough, located to the east of Whitworth. The cemetery is situated on ground rising to the south east. Future development to the south of the RPG would therefore be likely to have an adverse impact on the views from and into the cemetery.

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<sup>62</sup> Lancashire County Council (2000) A Landscape Strategy for Lancashire: Landscape Strategy. Available at: <https://www.lancashire.gov.uk/media/152743/strategy.pdf> [Date Accessed: 31/10/19]

<sup>63</sup> Historic England (2003) Whitworth Cemetery. Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1000475> [Date Accessed: 31/10/19]

- 5.3.6 Spatial Option B directs the majority of development proposals towards previously undeveloped land. As a result, development at these locations could potentially alter the local historic character, including the setting of surrounding Listed Buildings and Conservations Areas. In addition, the proposed quantity of development located on previously undeveloped land would be more likely to result in significant harm on surrounding heritage assets. As a result, a minor negative impact on cultural heritage would be expected.

### **SA Objective 3: Biodiversity and geodiversity**

- 5.3.7 ‘Lee Quarry’ SSSI, which displays one of the best available exposures in the Upper Carboniferous Haslingden Flags Formation<sup>64</sup>, is a popular mountain biking centre which is in a ‘favourable’ condition. The proposed development under this spatial option could potentially result in an increase in recreational disturbance at the SSSI, although there is currently no evidence of adverse impacts resulting from public access. The borough supports a wide and diverse array of Biological Heritage Sites, Important Wildlife Sites and priority habitats. It is considered to be likely that future development proposed under this option would increase public access associated disturbances at some of these biodiversity assets to some extent. The proposed expansion at Edenfield could potentially result in adverse impacts on numerous surrounding Biological Heritage Sites and Important Wildlife Sites.
- 5.3.8 Where development is proposed on previously undeveloped land, it would be likely to result in a net reduction in the quantity and quality of priority habitats and natural vegetation within the borough. Under Spatial Option B, the majority of development would be located on previously undeveloped land, and as such, would be expected to result in the loss of important natural habitats. This could potentially lead to habitat fragmentation. Overall, a minor negative impact on biodiversity and geodiversity within the borough would be expected.

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<sup>64</sup> Natural England (1997) Designated Sites View: Lee Quarry SSSI. Available at: <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S2000040&SiteName=lee%20quarry&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=> [Date Accessed: 31/10/19]

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#### **SA Objective 4: Water and flooding & SA Objective 7: Climate change adaptation**

- 5.3.9 Under Spatial Option B, the proposed development would be primarily directed towards valleys in the borough where fluvial and surface water Flood Zones are prevalent. Within the borough, areas of land within Flood Zones 2 and 3 include Irwell Vale, Rawtenstall, Bacup and the west of Edenfield. Surface water flood risk is more prevalent in Rawtenstall, Bacup and Whitworth. Development in these locations could potentially situate new residents in areas at risk of flooding, with associated implications for human health and the local economy.
- 5.3.10 Under this spatial option, the majority of development would be proposed on previously undeveloped land. As a result, this would be likely to result in a net loss of green infrastructure across the borough. This would be likely to exacerbate flooding in surrounding areas. As such, a major negative impact on water and flood risk and climate change adaptation would be anticipated.

#### **SA Objective 5: Natural resources**

- 5.3.11 The majority of development proposed under this spatial option would be likely to be situated on Grade 4 ALC land. Grade 4 soils are classed as ‘poor’ quality agricultural soils; however, the soil resource is still ecologically valuable. As a large proportion of development proposals would be located on previously undeveloped land, this option has the potential to adversely impact natural soil resource in the borough. Due to this loss of soil, a major negative impact on natural resources would be expected.

### SA Objective 6: Climate change mitigation

5.3.12 Under Spatial Option B, the majority of development would be directed towards previously undeveloped land, and as such, the proposed development would be expected to result in the net loss of green infrastructure across the borough. This could potentially diminish the carbon sink function of local vegetation<sup>65</sup> as well as exacerbate the UHI effect<sup>66</sup>.

5.3.13 The construction and occupation of dwellings in the borough would be likely to result in an increase in GHG emissions in the Plan area in comparison to existing levels. The extent to which GHG emissions, including carbon dioxide, would increase as a result of this spatial option is uncertain. However, due to the expected loss of GI and anticipated increase in traffic-related emissions, a minor negative impact on climate change mitigation would be likely.

### SA Objective 8: Human health

5.3.14 The health of residents within Rossendale is generally lower than England's average<sup>67</sup>. Life expectancy is approximately 6.5 years lower for men and 4.5 years lower for women.

5.3.15 Residents are generally located within accessible distances to GP surgeries within the Plan area, although some residents situated to the west of Rawtenstall have more restricted access. There are no NHS hospitals within the borough. The nearest NHS Hospital is Fairfield General Hospital, located approximately 1.7km to the south of the borough and approximately 8km south of Edenfield. Residents in Edenfield, and the majority of locations proposed for development under this spatial option, would be located outside of a sustainable distance to an NHS Hospital with an A&E department. With limited public transport options, many residents may need to rely on personal car use to reach healthcare facilities.

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<sup>65</sup> Northwest Climate Change Partnership (2011) Green Infrastructure to Combat Climate Change. Available at: [http://www.greeninfrastructurenw.co.uk/resources/framework\\_for\\_web.pdf](http://www.greeninfrastructurenw.co.uk/resources/framework_for_web.pdf) [Date Accessed: 07/11/19]

<sup>66</sup> Mohajerani, A., Bakaric, J. and Jeffrey-Bailey, T. (2017) The urban heat island effect, its causes, and mitigation, with reference to the thermal properties of asphalt concrete. *Journal of Environmental Management*. 197: 522-538

<sup>67</sup> Public Health England (2019) Local Authority Health Profile 2019: Rossendale. Available at: <https://fingertips.phe.org.uk/static-reports/health-profiles/2019/e07000125.html?area-name=rossendale> [Date Accessed: 07/11/19]

- 5.3.16 The majority of the proposed development would be located within the 2km target distance of a leisure centre. In addition, new residents would be expected to have good access to the surrounding countryside and a diverse range of natural habitats. This would be likely to have benefits in regard to physical and mental health.
- 5.3.17 A large proportion of new residents under this option would be situated in the borough's valleys, in close proximity to several main roads, including the A6066, A681, A56 and A682. Concentrations of pollutants can often be greater within valleys, as pollutants become trapped in low lying areas, in particular, when there is a lack of wind or if cold air becomes trapped in the valleys by a layer of warmer air above<sup>68</sup>. In addition, residents in Rawtenstall, Edenfield and Haslingden could potentially be located in close proximity to nearby AQMAs, including Rossendale AQMA 1, Rossendale AQMA 2 and Greater Manchester AQMA. Residents situated in these locations would be likely to be exposed to higher volumes of pollutants with known health implications, including increased risk of respiratory diseases. Development in these locations would also be likely to make achieving air quality improvements within AQMAs more difficult. New development would be expected to result in an increase in vehicles and associated traffic-related emissions. This would be likely to exacerbate issues with air pollution within the valleys.
- 5.3.18 Overall, due to limited access to healthcare facilities and the likely increase in air pollution, a minor negative impact on human health would be expected.

#### **SA Objective 9: Material assets**

- 5.3.19 The projected increase in growth within the borough is not yet established. There is likely to be an increase in household waste generation although the level of increase is currently uncertain.

#### **SA Objective 10: Housing**

- 5.3.20 The projected increase in housing provision across the borough is unidentified at this stage. As such, it is uncertain if the housing needs of the borough would be met.

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<sup>68</sup> European Environment Agency (2016) Temperature inversion traps pollution at ground level. Available at: <https://www.eea.europa.eu/media/infographics/temperature-inversion-traps-pollution-at/view> [Date Accessed: 07/11/19]

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### **SA Objective 11: Employment location**

- 5.3.21 It would be likely that under Spatial Option B, new residents would have good access to employment opportunities in Level 1 settlements, such as Rawtenstall, Bacup and Haslingden, as well as cities outside the borough, including Manchester, Rochdale and Blackburn. As such, a minor positive impact on employment would be anticipated.

### **SA Objective 12: Employment skills**

- 5.3.22 The proposed development under this spatial option would be likely to be located within a sustainable distance to primary schools, and the majority of development within a sustainable distance to secondary schools. Residents situated in Bacup would be likely to need to travel to Waterfoot and residents in Edenfield would have to travel to Haslingden in order to access secondary education. Overall, a minor positive impact would be expected in regard to access to education.

### **SA Objective 13: Transport**

- 5.3.23 Public transport options are currently limited within the borough, with no active railway station. Bus services are limited in the rural areas of the borough. A number of new residents under this spatial option would be directed towards rural areas of the borough with poor access to local services via sustainable transport options.
- 5.3.24 Under Option B, new residents located in Level 1 settlements would be expected to have good access via walking and cycling to nearby amenities. This would also be expected to help reduce reliance on personal car use, with benefits in regard to reduced local air pollution and traffic congestion issues. However, a number of residents would be likely to be located in areas with poor access to pedestrian and cycle networks.
- 5.3.25 The A56 dual carriageway in the west leads on to the M66 at Edenfield in the south of Rossendale. The A56 also leads onto the M65 towards Blackburn and Burnley. These routes provide good road access to surrounding towns and cities for residents within the borough. However, as an expansion at Edenfield is proposed under this spatial option, traffic congestion within the area and on the A56 and M66 would be expected to increase.

- 5.3.26 Overall, a number of new residents under this spatial option would be expected to have poor access to local services and facilities via sustainable transport options, and therefore, a minor negative impact would be expected.



## 5.4 Option C - Focus Development within existing Urban Areas, on Brownfield Land and at higher densities

### Housing

- Would minimise urban sprawl and loss of countryside.
- Focus on all urban areas regardless of place within settlement hierarchy (e.g. Stacksteads and Waterfoot).
- Maximise use of vacant mills for housing, especially along Irwell Corridor.
- Increases housing density within the borough (use of minimum densities of 30-35 per ha and 40-45ha near Transport Hubs).
- Highest SHLAA brownfield potential in Stacksteads, Worsley and Healey/Whitworth. Aim for 35% brownfield overall.
- More development on non-allocated brownfield sites of under 5 houses (windfalls) wherever these are located.
- More development in deprived locations and within urban areas.
- Better related to existing services.
- A number of larger sites, such as Reedsholme Mill north of Rawtenstall, already have residential consent.
- Maximises use of existing services.

### Employment

- Employment allocations at Barlow Bottoms and Baxenden Chemicals.
- Increases demand to change older employment sites to residential. This could have implications for Employment Land Supply (loss of approx. 15% of current supply).
- Lack of large, flattish brownfield sites near the motorway - retain land at Ewood Bridge and Winfields in Haslingden for employment.
- Lack of a range of supply .
- Many existing employment sites are in sub-optimal locations.

### Retail and Leisure

- Limited number of suitable sites to provide suitable expansion opportunities.
- Would emphasise upgrading of the existing offer.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Spatial Option C	Landscape	Cultural Heritage	Biodiversity and Geodiversity	Water and Flooding	Natural Resources	Climate Change Mitigation	Climate Change Adaption	Human Health	Material Assets	Housing	Employment Location	Employment Skills	Transport
	-	0	-	-	-	-	-	-	+/-	+/-	+	+	+

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### SA Objective 1: Landscape

- 5.4.1 Under Spatial Option C, development proposals would be directed towards urban areas. As such, there is a greater scope for the proposed development to be in-keeping with the existing settlement townscape, providing future proposals adhere to design guidelines. By focusing on urban areas and limiting the extension of built form into the surrounding countryside, this spatial option could potentially help to prevent the loss of countryside and local landscape features.
- 5.4.2 This spatial option proposes an increase in housing density throughout the borough, potentially up to 45 dwellings per hectare near Transport Hubs. Mitigating the impact of higher density development on the character of the local area can be difficult, with less scope for spacious layout which reflect the character of the local context and the incorporation of open space on site. Higher density developments may also require the use of taller buildings, which could potentially result in adverse impacts on long distance views, as well as the character of the local area.
- 5.4.3 The majority of the proposed development under Spatial Option C would be located within LCT ‘Settled Valleys’<sup>69</sup>. Some of the key environmental features of this landscape include a sense of enclosure and linear pattern of terraced urban settlement. Pressures on this landscape include the expansion of urban settlements and increased pressure for recreation along the valley floor.
- 5.4.4 By focusing development towards urban areas and previously developed land, Spatial Option C would be likely to help minimise the risk of adverse impacts on the local landscape and townscape character. However, overall the proposed development would be expected to have a minor negative impact on the landscape.

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<sup>69</sup> Lancashire County Council (2000) A Landscape Strategy for Lancashire: Landscape Strategy. Available at: <https://www.lancashire.gov.uk/media/152743/strategy.pdf> [Date Accessed: 31/10/19]

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## SA Objective 2: Cultural heritage

- 5.4.5 There is one Scheduled Monument (Higher Mill, Helmshore) located within the borough, thirteen Grade II\* Listed Buildings and 258 Grade II Listed Buildings. ‘Whitworth Cemetery’ is a Grade II RPG, designated partially for views from and into the cemetery<sup>70</sup>. It is the only RPG in the borough, located to the east of Whitworth. The cemetery is situated on ground rising to the south east. As Spatial Option C proposes development within urban areas, it would be unlikely that future development would impact this RPG.
- 5.4.6 Under Spatial Option C, where possible, development proposals would be directed towards previously developed land and in primarily urban areas. Effects on the local historic environment would depend on the scale and character of the proposed development and the existing context of local heritage assets. However, it is more likely that the proposed development would be located within an existing built context, and therefore, would be less likely to result in significant harm on surrounding heritage assets. As such, a negligible impact on the historic environment would be anticipated.

## SA Objective 3: Biodiversity and geodiversity

- 5.4.7 ‘Lee Quarry’ SSSI, which displays one of the best available exposures in the Upper Carboniferous Haslingden Flags Formation<sup>71</sup>, is a popular mountain biking centre which is in a ‘favourable’ condition. The proposed development under this spatial option could potentially result in an increase in recreational disturbance at the SSSI, although there is currently no evidence of adverse impacts resulting from public access. The borough supports a wide and diverse array of Biological Heritage Sites, Important Wildlife Sites and priority habitats. It is considered to be likely that future development proposed under this option would increase public access associated disturbances at these biodiversity assets, to some extent.

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<sup>70</sup> Historic England (2003) Whitworth Cemetery. Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1000475> [Date Accessed: 31/10/19]

<sup>71</sup> Natural England (1997) Designated Sites View: Lee Quarry SSSI. Available at: <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S2000040&SiteName=lee%20quarry&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=> [Date Accessed: 31/10/19]

5.4.8 Under Spatial Option C, where possible, development would be directed to previously developed locations. This would be expected to help protect existing habitats and green infrastructure. Nevertheless, a proportion of development would be located on previously undeveloped land. This development could potentially result in a net reduction in the quantity and quality of priority habitats and natural vegetation within the borough. Overall, a minor negative impact on biodiversity and geodiversity within the borough would be expected.

#### **SA Objective 4: Water and flooding & SA Objective 7: Climate change mitigation**

5.4.9 Under Spatial Option C, future development would be predominantly directed towards urban areas within the valleys in the borough, where fluvial and surface water Flood Zones are prevalent. Within the borough, areas of land within Flood Zones 2 and 3 include Irwell Vale, Rawtenstall, Bacup and the west of Edenfield. Surface water flood risk is more prevalent in Rawtenstall, Bacup and Whitworth. Development in these locations could potentially situate new residents in areas at risk of flooding, with associated implications for human health and the local economy. Although this spatial option predominantly focuses development towards previously developed land, it would be expected that some development on greenfield sites would occur. This would be likely to result in a net loss of green infrastructure in the borough and as such, exacerbate flood risk in surrounding areas. Overall, a major negative impact on water and flooding and adaptation to climate change would be anticipated.

#### **SA Objective 5: Natural resources**

5.4.10 The majority of development proposed under Spatial Option C would be likely to be situated on Grade 4 ALC land. Grade 4 soils are classed as ‘poor’ quality agricultural soils; however, the soil resource is still ecologically valuable. This spatial option aims to direct development to previously developed locations where possible, however, it would be expected that a proportion of development would be located on greenfield sites. As such, a proportion of development under this spatial option has the potential to adversely affect natural soil resource in the borough. As a result of this loss of land, a major negative impact on natural resources would be expected.

### SA Objective 6: Climate change mitigation

5.4.11 Under this spatial option, development proposals would be prioritised on previously developed land. However, it would be anticipated that a proportion of development would be located on previously undeveloped land. This would be expected to result in the net loss of GI across the borough. This could potentially diminish the carbon sink function of local vegetation<sup>72</sup> as well as exacerbate the UHI effect<sup>73</sup>.

5.4.12 The construction and occupation of dwellings in the borough would be likely to result in an increase in GHG emissions in the Plan area in comparison to existing levels. The extent to which GHG emissions, including carbon dioxide, would increase as a result of Spatial Option C is uncertain. However, due to the expected loss of GI and anticipated increase in traffic-related emissions, a minor negative impact on climate change mitigation would be likely.

### SA Objective 8: Human health

5.4.13 The health of residents within Rossendale is generally lower than England's average<sup>74</sup>. Life expectancy is approximately 6.5 years lower for men and 4.5 years lower for women.

5.4.14 Residents are generally located within accessible distances to GP surgeries within the Plan area, although some residents situated to the west of Rawtenstall have more restricted access. There are no NHS hospitals within the borough. The nearest NHS Hospital is Fairfield General Hospital, located approximately 1.7km to the south of the borough and approximately 11.3km south of Rawtenstall. The majority of residents in new developments under this spatial option would be located outside of a sustainable distance to an NHS Hospital with an A&E department. With limited public transport options, many residents in the centre of Rossendale may need to rely on personal car use to reach healthcare facilities.

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<sup>72</sup> Northwest Climate Change Partnership (2011) Green Infrastructure to Combat Climate Change. Available at: [http://www.greeninfrastructurenw.co.uk/resources/framework\\_for\\_web.pdf](http://www.greeninfrastructurenw.co.uk/resources/framework_for_web.pdf) [Date Accessed: 07/11/19]

<sup>73</sup> Mohajerani, A., Bakaric, J. and Jeffrey-Bailey, T. (2017) The urban heat island effect, its causes, and mitigation, with reference to the thermal properties of asphalt concrete. *Journal of Environmental Management*. 197: 522-538

<sup>74</sup> Public Health England (2019) Local Authority Health Profile 2019: Rossendale. Available at: <https://fingertips.phe.org.uk/static-reports/health-profiles/2019/e07000125.html?area-name=rossendale> [Date Accessed: 07/11/19]

- 5.4.15 The majority of the proposed development would be located within the 2km target distance of a local leisure centre. In addition, new residents would be expected to have good access to the surrounding countryside and a diverse range of natural habitats. This would be likely to have benefits in regard to physical and mental health.
- 5.4.16 A large proportion of new residents under this option would be situated in the borough's valleys, in close proximity to several main roads, including the A6066, A681, A56 and A682. Concentrations of pollutants can often be greater within valleys, as pollutants become trapped in low lying areas, in particular when there is a lack of wind or if cold air becomes trapped in the valleys by a layer of warmer air above<sup>75</sup>. In addition, residents in Rawtenstall, Edenfield and Haslingden could potentially be located in close proximity to nearby AQMAs, including Rossendale AQMA 1, Rossendale AQMA 2 and Greater Manchester AQMA. Residents situated in these locations would be likely to be exposed to higher volumes of pollutants with known health implications, including increased risk of respiratory diseases. Development in these locations would also be likely to make achieving air quality improvements within AQMAs more difficult. New development would be expected to result in an increase in vehicles and associated traffic-related emissions. This would be likely to exacerbate issues with air pollution within the valleys.
- 5.4.17 Overall, due to the limited access to healthcare facilities and the likely increase in air pollution, a minor negative impact on human health would be expected.

#### **SA Objective 9: Material assets**

- 5.4.18 The projected increase in growth within the borough is not yet established. There is likely to be an increase in household waste generation although the level of increase is currently uncertain.

#### **SA Objective 10: Housing**

- 5.4.19 The projected increase in housing provision across the borough is unidentified at this stage. As such, it is uncertain if the housing needs of the borough would be met.

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<sup>75</sup> European Environment Agency (2016) Temperature inversion traps pollution at ground level. Available at: <https://www.eea.europa.eu/media/infographics/temperature-inversion-traps-pollution-at/view> [Date Accessed: 07/11/19]

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### **SA Objective 11: Employment location**

- 5.4.20 It would be likely that under this spatial option, new residents would have good access to employment opportunities in Level 1 settlements, such as Rawtenstall, Bacup and Haslingden, as well as cities outside the borough, including Manchester, Rochdale and Blackburn. As such, a minor positive impact on employment would be anticipated.

### **SA Objective 12: Employment skills**

- 5.4.21 The proposed development under this spatial option would be likely to be located within a sustainable distance to primary schools, and the majority of development within a sustainable distance to secondary schools. Residents situated in Bacup would be likely to need to travel to Waterfoot in order to access secondary education. Overall, a minor positive impact would be expected in regard to access to education.

### **SA Objective 13: Transport**

- 5.4.22 Public transport options are currently limited within the borough, with no active railway station. Bus services are limited in the rural areas of the borough, such as Love Clough and Whitworth. Under Option C, development proposals would be directed toward urban areas and therefore, would be expected to be located in close proximity to existing public transport links. Therefore, new residents would be likely to be located within a 30-minute travel time by bus to key services and facilities.
- 5.4.23 New residents located in Level 1 settlements would be expected to have good access via walking and cycling to nearby amenities. This would also be expected to help reduce reliance on personal car use, with benefits in regard to reduced local air pollution and traffic congestion issues.
- 5.4.24 The A56 dual carriageway in the west leads on to the M66 at Edenfield in the south of Rossendale. The A56 also leads onto the M65 towards Blackburn and Burnley. These routes provide good road access to surrounding towns and cities for residents within the borough.
- 5.4.25 Overall, new residents under this spatial option would be expected to have good access to local services and facilities, and therefore, a minor positive impact would be expected.

## 5.5 Option D – Combined Option

### Housing

- Provides for a mix of development across the borough including making optimal use of brownfield land including higher densities (40-45 dwellings per ha) in number of town centre locations.
- Greater emphasis on working with owners of brownfield sites with infrastructure issues to bring forward mill sites for housing, especially between Water and Waterfoot.
- Accepts the need for greenfield land on urban fringe in proportion to size of settlements and in order to meet housing numbers.
- Most development around Rawtenstall, especially north and east, and around fringes of Bacup. At least 70%-80% around these settlements greenfield.
- Recognises Edenfield as an exceptional case for Green Belt release as a major masterplanned development and in Whitworth because of the lack of alternative sites within the settlement.

### Employment

- Retain key existing sites.
- Seek to develop site north of Carrs Industrial Estate, Haslingden recognising issues with access/wildlife.
- Develop Green Belt site south of New Hall Hey (recognising constraints).
- Develop land at Barlow Bottoms for employment.

### Retail and Leisure

- Focus on existing town centres with small extension to Bacup.
- Leisure/retail employment at Futures Park but limited extension into countryside.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Spatial Option D	Landscape	Cultural Heritage	Biodiversity and Geodiversity	Water and Flooding	Natural Resources	Climate Change Mitigation	Climate Change Adaption	Human Health	Material Assets	Housing	Employment Location	Employment Skills	Transport
	-	0	-	--	--	-	--	-	+/-	+/-	+	+	+

### SA Objective 1: Landscape

5.5.1 Spatial Option D proposes to provide a mix of development, including the use of previously developed land at high densities (approximately 40-45 dph). Mitigating the impact of higher density development on the character of the local area can be difficult, with less scope for spacious layout which reflect the character of the local context and the incorporation of open space on site. Higher density developments may also require the use of taller buildings, which could potentially result in adverse impacts on long distance views, as well as the character of the local area.



- 5.5.2 Spatial Option D would direct residential development towards previously undeveloped land on the urban fringe, in particular, around Rawtenstall and Bacup. Development proposals would be proportionate to settlement size, which would be expected to help ensure that that future development is in-keeping with the local character, design and distinctiveness of the settlement. However, by focusing development towards urban boundaries and extending areas of built form into the surrounding countryside, it would be likely that development proposals would alter the character of the rural urban fringe. Development proposals located on previously undeveloped land towards the urban fringe could potentially result in adverse impacts on countryside views currently experienced by local residents and visitors.
- 5.5.3 Under this spatial option, it is recognised that some development proposals would be directed towards the Green Belt. This includes Edenfield and Whitworth. Development proposals on Green Belt land would be expected to alter the existing landscape character, as the proposed development would be unlikely to be in-keeping with the countryside's natural features.
- 5.5.4 The majority of the proposed development under Spatial Option D would be located within the LCT 'Settled Valleys'<sup>76</sup>. Some of the key environmental features of this landscape include a sense of enclosure and linear pattern of terraced urban settlement. Pressures on this landscape include the expansion of urban settlements and increased pressure for recreation along the valley floor.
- 5.5.5 The proposed development under Spatial Option D could potentially alter the distinctiveness of the local landscape and affect visual amenity. Therefore, a minor negative impact on landscape would be expected.

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<sup>76</sup> Lancashire County Council (2000) A Landscape Strategy for Lancashire: Landscape Strategy. Available at: <https://www.lancashire.gov.uk/media/152743/strategy.pdf> [Date Accessed: 31/10/19]

## SA Objective 2: Cultural heritage

- 5.5.6 There is one Scheduled Monument (Higher Mill, Helmshore) located within the borough, thirteen Grade II\* Listed Buildings and 258 Grade II Listed Buildings. ‘Whitworth Cemetery’ is a Grade II RPG, designated partially for views from and into the cemetery<sup>77</sup>. It is the only RPG in the borough, located to the east of Whitworth. The cemetery is situated on ground rising to the south east. As Spatial Option D aims to focus development within urban areas, it would be unlikely that future development would impact this RPG.
- 5.5.7 Under Spatial Option D, where possible, development proposals would be directed towards previously developed land and in primarily urban areas. Effects on the local historic environment would depend on the scale and character of the proposed development and the existing context of local heritage assets. However, it is more likely that the proposed development would be located within an existing built context, and therefore, would be less likely to result in significant harm on surrounding heritage assets. As such, a negligible impact on the historic environment would be anticipated.

## SA Objective 3: Biodiversity and geodiversity

- 5.5.8 ‘Lee Quarry’ SSSI, which displays one of the best available exposures in the Upper Carboniferous Haslingden Flags Formation<sup>78</sup>, is a popular mountain biking centre which is in a ‘favourable’ condition. The proposed development under this spatial option could potentially result in an increase in recreational disturbance at the SSSI, although there is currently no evidence of adverse impacts resulting from public access. The borough supports a wide and diverse array of Biological Heritage Sites, Important Wildlife Sites and priority habitats. It is considered to be likely that future development proposed under this option would increase public access associated disturbances at some of these biodiversity assets, to some extent.

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<sup>77</sup> Historic England (2003) Whitworth Cemetery. Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1000475> [Date Accessed: 31/10/19]

<sup>78</sup> Natural England (1997) Designated Sites View: Lee Quarry SSSI. Available at: <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S2000040&SiteName=lee%20quarry&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=> [Date Accessed: 31/10/19]

5.5.9 Under Spatial Option D, development proposals on previously developed land in town centres would be of higher densities (40-45 dph). This would be likely to help reduce the quantity of development located on greenfield sites and could potentially help to protect existing habitats and vegetation. Nevertheless, a proportion of development would be located on previously undeveloped land. This development would therefore be expected to result in a net reduction in the quantity and quality of priority habitats and natural vegetation within the borough. Overall, a minor negative impact on biodiversity and geodiversity within the borough would be expected.

**SA Objective 4: Water and flooding & SA Objective 7: Climate change adaptation**

5.5.10 Under this spatial option, development proposals would be predominantly directed towards Rawtenstall and Bacup, within the valleys in the borough, where fluvial and surface water Flood Zones are prevalent. Within the borough, areas of land within Flood Zones 2 and 3 include Irwell Vale, Rawtenstall, Bacup and the west of Edenfield. Surface water flood risk is more prevalent in Rawtenstall, Bacup and Whitworth. Development in these locations could potentially situate new residents in areas at risk of flooding, with associated implications for human health and the local economy.

5.5.11 Although under Spatial Option D development on previously developed land would be prioritised, it is anticipated that development would also be located on greenfield sites at the urban fringe, including the release of Green Belt at Edenfield and Whitworth. Development proposals in these locations would be expected to result in a net loss of GI in the borough and as such, would be likely to exacerbate flooding in surrounding areas. Overall, a major negative impact on water and flooding and climate change adaptation would be anticipated.

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### SA Objective 5: Natural resources

- 5.5.12 The majority of development proposed under Spatial Option D would be likely to be situated on Grade 4 ALC land. Grade 4 soils are classed as ‘poor’ quality agricultural soils; however, the soil resource is still ecologically valuable. This spatial option aims to promote the development of previously developed land at high densities where possible. This would be likely to help reduce the quantity of development on greenfield sites. However, it is anticipated that approximately 70-80% of the proposed development under this option would be located on previously undeveloped land. As such, a large proportion of development under this spatial option has the potential to adversely affect natural soil resource in the borough. As a result of this loss of soil, a major negative impact on natural resources would be expected.

### SA Objective 6: Climate change mitigation

- 5.5.13 Under Spatial Option D, some development proposals would be located on previously developed land at higher densities (approximately 40-45 dph). However, it would be anticipated that between 70% and 80% of development would be located in previously undeveloped locations. This would be expected to result in the net loss of green infrastructure across the borough. This could potentially diminish the carbon sink function of local vegetation<sup>79</sup> as well as exacerbate the UHI effect<sup>80</sup>.
- 5.5.14 The construction and occupation of dwellings in the borough would be likely to result in an increase in GHG emissions in the Plan area in comparison to existing levels. The extent to which GHG emissions, including carbon dioxide, would increase as a result of this spatial option is uncertain. However, due to the expected loss of green infrastructure and anticipated increase in traffic-related emissions, a minor negative impact on climate change mitigation would be likely.

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<sup>79</sup> Northwest Climate Change Partnership (2011) Green Infrastructure to Combat Climate Change. Available at: [http://www.greeninfrastructurenw.co.uk/resources/framework\\_for\\_web.pdf](http://www.greeninfrastructurenw.co.uk/resources/framework_for_web.pdf) [Date Accessed: 07/11/19]

<sup>80</sup> Mohajerani, A., Bakaric, J. and Jeffrey-Bailey, T. (2017) The urban heat island effect, its causes, and mitigation, with reference to the thermal properties of asphalt concrete. *Journal of Environmental Management*. 197: 522-538

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### SA Objective 8: Human health

- 5.5.15 The health of residents within Rossendale is generally lower than England's average<sup>81</sup>. Life expectancy is approximately 6.5 years lower for men and 4.5 years lower for women.
- 5.5.16 Residents are generally located within accessible distances to GP surgeries within the Plan area, although some residents situated to the west of Rawtenstall have more restricted access. There are no NHS hospitals within the borough. The nearest NHS Hospital is Fairfield General Hospital, located approximately 1.7km to the south of the borough and approximately 11.3km south of Rawtenstall. The majority of residents in new developments under this spatial option would be located outside of a sustainable distance to an NHS Hospital with an A&E department. With limited public transport options, many residents in the centre of Rossendale may need to rely on personal car use to reach healthcare facilities.
- 5.5.17 The majority of the proposed development would be located within the 2km target distance of a local leisure centre. In addition, new residents would be expected to have good access to the surrounding countryside and a diverse range of natural habitats. This would be likely to have benefits in regard to physical and mental health.
- 5.5.18 A large proportion of new residents under this option would be situated in the borough's valleys, in close proximity to several main roads, including the A6066, A681, A56 and A682. Concentrations of pollutants can often be greater within valleys, as pollutants become trapped in low lying areas, in particular, when there is a lack of wind or if cold air becomes trapped in the valleys by a layer of warmer air above<sup>82</sup>.

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<sup>81</sup> Public Health England (2019) Local Authority Health Profile 2019: Rossendale. Available at: <https://fingertips.phe.org.uk/static-reports/health-profiles/2019/e07000125.html?area-name=rossendale> [Date Accessed: 07/11/19]

<sup>82</sup> European Environment Agency (2016) Temperature inversion traps pollution at ground level. Available at: <https://www.eea.europa.eu/media/infographics/temperature-inversion-traps-pollution-at/view> [Date Accessed: 07/11/19]

5.5.19 In addition, residents in Rawtenstall, Edenfield and Haslingden could potentially be located in close proximity to nearby AQMAs, including Rossendale AQMA 1, Rossendale AQMA 2 and Greater Manchester AQMA. Residents situated in these locations would be likely to be exposed to higher volumes of pollutants with known health implications, including increased risk of respiratory diseases. Development in these locations would also be likely to make achieving air quality improvements within AQMAs more difficult. New development would be expected to result in an increase in vehicles and associated traffic-related emissions. This would be likely to exacerbate issues with air pollution within the valleys.

5.5.20 Overall, due to restricted access to healthcare facilities and the likely increase in air pollution, a minor negative impact on human health would be expected.

**SA Objective 9: Material assets**

5.5.21 The projected increase in growth within the borough is not yet established. There is likely to be an increase in household waste generation although the level of increase is currently uncertain.

**SA Objective 10: Housing**

5.5.22 The projected increase in housing provision across the borough is unidentified at this stage. As such, it is uncertain if the housing needs of the borough would be met.

**SA Objective 11: Employment location**

5.5.23 It would be likely that under this spatial option, new residents would have good access to employment opportunities in Level 1 settlements, such as Rawtenstall, Bacup and Haslingden, as well as cities outside the borough, including Manchester, Rochdale and Blackburn. As such, a minor positive impact on employment would be anticipated.

**SA Objective 12: Employment skills**

5.5.24 The proposed development under this spatial option would be likely to be located within a sustainable distance to primary schools, and the majority of development within a sustainable distance to secondary schools. Residents situated in Bacup would be likely to need to travel to Waterfoot in order to access secondary education. Overall, a minor positive impact would be expected in regard to access to education.

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### **SA Objective 13: Transport**

- 5.5.25 Public transport options are currently limited within the borough, with no active railway station. Bus services are limited in the rural areas of the borough, such as Love Clough and Whitworth. Under Spatial Option D, development proposals would be primarily directed towards Rawtenstall and Bacup, and therefore, would be expected to be located in close proximity to existing public transport links. New residents would be likely to be primarily located near town centres and existing public transport options, and therefore, be within a 30-minute travel time by bus to key services and facilities.
- 5.5.26 New residents located in Level 1 settlements would be expected to have good access via walking and cycling to nearby amenities. This would also be expected to help reduce reliance on personal car use, with benefits in regard to reduced local air pollution and traffic congestion issues.
- 5.5.27 The A56 dual carriageway in the west leads on to the M66 at Edenfield in the south of Rossendale. The A56 also leads onto the M65 towards Blackburn and Burnley. These routes would be expected to provide good road access to surrounding towns and cities for residents within the borough.
- 5.5.28 Overall, new residents under this spatial option would be expected to have good access to existing public transport links and local services and facilities. Therefore, a minor positive impact would be anticipated.

# 6 Policy Reasonable Alternatives

## 6.1 Identification of Policy Reasonable Alternatives

6.1.1 Following the Local Plan Examination Hearings, the Inspectors have requested further information in regard to the assessment of reasonable alternative policies. In addition to the reasonable alternatives considered in regard to the spatial strategy, housing number requirements and employment floorspace requirements in **Chapters 3, 4 and 5**, alternatives have been identified for four of the development management policies currently set out in the Local Plan. The appraisal of the alternatives to these four policies are presented below.

## 6.2 Policy HS6 – Affordable Housing

### Alternative Policy HS6 – Affordable Housing

Affordable housing shall be distributed across the Borough in line with the identified Zones (see Figure 1):

- Zone 1: No affordable housing provision to be requested on market schemes
- Zone 2: 10% affordable housing on greenfield sites
- Zone 3: 10% affordable housing provision on brownfield sites and 20% provision on greenfield sites
- Zone 4: 30% affordable housing provision on brownfield and greenfield sites

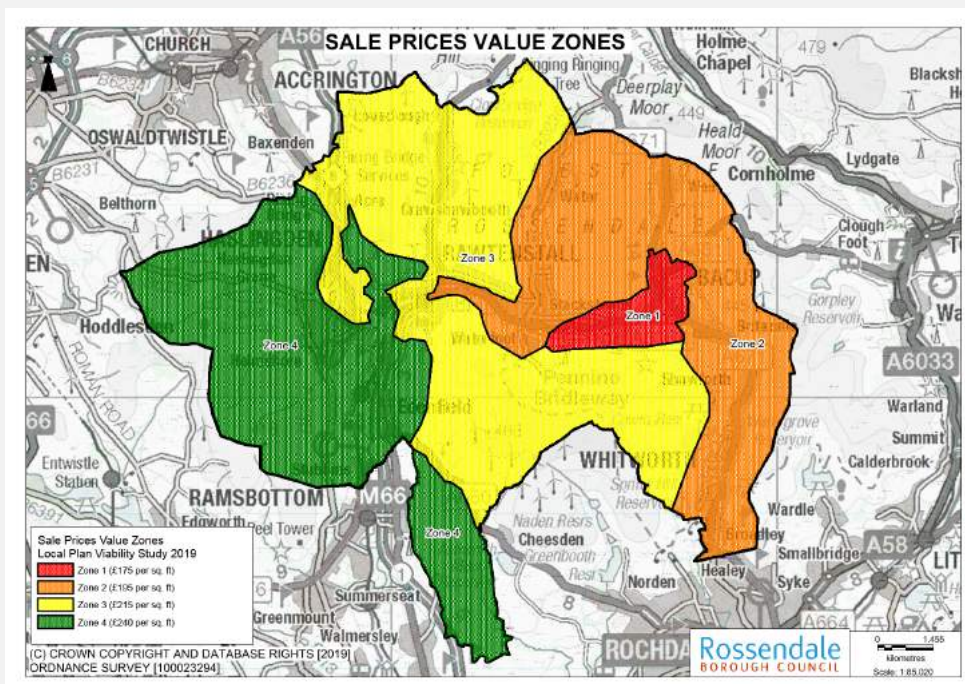


Figure 1: Sale prices value zones (Figure 5.1 of the Local Plan Economic Viability Assessment 2019)



	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural Heritage	Biodiversity and Geodiversity	Water and Flooding	Natural Resources	Climate Change Mitigation	Climate Change Adaption	Human Health	Material Assets	Housing	Employment Location	Employment Skills	Transport
HS6	0	0	0	0	0	0	0	0	0	+	0	0	0

6.2.1 This policy alternative would be likely to ensure the provision of some affordable housing across the borough, determined by the Economic Viability Assessment. However, this alternative policy could potentially result in the provision of fewer affordable homes in comparison with the chosen policy. Therefore, this policy alternative may not fully satisfy the diverse needs of new and existing residents, and as a result, a minor positive impact in regard to housing would be expected.

### 6.3 Policy HS7 – Housing Density

#### Alternative Policy HS7 – Housing Density

50 dwellings per hectare within and adjoining Rawtenstall, Bacup, Haslingden and Whitworth and minimum 30 dwellings per hectare across the Borough (in line with Core Strategy Policy 2)

	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural Heritage	Biodiversity and Geodiversity	Water and Flooding	Natural Resources	Climate Change Mitigation	Climate Change Adaption	Human Health	Material Assets	Housing	Employment Location	Employment Skills	Transport
HS7	+/-	+/-	-	0	+	0	0	+/-	+	+	0	0	+

6.3.1 This policy alternative would set stricter housing densities for development proposals across the borough than the preferred policy. By setting a housing density standard of 50dph within Rawtenstall, Bacup, Haslingden and Whitworth and minimum densities of 30dph elsewhere in the borough, there is reduced scope for the layout and design of each development to be in keeping with the local historic and landscape character and ensure the density is appropriate to the available facilities and surrounding environmental constraints.

- 6.3.2 It is uncertain if the set housing densities would be appropriate at each location, and therefore, uncertain impacts have been identified in relation to landscape and cultural heritage. It is also uncertain if the strict dwellings per hectare as set out in this alternative policy would be the most appropriate density in these locations.
- 6.3.3 By encouraging higher density development, this policy alternative could potentially help prevent adverse impacts arising in regard to the quantity of previously undeveloped land and associated biodiversity lost due to development.
- 6.3.4 However, higher density standards could potentially reduce the space available for the provision of green infrastructure within the development<sup>83</sup>. This could potentially have a minor negative impact on biodiversity.

## 6.4 Policy R2 – Rawtenstall Town Centre Extension

### Alternative Policy R2 – Rawtenstall Town Centre Extension

Retain site as public open space or civic space.

	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural Heritage	Biodiversity and Geodiversity	Water and Flooding	Natural Resources	Climate Change Mitigation	Climate Change Adaption	Human Health	Material Assets	Housing	Employment Location	Employment Skills	Transport
R2	0	+	0	0	0	+	0	+	+	0	0	0	0

<sup>83</sup> Durney, J. (2016) Green infrastructure and housing development. Ecosystems Knowledge Network. Available at: <http://ecosystemsknowledge.net> [Date Accessed: 07/04/20]

6.4.1 The policy alternative seeks to retain this site as open space, rather than redevelop the area as a mixed-use site, with the potential to deliver retail, hotel, restaurants, leisure uses, employment use and residential units above ground floor level. This alternative policy would be likely to have a minor positive impact in regard to cultural heritage, as the retention of the site as open space would be likely to help prevent the alteration of the setting of surrounding heritage assets. A minor positive impact would also be anticipated in regard to human health, as the open space would provide residents with space for outdoor exercise and reflection. By retaining the site as open space, a minor positive impact on climate change mitigation and material assets would also be likely.

6.4.2 In comparison with the chosen policy, this policy alternative would be likely to result in a negligible impact on housing, employment floorspace provision and the local economy, as new shops, offices and residential units would not be developed at this site.

## 6.5 Policy TR4 – Parking

### Alternative Policy TR4 - Parking

Option A: Supporting less parking spaces for new development proposals (e.g. having more stringent maximum standards)

Option B: Supporting more parking spaces for new development proposals (e.g. providing minimum standards).

Option C: Not providing any standards.

Option	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural Heritage	Biodiversity and Geodiversity	Water and Flooding	Natural Resources	Climate Change Mitigation	Climate Change Adaption	Human Health	Material Assets	Housing	Employment Location	Employment Skills	Transport
A	+	0	0	0	0	+	0	+	0	0	0	0	-
B	-	0	0	0	0	-	0	0	0	0	0	0	+
C	0	0	0	0	0	0	0	0	0	0	0	0	+/-

- 6.5.1 By supporting less parking spaces under Option A, there could potentially be a minor negative impact on transport and accessibility due to reduced parking provision across the borough. However, by reducing available parking spaces, local residents may be encouraged to travel by public transport or active travel to services and facilities, with benefits in relation to climate change and human health.
- 6.5.2 Option B would be likely to have a minor positive impact on transport and accessibility by supporting more parking spaces, however, this option would be likely to further encourage travel by personal car use, increasing local greenhouse gas emissions, and having a minor negative impact on climate change mitigation.
- 6.5.3 Parked vehicles can impact the sense of place of the surrounding area<sup>84</sup>. By restricting the number of parking spaces, Option A would be likely to have a minor positive impact on the local landscape. However, by providing more parking spaces, Option B would be likely to have a minor negative impact on the local landscape.
- 6.5.4 The potential impact of Option C on transport and accessibility is uncertain, as by having no parking standards, it is uncertain whether appropriate parking would be provided across the borough.
- 6.5.5 It is considered likely that the chosen policy of following the parking standards as set out in Appendix 1 of the Local Plan would help to ensure the provision of parking spaces across the borough is appropriate to the location and type of development, and therefore, would be expected to be the best performing option.

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<sup>84</sup> Building for Life (2020) Car Parking. Available at: <http://www.builtforlifehomes.org/go/building-for-life-12/car-parking> [Date Accessed: 20/03/20]

# 7 Reasonable Alternative Site Assessments

## 7.1 Preface

7.1.1 **Appendix B** presents the appraisal of the 46 additional reasonable alternative sites which have been considered by the RBC following examination. Each appraisal includes an SA impact matrix which provides an indication of the nature and magnitude of impacts pre-mitigation. Assessment narratives follow the impact matrices for each site, within which the findings of the appraisal and the rationale for the recorded impacts are described.

7.1.2 A cluster analysis of these sites has been undertaken. Sites within each cluster are generally expected to have similar effects against the SA Objectives. Additional commentary has been prepared within each assessment where there is a receptor which influences a specific site.

7.1.3 These additional reasonable alternative sites were identified by the Council as omitted sites, Green Belt parcels identified for potential release in the Green Belt Review and SHLAA sites identified as ‘deliverable’ or ‘developable’ that were not previously assessed in the SA process.

7.1.4 The 46 reasonable alternative sites assessed, and their associated cluster group are set out in **Table 7.1**.

*Table 7.1: Site addresses, proposed use, net developable area and estimated housing yield*

Site Name	Proposed Use	Net Development Area (ha)	Estimated Housing Yield
<b>Bacup, Britannia and Weir</b>			
Former Regal Cinema, Bacup	Retail	0.05	N/A
Land at Tough Gate, Britannia	Housing	0.39	12
Land to the back of Britannia School and to the north of Warren Drive, Britannia	Housing	0.95	28
Land to south of Weir Bottom Farm, Weir	Housing	3.30	99
Huttock Top, Bacup	Housing	6.29	Approx. 30
<b>Cowpe, Stacksteads and Waterfoot</b>			
Hugh Business Park (western part)	Housing	0.36	11
Land off Rakehead Lane, Stacksteads	Housing	0.41	12

Site Name	Proposed Use	Net Development Area (ha)	Estimated Housing Yield
Crabtree Hurst, Waterfoot	Housing	0.70	21
Waterhouse, Cowpe	Housing	0.09	5
<b>Crawshawbooth and Loveclough</b>			
Extension to H13, Loveclough	Housing	1.02	35
Land north of Adelaide Street, Crawshawbooth	Housing	1.62	48
Land to rear of the former Glory Public House, Burnley Road	Housing	2.22	Approx. 45
<b>Edenfield and Stubbins</b>			
Stubbins Vale Mill, Stubbins Vale Road, Stubbins	Housing	1.92	77
Bolton Road North, Edenfield	Housing	0.20	6
Land south of Chatterton Old Lane, Stubbins	Housing	2.85	85
Land to east of Bury Road and rear of Horncliffe House, Edenfield	Housing	2.06	62
<b>Haslingden</b>			
Land at Holme Lane, Haslingden	Housing	0.18	5
The Orchard, Land off Helmshore Rd	Housing	0.27	8
Land to Rear of Helmshore Road	Housing	0.37	11
Langwood, Haslingden	Housing	0.49	15
Land at South Side of Hud Rake	Housing	0.30	9
<b>Helmshore</b>			
Land at Wavell House, Helmshore	Housing	0.47	14
Land off Curven Edge, Helmshore	Housing	0.18	5
Land at Snig Hole, Helmshore	Housing	0.25	7
Land south of Grane Road, Helmshore	Housing	1.08	Unknown
<b>Newchurch and Whitewell Bottom</b>			
Heightside House, north of St Peter's school	Housing	0.32	9
Field at Scout Road, Whitewell Bottom	Housing	0.17	5
Land off Rock Bridge Fold, Whitewell Bottom	Housing	0.16	5
Land south of Shawclough Road, Whitewell Bottom	Housing	1.08	32
<b>Rawtenstall</b>			
Riverside Business Park Extension, Townsend Fold, Rawtenstall	Employment	1.51	N/A
Land at Conway Rd, Rawtenstall	Housing	0.16	5
Lea Brook, Land off Holland Avenue, Rawtenstall	Housing	0.63	19
Belmont Farm, Haslingden Old Road	Housing	0.46	13
Land adjacent to 146 Fallbarn Crescent, Rawtenstall	Housing	0.20	6
The Heritage Arcade, Rawtenstall	Housing	0.14	40
New Hall Hey Cricket Ground, Rawtenstall	Housing	1.35	40
Land between Haslingden Rd and A682	Housing	1.23	36
<b>Rising Bridge</b>			
Northfield Road, Rising Bridge	Housing	0.23	7
Land north of Back Lane, Rising Bridge	Housing	0.68	20
Land west of A56, Rising Bridge	Housing	0.68	20
<b>Shawforth and Whitworth</b>			
Knowsley Crescent, Shawforth	Housing	0.27	8
Land south of Quarry Street, Shawforth	Housing	0.42	13
Land off Hill St and Wall Bank Lane, Whitworth	Housing	1.00	30
<b>Water</b>			

Site Name	Proposed Use	Net Development Area (ha)	Estimated Housing Yield
Forest Mill, Water	Housing	0.55	16
Land at East Bank, Burnley Road East, Water	Housing	0.14	10
Vacant Haulage Yard, Burnley Road East, Water	Housing	0.19	8

## 7.2 Overview of site assessments

7.2.1 The impact matrices for the 46 additional reasonable alternative sites are presented in **Table 7.2**. These impacts should be read in conjunction with the assessment text narrative in **Appendix B**, as well as topic specific methodologies and assumptions in **Table 2.5**.

*Table 7.2: Impact matrix of the 46 additional reasonable alternative sites*

Site Name	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural Heritage	Biodiversity and Geodiversity	Water and Flooding	Natural Resources	Climate Change Mitigation	Climate Change Adaptation	Human Health	Material Assets	Housing	Employment Location	Employment Skills	Transport
<b>Bacup, Britannia and Weir</b>													
Former Regal Cinema, Bacup	0	-	-	+	+	0	0	-	0	0	++	0	+
Land at Tough Gate, Britannia	-	0	-	+	-	0	-	-	0	+	+	-	+
Land to the back of Britannia School and to the north of Warren Drive, Britannia	-	0	-	+	-	0	-	-	-	+	+	-	+
Land to south of Weir Bottom Farm, Weir	-	-	-	-	-	-	-	-	-	+	+	-	+
Huttock Top, Bacup	-	0	-	+	-	0	-	-	-	+	+	-	+
<b>Cowpe, Stacksteads and Waterfoot</b>													
Hugh Business Park (western part)	0	0	0	-	+	0	0	-	0	+	--	+	+
Land off Rakehead Lane, Stacksteads	-	-	0	+	-	0	-	-	0	+	+	-	-
Crabtree Hurst, Waterfoot	-	0	-	+	-	0	-	-	0	+	+	-	+
Waterhouse, Cowpe	-	0	0	-	+	0	0	-	0	+	+	+	-
<b>Crawshawbooth and Loveclough</b>													
Extension to H13, Loveclough	-	-	0	-	-	-	-	-	-	+	+	-	+

Site Name	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural Heritage	Biodiversity and Geodiversity	Water and Flooding	Natural Resources	Climate Change Mitigation	Climate Change Adaption	Human Health	Material Assets	Housing	Employment Location	Employment Skills	Transport
Land north of Adelaide Street, Crawshawbooth	-	0	-	--	-	-	-	-	-	+	+	-	+
Land to rear of the former Glory Public House, Burnley Road	-	-	0	-	-	-	-	-	-	+	+	-	+
Edenfield and Stubbins													
Stubbins Vale Mill, Stubbins Vale Road, Stubbins	-	-	-	-	+	-	0	-	-	+	--	-	-
Bolton Road North, Edenfield	-	0	0	+	-	0	-	-	0	+	+	-	+
Land south of Chatterton Old Lane, Stubbins	-	-	-	-	-	-	-	-	-	+	+	-	+
Land to east of Bury Road and rear of Horncliffe House, Edenfield	-	-	0	+	-	-	-	-	-	+	+	-	+
Haslingden													
Land at Holme Lane, Haslingden	-	0	0	+	-	0	-	-	0	+	+	+	+
The Orchard, Land off Helmshore Rd	-	0	0	+	-	0	-	-	0	+	+	+	+
Land to Rear of Helmshore Road	-	0	0	+	-	0	-	-	0	+	+	+	+
Langwood, Haslingden	-	0	0	+	-	0	-	-	0	+	+	-	+
Land at South Side of Hud Rake	-	0	0	+	-	0	-	-	0	+	+	-	+
Helmshore													
Land at Wavell House, Helmshore	0	0	0	-	+	0	0	-	0	+	--	+	+
Land Off Curven Edge, Helmshore	-	-	0	-	-	0	-	-	0	+	+	+	+
Land at Snig Hole, Helmshore	-	-	-	-	-	0	-	-	0	+	+	+	+
Land south of Grane Road, Helmshore	-	-	-	-	-	+/-	-	-	+/-	+/-	+	-	-
Newchurch and Whitewell Bottom													
Heightside house, north of St Peter's school	-	0	0	+	-	0	-	-	0	+	+	+	+



Site Name	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural Heritage	Biodiversity and Geodiversity	Water and Flooding	Natural Resources	Climate Change Mitigation	Climate Change Adaption	Human Health	Material Assets	Housing	Employment Location	Employment Skills	Transport
Field at Scout Road, Whitewell Bottom	-	0	-	+	-	0	-	-	0	+	+	+	+
Land off Rock Bridge Fold, Whitewell Bottom	-	0	0	--	-	0	-	-	0	+	+	-	+
Land south of Shawclough Road, Whitewell Bottom	-	-	-	-	-	0	-	-	-	+	+	+	+
Rawtenstall													
Riverside Business Park Extension, Townsend Fold, Rawtenstall	-	-	-	--	-	0	-	-	0	0	++	0	+
Land at Conway Rd, Rawtenstall	-	-	-	+	-	0	-	-	0	+	+	-	+
Lea Brook, Land off Holland Avenue, Rawtenstall	-	0	--	+	-	0	-	-	0	+	+	+	+
Belmont Farm, Haslingden Old Road	-	-	0	+	-	0	-	-	0	+	+	+	+
Land adjacent to 146 Fallbarn Crescent, Rawtenstall	-	0	0	+	-	0	-	-	0	+	+	+	+
The Heritage Arcade, Rawtenstall	0	-	0	-	+	-	0	-	-	+	+	+	+
New Hall Hey Cricket Ground, Rawtenstall	-	0	0	-	-	-	-	-	-	+	+	+	+
Land between Haslingden Rd and A682	-	-	-	-	-	-	-	-	-	+	+	-	+
Rising Bridge													
Northfield Road, Rising Bridge	-	0	0	-	-	0	-	-	0	+	+	-	+
Land north of Back Lane, Rising Bridge	-	0	0	+	-	-	-	-	0	+	+	-	+
Land west of A56, Rising Bridge	-	-	0	+	-	-	-	-	0	+	+	-	+
Shawforth and Whitworth													

Site Name	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural Heritage	Biodiversity and Geodiversity	Water and Flooding	Natural Resources	Climate Change Mitigation	Climate Change Adaption	Human Health	Material Assets	Housing	Employment Location	Employment Skills	Transport
Knowsley Crescent, Shawforth	-	0	-	+	-	0	-	-	0	+	+	-	+
Land south of Quarry Street. Shawforth	-	0	-	--	-	0	-	-	0	+	+	-	+
Land off Hill St and Wall Bank Lane, Whitworth	-	0	-	-	-	0	-	-	-	+	+	+	+
Water													
Forest Mill, Water	0	0	-	-	+	0	0	-	0	+	--	-	+
Land at East Bank, Burnley Road East, Water	-	0	-	+	-	0	-	-	0	+	+	-	+
Vacant Haulage Yard, Burnley Road East, Water	-	0	-	-	-	0	-	-	0	+	+	-	+

## 7.3 Site assessment conclusions

### SA Objective 1 - Landscape

- 7.3.1 The majority of the sites assessed would be likely to result in a minor negative impact on landscape. This is primarily due to the large proportion of proposed development situated on previously undeveloped land in the open landscape in Rossendale. Development at these locations would be expected to lead to an alteration of the landscape character, increasing the risk of urbanisation of the countryside and diminishing views experienced by local residents and users of the surrounding PRoW network.
- 7.3.2 Sites which would be expected to have a negligible impact on the landscape character comprise previously developed land within the existing settlements.

### SA Objective 2 - Cultural Heritage

- 7.3.3 Approximately half of the sites assessed would be likely to result in adverse impacts on the local historic environment, to some extent, due to the proximity of these sites to heritage assets including Grade II Listed Buildings and Conservation Areas. The majority of these sites are situated on previously undeveloped land, adjacent to the existing settlements within Rossendale, and as such, it is considered likely that development at these locations would adversely impact the setting or character of nearby heritage assets, including altering associated views.

### SA Objective 3 - Biodiversity and Geodiversity

- 7.3.4 Approximately half of the sites assessed would be expected to result in a minor negative impact on local biodiversity, to some extent. This is due to sites coinciding with priority habitats, being located adjacent to Important Wildlife Sites or Biological Heritage Sites, and a small proportion of the sites being located within the 7km zone of influence of the South Pennine Moors SAC and South Pennine Moors Phase 2 SPA. The expected adverse impacts include those associated with increased recreational pressures, air quality reductions, as well as direct negative impacts on the integrity of these sites and habitats.

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#### **SA Objective 4 – Water and Flooding**

- 7.3.5 Half of the sites assessed would be expected to result in adverse impacts in regard to water and flooding, primarily due to the site being located in areas at risk of surface water flooding. These adverse impacts would be associated with increased flood risk as well as exacerbating pluvial flood risk in surrounding locations. In terms of fluvial flood risk, a small proportion of the sites would be expected to have negative impacts due to being located within Flood Zones 2 and/or 3.

#### **SA Objective 5 – Natural Resources (Air Quality, Soil and Minerals)**

- 7.3.6 The entirety of Rossendale borough comprises ALC Grades 4 and 5 land, and as such, the proposed development would not result in the loss of any agriculturally valuable soils. Despite this, the proposed development at the majority of the sites would be likely to result in the loss of previously undeveloped land with ecological value, and therefore, would be likely to have a minor negative impact on natural resources.

- 7.3.7 Additionally, a small proportion of the sites could potentially result in the sterilisation of natural mineral resources, due to their location coinciding with Rossendale’s Mineral Safeguarding Areas. One site is located on an area of confirmed contaminated land, which will need to be investigated prior to development.

#### **SA Objective 6 – Climate Change Mitigation**

- 7.3.8 A small proportion of the sites assessed would be expected to result in an increase in carbon emissions of over 0.1% in comparison to current levels, due to the proposed residential development at sites for 33 or more dwellings.

#### **SA Objective 7 – Climate Change Adaptation**

- 7.3.9 The majority of the sites assessed would be expected to result in the loss of GI, to some extent. Many of the sites are located on previously undeveloped land, or are partially developed yet contain trees, hedges or other GI assets. As such, the proposed development at these locations would be likely to result in a net loss of GI and therefore, have an adverse impact on climate change adaptation,

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### **SA Objective 8 – Human Health**

7.3.10 All sites are assessed as having a negative impact in regard to access to health facilities, as there are no NHS hospitals providing an A&E service located within a sustainable distance to the sites. Many of the sites are also located outside of a sustainable distance to GP surgeries and/or leisure facilities. Approximately half of the sites would also be likely to result in adverse impacts to human health associated with proximity to the road network.

7.3.11 Conversely, all but one of the sites are located over 200m from an AQMA, and many of the sites are located within a sustainable distance to public greenspaces which are necessary in order to facilitate healthy and active lifestyles.

### **SA Objective 9 – Material Assets**

7.3.12 A small proportion of the sites assessed (those proposing the development of 27 or more dwellings) would be expected to result in a minor negative impact associated with the generation of household waste, as a proportion of current total waste generation in Rossendale, by more than 0.1%.

### **SA Objective 10 – Housing**

7.3.13 The housing objective has been assessed as positive for all residential sites, due to the fact that these sites would contribute to meeting the housing requirement in Rossendale. The two sites proposed for non-residential uses would be expected to have a negligible impact on the housing provision across the Plan area. In addition, the number of proposed dwellings at one site was unknown, and therefore, an uncertain impact was identified.

### **SA Objective 11 – Employment: Location in the Borough**

7.3.14 All of the residential sites are located within a sustainable distance to key employment locations, and therefore, site end users at these locations would be expected to have good access to employment opportunities. This would be expected to have a minor positive impact on the local economy.

- 7.3.15 Both sites proposed for non-residential use would be likely to have a major positive impact on the local economy by resulting in a net gain in employment floorspace across the Plan area. However, a small proportion of the residential sites have been assessed as having a major negative impact on the local economy as the proposed development could potentially result in the loss of employment floorspace, including small businesses and retail space.

**SA Objective 12 - Employment: Skills**

- 7.3.16 The majority of sites proposed for residential end use have been identified as having good access to local primary schools, which would be expected to have a minor positive impact on access to education. However, approximately half of the sites have been assessed as having poor access to secondary schools, primarily due to the rural nature of many of the sites. Therefore, these sites would be expected to have a minor negative impact on the access of residents to education and employment skills.

- 7.3.17 The two sites proposed for non-residential end use would be expected to have a negligible impact on access to education.

**SA Objective 13 - Transport**

- 7.3.18 All of the sites have been assessed as having good access to the surrounding PRow network, which would be expected to have a minor positive impact on opportunities to travel by foot. The majority of the sites are also located within a sustainable distance to bus stops providing regular services. Therefore, the majority of the sites have been assessed as having a positive impact on access to sustainable transport.

## 7.4 Land North of King Street

7.4.1 During recent SA work to further inform the Examination of the Local Plan the following observation was made about a site in Appendix B. Barlow Bottoms (East of the River) site H68 in Appendix B, *Allocated Sites* on page B50 of the SA Report should in fact not feature in Appendix B as an allocated site. In its place should be a site known as Land North of King Street.

7.4.2 This error arose following the re-coding of site references that took place as the Local Plan was finalised by the Council. All assessment information in relation to Land North of King Street in the Regulation 19 SA Report is correct.

7.4.3 For clarity, the sustainability performance of ‘Land North of King Street’ is presented below (see **Table 7.3**).

*Table 7.3: Assessment of site H66: Land North of King Street.*

H66: Land North of King Street	
1: Landscape	Minor adverse impacts L4 and L5.
2: Cultural Heritage	Minor adverse impact CH3.
3: Biodiversity & Geodiversity	Negligible.
4: Water & Flooding	Minor adverse impact WF2.
5: Natural Resources	Minor adverse impact NR1.
6: Climate Change Mitigation	Minor adverse impact CCM1.
7. Climate Change Adaptation	Minor adverse impact CCA1.
8. Health	Location will be likely to help facilitate healthy and active lifestyles.
9. Material Assets	Minor adverse impact MA1.
10. Housing	Minor net increase in housing.
11: Employment (location)	Good access to employment opportunities for new residents.
12: Employment (skills)	Within the target distance of primary and secondary schools.
13. Transport	Good access to bus services and PRoW.

# 8 Reasons for Selection and Rejection

## 8.1 Selection and rejection of reasonable alternative sites

8.1.1 The Council have provided an outline for the reasons that led to the selection and rejection of each reasonable alternative site. This is presented in **Tables 8.1 and 8.2** below.



**Table 8.1: Reasons for selection of the allocated sites (source: Rossendale Borough Council)**

Site Name	Summary of SA findings Regulation 18 Report (or other SA Assessments)	Included in R18 Local Plan version? (Y/N)	Explanation of exclusion from the R18 Local Plan version.	Included in R19 Local Plan version? (Y/N)	Explanation of exclusion from the R19 Local Plan version.	Site References (Allocation or Evidence Base Study Reference)	Reasons for Selection
<b>ALLOCATED SITES</b>							
Inner Bacup	Performs poorly against employment location and less than average on 4 criteria	N (for housing)	The Employment Land Review recommends to retain for employment use.	N (for housing)	N/A	EE01: Beech Industrial Estate	The Employment Land Review recommends to retain for employment use.
Inner Bacup (E)	Performs less than average on 4 criteria	Y (as existing employment)	The Employment Land Review recommends to retain for employment use.	Y (for employment)	N/A	EE01: Beech Industrial Estate	The Employment Land Review recommends to retain for employment use.
Prinny Hill Road, Haslingden	Performs less than average against material assets	Y	N/A	Y	N/A	EE011: Prinny Hill Road	Employment Land Review recommends to retain for employment.
Hud Rake/ Hud Hey, Haslingden	Performs poorly against water and climate change adaptation and less than average on 3 criteria	N (for housing)	The Employment Land Review recommends to retain as employment.	N (for housing)	N/A	EE012: Large Site at Hud Hey	The Employment Land Review recommends to retain for employment use.
Hud Rake/ Hud Hey, Haslingden (E)	Performs poorly against water and climate change adaptation and less than average on 3 criteria	Y (for employment)	The Employment Land Review recommends to retain as employment.	Y (for employment)	N/A	EE012: Large Site at Hud Hey	The Employment Land Review recommends to retain for employment use.
Hud Rake/ Hud Hey, Haslingden (Retail)	Performs poorly against water and climate change adaptation and less than average on 3 criteria	N (for retail)	The Employment Land Review recommends to retain as employment	N (for retail)	N/A	EE012: Large Site at Hud Hey	The Employment Land Review recommends to retain for employment use.
Land off Manchester Road (Solomons), Haslingden (1.36ha developable area)	Performs less than average on 1 criterion (SA Regulation 19 Report)	Y	N/A	Y	N/A	EE013: Land off Manchester Road (Solomons) (1.36ha developable area)	The site is currently in use for employment purposes and the Employment Land Review recommends to allocate for employment.
Solomon's Site, Helmshore (0.80ha developable area)	Performs less than average on 4 criteria (SA Regulation 19 Report)	Y	N/A	Y	N/A	EE019: Solomon's Site (0.80ha developable area)	Employment Land Review recommends to retain for employment.
Solomon's Site, Helmshore (E)	Performs poorly against natural resources and climate change adaptation and less than average on 2 criteria (SA Regulation 18 Report)	Y	N/A	Y	N/A	EE019: Solomon's Site (0.80ha developable area)	Employment Land Review recommends to retain for employment.

Site Name	Summary of SA findings Regulation 18 Report (or other SA Assessments)	Included in R18 Local Plan version? (Y/N)	Explanation of exclusion from the R18 Local Plan version.	Included in R19 Local Plan version? (Y/N)	Explanation of exclusion from the R19 Local Plan version.	Site References (Allocation or Evidence Base Study Reference)	Reasons for Selection
<b>ALLOCATED SITES</b>							
Henrietta Street, Bacup (0.58ha developable area)	Performs poorly for water and flooding and performs less than average for 1 criterion (SA Regulation 19 Report)	Y	N/A	Y	N/A	EE02: Henrietta Street (0.58ha developable area)	Employment Land Review recommends to retain for B-class employment uses.
Wavell House, Helmshore (Mixed use)	Performs less than average against material assets	Y (partly housing and partly employment)	N/A	Y (only for employment)	Previously proposed housing allocation completed for residential scheme.	EE020: Wavell House N/A	Employment Land Review recommends to retain, but to monitor going forward and to consider a flexible approach to the future development of the site, potentially involving a mix of uses.
Land at Wavell House, Helmshore	Performs poorly against employment location and less than average on 2 criteria (SA Addendum 2020)	N (for housing)	Not considered	N (for housing)	The Employment Land Review recommends to retain for employment use but monitor going forward. A flexible approach to future development such as mixed-use is suggested.	EE020: Wavell House	The Employment Land Review recommends to retain for employment use but monitor going forward. A flexible approach to future development such as mixed-use is suggested.
Land at Roberts Street, Rawtenstall (E)	Performs poorly against water and less than average on material assets	Y (for employment)	N/A	Y	N/A	EE022: Land at Robert Street	Employment Land Review recommends to retain for employment uses.
Rossendale Motor Sales, Rawtenstall (E)	Performs poorly against water and less than average against material assets	Y	N/A	Y	N/A	EE023: Rossendale Motor Sales, Bury Road (0.29ha developable area)	Employment Land Review recommends to retain for employment.
New Hall Hey (west) Rawtenstall (E)	Performs less than average against 5 criteria	Y (for employment)	N/A	Y	N/A	EE024: New Hall Hey	Employment Land Review recommends to retain for employment development. Planning permission for three industrial units with two built out.
New Hall Hey (west), Rawtenstall	Performs less than average on 6 criteria	N (for housing)	Employment Land Review recommends to retain for employment development.	N (for housing)	N/A	EE024: New Hall Hey	Employment Land Review recommends to retain for employment development. Planning permission for three industrial units with two built out.
Rising Bridge Enterprise, Rising Bridge (E)	Performs less than average against material assets	Y	N/A	Y	N/A	EE027: Rising Bridge Business & Enterprise Village	Employment Land Review recommends to retain for employment.

Site Name	Summary of SA findings Regulation 18 Report (or other SA Assessments)	Included in R18 Local Plan version? (Y/N)	Explanation of exclusion from the R18 Local Plan version.	Included in R19 Local Plan version? (Y/N)	Explanation of exclusion from the R19 Local Plan version.	Site References (Allocation or Evidence Base Study Reference)	Reasons for Selection
<b>ALLOCATED SITES</b>							
Toll Bar Business Park, Stacksteads	Performs poorly against employment location and less than average on 2 criteria	Y	N/A	Y	N/A	EE030: Toll Bar Business Park	The site is in use for employment (B-class uses) as well as retail and leisure. The Employment Land Review recommends to retain as a mixed-use site. It is proposed to retain the use of the site as existing employment.
Plunge Mill, Edenfield	Performs poorly against water and less than average against material assets	Y (for employment)	N/A	Y (for employment)	N/A	EE036: Bridge Mills, Plunge Road N/A	Employment Land Review recommends to retain for employment.
Stubbins Vale Mill, Stubbins Vale Road, Stubbins (Housing)	Performs poorly against employment location and less than average on 9 criteria (SA Addendum 2020)	Y (for employment)	N/A	Y (for employment)	N/A	EE037: Stubbins Vale Mill	Employment Land Review recommends to retain for B-class employment uses.
Holme Works, Holme Lane (E)	Performs poorly against water and less than average on material assets	Y (for employment)	N/A	Y (for employment)	N/A	EE040: Riverside Business Park	The Employment Land Review recommends to retain for B-class employment use.
Forest Mill, Water	Performs poorly against employment location and less than average on 4 criteria (SA Addendum 2020)	Y (for employment)	N/A	Y (for employment)	N/A	EE041: Forest Mill	The Employment Land Review recommends to retain the site for employment use.
Boys Mill (Dale Mill, Globe Mill, Albion Mill), Waterfoot	Performs less than average on 3 criteria	N (for housing)	SFRA assessment for housing recommends withdrawal or to pass the Exception test. -85% in Flood Zones 2 and 3a. Contaminated land issues.	N (for housing)	N/A	EE042: Waterfoot Mills	Employment Land Review recommends to retain for employment with a flexible approach for mixed-use schemes.
Boys Mill (Dale Mill, Globe Mill, Albion Mill), Waterfoot (E)	Performs less than average on 2 criteria	Y (for employment)	N/A	Y (for employment)	N/A	EE042: Waterfoot Mills	Employment Land Review recommends to retain for employment with a flexible approach for mixed-use schemes.
Buckhurst Plant/ Warth Mill plus land at rear, Waterfoot (E)	Performs less than average on 3 criteria	Y (for employment)N	N/A	Y (for employment)	Amenity issues due to proximity of employment uses.	EE043: Warth Mill	Employment Land Review recommends to retain for employment use.
Buckhurst Plant/Warth Mill plus land at rear, Waterfoot	Performs less than average on 7 criteria	N (for housing)	Employment Land Review recommends to retain for employment use. Amenity issues due to proximity of employment uses.	N (for housing)	Amenity issues due to proximity of employment uses	EE043: Warth Mill	Employment Land Review recommends to retain for employment use.

Site Name	Summary of SA findings Regulation 18 Report (or other SA Assessments)	Included in R18 Local Plan version? (Y/N)	Explanation of exclusion from the R18 Local Plan version.	Included in R19 Local Plan version? (Y/N)	Explanation of exclusion from the R19 Local Plan version.	Site References (Allocation or Evidence Base Study Reference)	Reasons for Selection
<b>ALLOCATED SITES</b>							
Hugh Business Park, Waterfoot (E)	Performs poorly against water and less than average on 2 criteria	Y (for employment)	N/A	Y (for employment)	N/A	EE044: Hugh Business Park	The Employment Land Review recommends to retain for employment use.
Hugh Business Park (western part), Waterfoot	Performs poorly against employment location and less than average on 2 criteria (SA Addendum 2020)	N (for housing)	Not considered	N (for housing)	The change of use to residential would lead to a loss of employment land.	EE044: Hugh Business Park	The Employment Land Review recommends to retain for employment use.
Bacup Road Coal Yard, Waterfoot (E)	Performs poorly against water and less than average on 2 criteria	Y (for employment)	N/A	Y (for employment)	Site is in use, no indication from the landowner	EE045: Bacup Coal Yard	The Employment Land Review recommends to retain the site for B-class employment use.
Greenbridge Mill, Rawtenstall	Performs poorly against employment location and less than average on 4 criteria	Y (for housing)	N/A	Y (for housing)	N/A	H01: Greenbridge Mill (Hall Carr Mill)	Since the Employment Land Review was undertaken the site has become vacant and interest expressed for residential redevelopment. It represents an opportunity to enhance the listed building and provide housing on previously developed land situated within the Urban Boundary. The development comprises the mill building currently in existing employment use which will be converted into residential use.
Magistrates Court, Rawtenstall	Performs less than average on 2 criteria (SA Regulation 19 Report)	Y	N/A	Y	N/A	H02: Magistrates Court, Rawtenstall	The site has planning permission for a conversion to 11 apartments (2014/0233) and is under construction.
Land at Former Oakenhead Resource Centre, Rawtenstall	Performs less than average on 4 criteria (SA Regulation 19 Report)	N	Not considered	Y	N/A	H03: Land at Former Oakenhead Resource Centre	The site has planning permission for 19 dwellings (planning reference 2018/0132) and is currently under construction.
Land adj Goodshaw Bowling Green, Loveclough	Performs less than average on 4 criteria	Y	N/A	Y	N/A	H05: Swinshaw Hall Loveclough	The site is considered available and suitable for residential use as no significant constraints were identified.

Site Name	Summary of SA findings Regulation 18 Report (or other SA Assessments)	Included in R18 Local Plan version? (Y/N)	Explanation of exclusion from the R18 Local Plan version.	Included in R19 Local Plan version? (Y/N)	Explanation of exclusion from the R19 Local Plan version.	Site References (Allocation or Evidence Base Study Reference)	Reasons for Selection
<b>ALLOCATED SITES</b>							
Swinshaw Hall, Loveclough	Performs poorly against climate change adaptation and less than average against 5 criteria	Y	N/A	Y	N/A	H05: Swinshaw Hall Loveclough	The previous Heritage Impact Assessment undertaken in 2017 identified that the development of the site SHLAA16206 would have an unacceptable impact on the undesignated heritage asset, as the level of harm would be more than substantial. The Heritage Impact Assessment 2018 did not re-assess the site as the SHLAA assessment concluded that the site was not developable. The site still forms part of the allocation H5, however the land should not be developed and instead should be used for landscaping, SUDS or providing net gain in biodiversity.
Land South for 1293 Burnley Road, Loveclough	Performs less than average on 7 criteria (SA Regulation 19 Report)	Y	N/A	Y	N/A	H06: Land South for 1293 Burnley Road, Loveclough	The site is identified as deliverable in the SHLAA 2018. The Sustainability Appraisal concluded that development of the site would have some minor adverse impacts, with some minor positive effects and no strong adverse impact or positive impact. It is considered that the development of the site would consist in a small infill along Burnley Road. The site is currently within the countryside and it is proposed to include it within the Urban Boundary.
Land adj Laburnum Cottage, Goodshaw	Performs less than average on 2 criteria	Y	N/A	Y	N/A	H07: Land Adjacent Laburnum Cottages	The original site SHLAA16197 has been reduced in accordance with the recommendations from the Heritage Impact Assessment. The site is currently situated within the Urban Boundary and designated as Greenlands. It is proposed to retain the land to the east of the allocation as Green Infrastructure. The site is considered deliverable for housing subject to mitigation and the results of the Open Space Study.

Site Name	Summary of SA findings Regulation 18 Report (or other SA Assessments)	Included in R18 Local Plan version? (Y/N)	Explanation of exclusion from the R18 Local Plan version.	Included in R19 Local Plan version? (Y/N)	Explanation of exclusion from the R19 Local Plan version.	Site References (Allocation or Evidence Base Study Reference)	Reasons for Selection
<b>ALLOCATED SITES</b>							
Oak Mount Garden, Rawtenstall	Performs less than average on 5 criteria (SA Regulation 19 Report)	Y	N/A	Y	N/A	H08: Oak Mount Garden	The site is available and suitable now for housing, providing that the constraints such as the access and the gradient can be mitigated. The development is considered viable and achievable in the short term. The site is situated in a sustainable location within the Urban Boundary.
Land off Oaklands and Lower Cribden Avenue, Rawtenstall	Performs less than average on 6 criteria (SA Regulation 19 Report)	Y	N/A	Y	N/A	H09: Land off Oaklands and Lower Cribden Avenue	The site has planning permission for 34 dwellings (planning reference 2015/0334) and is currently under construction. 25 dwellings have been completed as of 31st March 2019 (please see 5 Year Housing Land Supply 2018/2019).
Land at Bury Road, Rawtenstall	Performs poorly against water and flooding and less than average on 4 criteria (SA Regulation 19 Report)	Y	N/A	Y	N/A	H10: Land at Bury Road, Rawtenstall	The site is situated within flood zone 3. The Environment Agency stated that if the boundary of the site was amended to exclude the area within flood zone 3, it would withdraw its objection. The development should take place along Bury Road within the eastern part of the site. The western part of the site slopes significantly towards the River Irwell and should not be developed. The net development area of the allocation (0.25ha) matches the SHLAA16404 net development area and excludes the flood zone 3 and the wooded area. The site is situated in a sustainable location within the Urban Boundary.
Land east of Hollin Way, Rawtenstall	Performs poorly against landscape and less than average on 4 criteria	Y	N/A	Y	N/A	H11: The Hollins, Hollin Way	The site is situated in a sustainable location within the Urban Boundary. It has planning permissions for residential use.
Land North of Lime Tree Grove, Rawtenstall	Performs less than average on 3 criteria	Y	N/A	Y	N/A	H11: The Hollins, Hollin Way	The site is situated in a sustainable location within the Urban Boundary.

Site Name	Summary of SA findings Regulation 18 Report (or other SA Assessments)	Included in R18 Local Plan version? (Y/N)	Explanation of exclusion from the R18 Local Plan version.	Included in R19 Local Plan version? (Y/N)	Explanation of exclusion from the R19 Local Plan version.	Site References (Allocation or Evidence Base Study Reference)	Reasons for Selection
<b>ALLOCATED SITES</b>							
Former Broadleys Mill, Rawtenstall	Performs poorly on climate change adaptation and employment location and less than average on 2 criteria	Y (for housing)	N/A	Y (for housing)	N/A	H12: Reedsholme Works, Rawtenstall	The site obtained an outline approval for up to 107 dwellings (planning reference 2016/0267) and the reserved matters were approved for 97 dwellings (planning reference 2018/0535). Construction has not yet started as of 31st March 2019. Part of the proposed allocation along Hollin Way is not included in the red edge of the planning permission and could be delivered at a later stage.
Former Broadleys Mill, Rawtenstall (E)	Performs less than average on 2 criteria	N (for employment)	N/A	N (for employment)	N/A	H12: Reedsholme Works, Rawtenstall	The site obtained an outline approval for up to 107 dwellings (planning reference 2016/0267) and the reserved matters were approved for 97 dwellings (planning reference 2018/0535). Construction has not yet started as of 31st March 2019. Part of the proposed allocation along Hollin Way is not included in the red edge of the planning permission and could be delivered at a later stage.
Land West of Hollin Way, Rawtenstall	Performs poorly against climate change adaptation and less than average on 3 criteria	Y	N/A	Y	N/A	H12: Reedsholme Works, Rawtenstall	This part of the site does not have planning consent but is considered available and suitable provided that the flood risk and potential land contamination issues are adequately addressed. It is considered developable in the medium term.
Loveclough Working Mens club	Performs less than average on 6 criteria (SA Regulation 19 Report)	Y	N/A	Y	N/A	H13: Loveclough Working Mens club	The Loveclough Working Mens Club and land adjoining has an extant approval for 10 dwellings (planning reference 2011/0457). The eastern part of the site has been granted an outline permission for the erection of up to 80 dwellings with all matters reserved except for access (planning reference 2018/0554).
Hardman Avenue (Hall Carr Farm), Rawtenstall	Performs less than average on 4 criteria	Y	N/A	Y	N/A	H14: Hall Carr Farm	Development of this site is deemed suitable in principle, which is also supported by its planning history.

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<b>ALLOCATED SITES</b>							
Willow Avenue off Lime Tree Grove, Rawtenstall	Performs poorly against climate change adaptation and less than average on 2 criteria	Y	N/A	Y	N/A	H15: Willow Avenue off Lime Tree Grove	The site is considered developable as the developer stated that the development would not be achievable in the short term. Certain constraints such as site access and heritage impact would need to be addressed and adequately mitigated against
Land East of Acrefield Drive, Rawtenstall	Performs poorly on transport and less than average on 4 criteria	Y	N/A	Y	N/A	H16: Land East of Acrefield Drive (Hollin Way)	The site is owned by a developer and is considered developable in the medium term.
Land north of The Jester, Loveclough	Performs less than average against 5 criteria	Y	N/A	Y	N/A	H17: Land South of Goodshaw Fold Road, Loveclough	The site is currently situated within the countryside, at the edge of the Urban Boundary and is in a sustainable location. The site is considered suitable for residential development subject to further assessments regarding potential flood risk and coal mining risk. Despite the Heritage Impact Assessment request to not develop to the north of Abbeycroft, the development is considered to have less impact on the landscape at this location as it is hidden from views along Burnley Road by a row of terrace
Carr Farm, Lomas Lane, Rawtenstall	Performs poorly against transport and landscape and less than average on 4 criteria	Y (for housing)	N/A	Y (for housing)	N/A	H18: Carr Barn and Carr Farm, Lomas Lane	The site is partly within the Urban Boundary and partly in the countryside and is situated within a sustainable location.
Land off Lower Clowes Road, Rawtenstall	Performs less than average on 6 criteria (SA Regulation 19 Report)	Y	N/A	Y	N/A	H19: Land off Lower Clowes Road	The site has an extant planning permission for 7 dwellings (planning reference 2002/0532) supported by a Lawful Development Certificate approved in 2016 (planning reference 2016/0273).
Old Market Hall, Bacup	Performs less than average on 2 criteria (SA Regulation 19 Report)	N	Not considered	Y	N/A	H20: Old Market Hall	This is a brownfield site which is situated in a sustainable location. The redevelopment of the listed building for residential use is an opportunity to enhance the building and the wider Conservation Area.



Site Name	Summary of SA findings Regulation 18 Report (or other SA Assessments)	Included in R18 Local Plan version? (Y/N)	Explanation of exclusion from the R18 Local Plan version.	Included in R19 Local Plan version? (Y/N)	Explanation of exclusion from the R19 Local Plan version.	Site References (Allocation or Evidence Base Study Reference)	Reasons for Selection
<b>ALLOCATED SITES</b>							
Reed Street, Bacup (E)	Performs less than average on 4 criteria	N (for employment)	N/A	N (for employment)	Outline planning permission granted for 22 terraced housing (2018/0414).	H21: Reed Street, Bacup	This brownfield site is situated within the Urban Boundary in a sustainable location. No significant constraints have been identified. Outline planning permission granted for 22 terraced housing (2018/0414).
Reed Street, Bacup (H)	Performs less than average on 5 criteria	Y (for housing)	N/A	Y (for housing)	N/A	H21: Reed Street, Bacup	This brownfield site is situated within the Urban Boundary in a sustainable location. No significant constraints have been identified. Outline planning permission granted for 22 terraced housing (2018/0414).
Former Bacup Heath Centre	Performs poorly against employment location and less than average on 4 criteria	Y	N/A	Y	N/A	H22: Former Bacup Health Centre	The site has planning permission for 22 bedroom care home (planning reference 2017/0100) and is under construction as of 31st March 2019.
Glen Mill, Stacksteads	Performs less than average on 3 criteria (SA Regulation 19 Report)	Y	N/A	Y	N/A	H23: Glen Mill	The site has been granted an outline permission for the demolition of the existing mill and the erection of 9 residential units.
The Former Commercial Hotel, Stacksteads	Performs less than average on 4 criteria (SA Regulation 19 Report)	Y	N/A	Y	N/A	H24: The Former Commercial Hotel	The planning permission to convert the public house into two retail units and seven apartments has now expired (planning reference 2015/0261). This is a brownfield site situated in a sustainable location. The redevelopment of the vacant properties to residential use would enhance the character of the local area.
Blackwood Road, Stacksteads (A)	Performs poorly against climate change adaptation and transport and less than average on 4 criteria	Y (for housing)	N/A	Y (for housing)	N/A	H25: Land at Blackwood Road, Stacksteads	The site is currently situated in the countryside and considered suitable for residential use subject to the findings of a land contamination assessment and adequate mitigation if necessary.
Land north of Blackwood Road, Stacksteads	Performs less than average on 5 criteria	Y	N/A	Y	N/A	H25: Land at Blackwood Road, Stacksteads	The site is currently situated in the countryside and considered suitable for residential use subject to the findings of a land contamination assessment and adequate mitigation if necessary.

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<b>ALLOCATED SITES</b>							
Land off Greensnook Lane, Bacup	Performs less than average against 5 criteria	Y	N/A	Y	N/A	H26: Land off Greensnook Lane	The site obtained planning permission for 33 dwellings (planning reference 2015/0358) and construction started. Following a re-appraisal of the site, a new planning application was submitted for 26 dwellings (planning reference 2018/0202) and approved in 2019.
Off Fernhill Drive, Bacup	Performs poorly on climate change adaptation and less than average on 4 criteria	Y	N/A	Y	N/A	H27: Off Fernhill Drive	The site is situated within the Urban Boundary and in a sustainable location. No significant constraints were identified.
Sheephouses Reservoir, Bacup (North)	Performs less than average on 8 criteria	Y (for housing)	N/A	Y	N/A	H28: Sheephouse Reservoir, Britannia	The site is currently situated in the countryside at the edge of the Urban Boundary. Located in a sustainable location the site is suitable for a housing scheme subject to mitigation measure being carried out to minimise the impacts on the landscape as set out in the Landscape Study
Sheephouses Reservoir, Bacup (South -GI)	Does not perform negatively on any criteria	N (for Green Infrastructure)	N/A	N (for Green Infrastructure)	N/A	H28: Sheephouse Reservoir, Britannia	The site is currently situated in the countryside at the edge of the Urban Boundary. Located in a sustainable location the site is suitable for a housing scheme subject to mitigation measure being carried out to minimise the impacts on the landscape as set out in the Landscape Study
Sheephouses Reservoir, Bacup (South)	Performs poorly against climate change adaptation and less than average on 6 criteria	Y (for housing)	N/A	Y (for housing)	N/A	H28: Sheephouse Reservoir, Britannia	The site is currently situated in the countryside at the edge of the Urban Boundary. Located in a sustainable location the site is suitable for a housing scheme subject to mitigation measure being carried out to minimise the impacts on the landscape as set out in the Landscape Study

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<b>ALLOCATED SITES</b>							
Land behind Pennine Road to the East, Bacup	Performs less than average on 4 criteria	Y	N/A	Y	N/A	H29: Land off Pennine Road, Bacup	This is a greenfield site situated within the Urban Boundary of a Key Service Centre (Bacup). The site is situated in a sustainable location and no significant issues have been identified. A planning application for the erection of 71 dwellings (planning reference 2019/0214) was refused at Committee against the Planning Officer recommendation.
Land North East of Pennine Road, Bacup	Performs poorly against Landscape and less than average against 3 criteria	Y	N/A	Y	N/A	H29: Land off Pennine Road, Bacup	This is a greenfield site situated within the Urban Boundary of a Key Service Centre (Bacup). The site is situated in a sustainable location and no significant issues have been identified. A planning application for the erection of 71 dwellings (planning reference 2019/0214) was refused at Committee against the Planning Officer recommendation.
Tong Farm, Bacup	Performs less than average on 5 criteria	Y (for a small part of the site)	N/A	Y (for a small part of the site)	N/A	H30: Tong Farm	The site is currently located in the countryside at the edge of the Urban Boundary of a Key Service Centre (Bacup). The site is in a sustainable location with no significant constraints identified. Two previous outline planning applications for 33 dwellings were submitted and subsequently withdrawn (planning reference 2018/0271 and 2019/007).
Lower Stack Farm, Bacup	Performs less than average on 5 criteria (SA Regulation 19 Report)	Y	N/A	Y	N/A	H31: Lower Stack Farm	The site is currently situated in the countryside between Bacup and Britannia. It is located in a sustainable location with few constraints. The site is considered suitable for a small residential scheme.
Booth Road/Woodland Mount, Brandwood	Performs less than average on 2 criteria	Y	N/A	Y	N/A	H32: Booth Road/Woodland Mount, Brandwood	This is a greenfield site situated within the Urban Boundary of an Urban Local Service Centre (Stacksteads). No significant constraints were identified, and the site is suitable for a small residential scheme

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<b>ALLOCATED SITES</b>							
Land off Moorlands Terrace, Bacup	Performs less than average on 4 criteria	Y	N/A	Y	N/A	H33: Land off Rockcliffe Road	The is situated in a sustainable location with few constraints identified.
Land off Rockcliffe Road, bacup	Performs poorly on climate change adaptation and less than average on 4 criteria	Y	N/A	Y	N/A	H33: Land off Rockcliffe Road	The site has planning permission for 26 dwellings (planning reference 2018/0043) and is under construction.
Land at Higher Cross Row, Bacup	Performs less than average on 3 criteria	Y	N/A	Y	N/A	H34: Land at Higher Cross Row	This greenfield site is situated within the Urban Boundary of Key Service Centre (Bacup). The site is in a sustainable location with few constraints identified.
Shadlocks Skip, Stacksteads	Performs poorly against employment skills and less than average against 3 criteria	Y	N/A	Y	N/A	H35: Shadlock Skip	This is a brownfield site situated within the Urban Boundary of an Urban Local Centre (Stacksteads). It adjoins the River Irwell and part of the site is within flood zone 3. Assessed in the SFRA (level 2) the recommendation is to “Continue with Exception Test if partial development can be agreed so that the site boundary is pulled back to the south of the Irwell and out of Flood Zone 3a”. The site is in use for employment as a waste collection and skip hire business. The redevelopment for residential use was supported by the residential neighbours.
Hare and Hounds Garage, Stacksteads	Performs less than average on 3 criteria (SA Regulation 19 Report)	Y	N/A	Y	N/A	H36: Hare and Hounds Garage	The site obtained permission for 9 dwellings (planning reference 2015/0030). The permission has now expired; however the site is still considered suitable for residential use. Only a small part of this brownfield site is situated within the Green Belt.
Land off Gladstone Street, Bacup	Perform less than average on 5 criteria and above average on 4 criteria (SA Regulation 19 Report)	Y	N/A	Y	N/A	H37: Land off Gladstone Street	This greenfield site is situated within the Urban Boundary of a Key Service Centre (Bacup). It is in a sustainable location and no significant issues were identified.
Land East of Rochdale Road, Bacup	Performs less than average on 5 criteria (SA Regulation 18 Report)	Y	N/A	Y	N/A	H37: Land off Gladstone Street	This greenfield site is situated within the Urban Boundary of a Key Service Centre (Bacup). It is in a sustainable location and no significant issues were identified.

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<b>ALLOCATED SITES</b>							
Land off Burnley Road and Meadows Avenue, Bacup	Performs less than average on 6 criteria (SA Regulation 19 Report)	Y	N/A	Y	N/A	H38: Land off Burnley Road and Meadows Avenue	The site has planning permission for 6 dwellings (2017/0551).
Cowtoot Lane, Bacup	Performs poorly against Landscape and less than average on 6 criteria	Y	N/A	Y	N/A	H39: Land off Cowtoot Lane	The site has a number of constraints, which will need to be overcome with suitable mitigation measures. Previously it had been considered that the Football Club was to relocate, and so the land to the south west would be redeveloped for housing. However, it is now confirmed that the Club will be investing in the facility here at this location.
Lawson Street, Goodshaw	Performs less than average on 3 criteria	Y	N/A	Y	N/A	H4: Turton Hollow	The site is considered available and suitable for housing development. It is located within the existing Urban Boundary and it is expected that development could be delivered in the short term.
Green Farm, Bacup	Performs less than average against 6 criteria (SA Regulation 18 Report)	Y	N/A	Y	N/A	H40: Land off Todmorden Road	There is developer interest and the site is suitable subject to suitable mitigation, with no development to be located in the northern part of the site.
Bull Hall Barn, Todmorden Road, Bacup	Performs poorly against climate change adaptation and less than average on 8 criteria (SA Regulation 18 Report)	Y	N/A	Y	N/A	H40: Land off Todmorden Road, Bacup	There is developer interest and the site is suitable subject to suitable mitigation, with no development to be located in the northern part of the site.
Land off Todmorden Road, Bacup	Performs less than average on 7 criteria (SA Regulation 19 Report)	Y	N/A	Y	N/A	H40: Land off Todmorden Road, Bacup	There is developer interest and the site is suitable subject to suitable mitigation, with no development to be located in the northern part of the site.
Thorn Bank, Bacup	Performs less than average against 3 criteria	Y	N/A	Y	N/A	H41: Thorn Bank	Subject to suitable mitigation and enhancement of the public open space for local residents, this site is suitable.
Land south of The Weir Public House, Weir	Performs less than average on 7 criteria	Y	N/A	Y	N/A	H42: Land south of the Weir Public House	There is developer interest in part of the site, and the site is considered suitable and available.
Land west of Burnley Road, Weir	Performs less than average against 6 criteria	Y	N/A	Y	N/A	H43: Land west of Burnley Road, Weir	Subject to suitable highway improvements the site is considered available and suitable in the medium term

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<b>ALLOCATED SITES</b>							
Irwell Springs, Weir	Performs less than average on 6 criteria (SA Regulation 19 Report)	Y	N/A	Y	N/A	H44: Irwell Springs, Weir	After completing 10 units this site stalled. However, there is now renewed developer interest and works are expected to recommence and complete the development.
Former Haslingden Police Station	Performs less than average on 2 criteria (SA Regulation 19 Report)	Y	N/A	Y	N/A	H45: Former Haslingden Police Station	There is an extant planning consent, but works have not yet started.
1 Laburnum Street, Haslingden	Performs less than average on 1 criterion (SA Regulation 19 Report)	Y	N/A	Y	N/A	H46: 1 Laburnum Street	Although this site has still not come forward, it is considered suitable with no obvious constraints.
Kirk Hill Rise, Haslingden (A)	Performs poorly against transport and less than average on 3 criteria	Y	N/A	Y	N/A	H47: Land at Kirkhill Avenue, Haslingden	There is developer interest in this site, and it is considered suitable, subject to significant mitigation of the landscape impacts in particular and agreement on a satisfactory access.
Land off Highfield Street, Haslingden	Performs less than average on 2 criteria	Y	N/A	Y	N/A	H48: Land off Highfield Street	Subject to suitable mitigation the site is considered suitable with no significant constraints.
Land adjacent 53 Grane Road, Haslingden	Performs less than average on 4 criteria (SA Regulation 19 Report)	Y	N/A	Y	N/A	H49: Land adjacent 53 Grane Road	The site is considered suitable with no significant constraints.
Land adj Park Avenue/Criccieth Close, Haslingden	Performs poorly against climate change adaptation and less than average on 4 criteria	Y	N/A	Y	N/A	H50: Land Adjacent Park Avenue/Criccieth Close	There is developer interest and subject to suitable mitigation (especially in relation to environmental matters, including flood and drainage measures) the site is considered deliverable.
Land to Side and Rear of Petrol Station, Manchester Rd, Haslingden	Performs less than average on 3 criteria (SA Regulation 19 Report)	Y	N/A	Y	N/A	H51: Land to Side and Rear of Petrol Station, Manchester Rd	Subject to suitable mitigation (contamination and heritage matters) the site is considered suitable.

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<b>ALLOCATED SITES</b>							
Land Rear of Haslingden Cricket Club	Performs less than average on 2 criteria	N	N/A	Y	N/A	H52: Land Rear of Haslingden Cricket Club	The landowner has undertaken preliminary works to secure Sport England's support, by relocating the training ground to the nearby High School and is working with a developer to bring this site forward in conjunction with improvements to the Club House and associated changing facilities. Subject to mitigation and sufficient parking the site is considered suitable.
Waterfoot Primary School, Waterfoot	Performs poorly against employment skills and less than average against 2 criteria	Y	N/A	Y	N/A	H53: Waterfoot Primary School	This building has been converted for 21 supported living units, now completed (planning ref: 2016/0599)
Land at Ashworth Road, Water	Performs less than average on 5 criteria (SA Regulation 19 Report)	Y	N/A	Y	N/A	H54: Land at Ashworth Road, Water	This site has planning consent for 6 dwellings, and work has started on site.
Carr Mill and Bolton Mill	Performs less than average on 2 criteria (SA Regulation 19 Report)	Y	N/A	Y	N/A	H55: Carr Mill and Bolton Mill	Suitable in principle, subject to suitable mitigation.
Knott Mill works, Pilling Street and Orchard Works, Miller Barn Lane	Performs less than average on 2 criteria (SA Regulation 19 Report)	Y	N/A	Y	N/A	H56: Knott Mill works, Pilling Street and Orchard Works, Miller Barn Lane	Subject to suitable design and use of materials, the site is suitable in principle.
Foxhill Drive, Whitewell Bottom	Performs less than average on 3 criteria	Y	N/A	Y	N/A	H57: Foxhill Drive	In principle the site is suitable with no known major constraints
Land off Lea Bank, Staghills	Performs less than average on 5 criteria (SA Regulation 19 Report)	Y	N/A	Y	N/A	H58: Land off Lea Bank	In principle the site is suitable with no known major constraints.
Land adjacent Dark Lane, Newchurch	Performs less than average on 2 criteria	Y	N/A	Y	N/A	H59: Land Adjacent Dark Lane Football ground	The developer has been working with Sport England to mitigate impacts associated with loss of a playing pitch. Development Control Committee (Feb 2019) minded to approve outline application for up to 100 units (2016/0563). Reserved Matters approve with conditions in December 2019.

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<b>ALLOCATED SITES</b>							
Johnny Barn 2, Cloughfold	Performs less than average on 4 criteria	Y	N/A	Y	N/A	H60: Johnny Barn Farm, Cloughfold	Site is attractive for development and is reasonably sustainable. It is considered suitable subject to mitigation. Land to the west has outline planning consent (2015/0517) for up to 30 units.
Johnny Barn Farm, Cloughfold	Performs poorly against landscape and less than average on 3 criteria	Y	N/A	Y	N/A	H60: Johnny Barn Farm, Cloughfold	Site is attractive for development and is reasonably sustainable. It is considered suitable subject to mitigation. Land to the west has outline planning consent (2015/0517) for up to 30 units.
Land to the east of Johnny Barn 2, Cloughfold	Performs less than average on 4 criteria	Y	N/A	Y	N/A	H60: Johnny Barn Farm, Cloughfold	Subject to mitigations identified in Heritage Impact Assessment and Landscape Study, there are no known other constraints. Land to the west has outline planning consent (2015/0517) for up to 30 units.
Woodlands Close, Newchurch	Performs poorly against climate change and less than average against 4 criteria	Y	N/A	Y	N/A	H61: Hareholme, Staghills	Allocated subject to suitable mitigation for ecology, recreation and contamination.
Land off Peel Street, Cloughfold	Performs less than average on 6 criteria (SA Regulation 19 Report)	Y	N/A	Y	N/A	H62: Land off Peel Street, Cloughfold	Subject to suitable mitigation (design and materials) the site is considered suitable.
Hollin Farm, Waterfoot	Performs less than average on 7 criteria (SA Regulation 19 Report)	Y	N/A	Y	N/A	H63: Hollin Farm, Waterfoot	No known constraints identified.
Land opposite Baptist Church, Lumb	Performs less than average against 5 criteria	Y		Y	N/A	H64: Hargreaves Fold Lane, Chapel Bridge, Lumb	No known constraints that cannot be mitigated against.
Albert Mill, Whitworth	Performs poorly on water and less than average on 4 criteria	Y (for housing)	N/A	Y (for housing)	N/A	H65: Albert Mill, Whitworth	The developer has been working with the Environment Agency to try to resolve the flood risk issues and it is the Council's understanding that a solution is achievable. A previous outline application for 49 dwellings was approved in 2018.
Land North of King Street, Whitworth	Performs poorly against employment location and less than average on 8 criteria	Y	N/A	Y	N/A	H66: Land North of King Street	No known constraints that cannot be mitigated against.



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<b>ALLOCATED SITES</b>							
Land behind Buxton Street, Facit	Performs poorly on climate change adaptation and less than average on 4 other criteria	Y	N/A	Y	N/A	H67: Land behind Buxton Street	The site has been developed for sheltered housing.
Eastgate, Whitworth	Performs poorly against water and climate change adaptation and less than average on 2 criteria	Y (for housing)	N/A	Y (for housing)	N/A	H68: Former Spring Mill (land off eastgate and westgate)	Planning permission granted for 119 dwellings (reference 2018/0318).
Cowm Water Treatment Works, Whitworth	Performs poorly against climate change adaptation, employment location and transport and less than average on 4 criteria	Y	N/A	Y	N/A	H69: Cowm water treatment works, Whitworth	No negative impacts on the Green Belt and subject to the flood risk Exception Test there are no other known constraints.
Irwell Vale Mill, Irwell Vale	Performs poorly against cultural heritage and water and less than average on 7 criteria	Y	N/A	Y	N/A	H70: Irwell Vale Mill	The Green Belt Review supports the release of this parcel for development. The site comprises a Mill adjoining a River and the developer is keen to work with the Environment Agency to resolve flood risk issues associated with the re-development of the site for residential use.
Land east of Market Street, Edenfield	Performs less than average on 4 criteria (SA Regulation 19 Report)	Y	N/A	Y	N/A	H71: Land east of Market Street, Edenfield	This brownfield site used for storage is partly situated within the Green Belt. The redevelopment of the site for residential is an opportunity to enhance the local character of the area.
Field off Market Street, Edenfield	Performs less than average on 2 criteria	Y	N/A	Y	N/A	H72: Land west of Market Street	This part of the site is within the urban boundary and situated in a viable location.
Horse and Jockey PH, Edenfield	Performs less than average on 2 criteria	Y	N/A	Y	N/A	H72: Land west of Market Street	The site has planning permission and is under construction.

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<b>ALLOCATED SITES</b>							
Land at Chatterton Hey East of A56, Edenfield	Performs poorly against climate change adaptation and less than average on 5 criteria	Y	N/A	Y	N/A	H72: Land west of Market Street	The importance of having a balanced housing and employment supply in a District with challenging geography and viability issues in the east of the Borough has influenced the approach to release of Green Belt land (see also Green Belt Topic Paper for further details). It is considered that this site plays an important role in contributing to a balanced housing supply in the following ways: a) It is located in the popular south west of the Borough where there is high demand; b) Given the substantial number of houses proposed in the East of the Borough the site helps to ensure a balanced supply between the east and west of the Borough; c) The site is large enough to ensure a mix of housing types and sizes, including affordable provision in an area of the Borough where affordability ratios are highest. The site is in a viable location with willing landowners. It is recognised that a strategic Masterplan led approach is required, including landscaping and infrastructure provision, and this is set out in Policy HS3.

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<b>ALLOCATED SITES</b>							
Land between Chatterton Hey and Nursing Home, Edenfield	Performs less than average on 4 criteria	Y	N/A	Y	N/A	H72: Land west of Market Street	The importance of having a balanced housing and employment supply in a District with challenging geography and viability issues in the east of the Borough has influenced the approach to release of Green Belt land (see also Green Belt Topic Paper for further details). It is considered that this site plays an important role in contributing to a balanced housing supply in the following ways: a) It is located in the popular south west of the Borough where there is high demand; b) Given the substantial number of houses proposed in the East of the Borough the site helps to ensure a balanced supply between the east and west of the Borough; c) The site is large enough to ensure a mix of housing types and sizes, including affordable provision in an area of the Borough where affordability ratios are highest. The site is in a viable location with willing landowners. It is recognised that a strategic Masterplan led approach is required, including landscaping and infrastructure provision, and this is set out in Policy HS3.

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<b>ALLOCATED SITES</b>							
Land off Blackburn Road, Edenfield (A)	Performs poorly on climate change adaptation and less than average on 4 criteria	Y	Relatively isolated from local services. Grassland and Woodland Stepping Stone Habitats. Several listed buildings adjoining the site. Landscape impact. Potential land contamination.	Y	N/A	H72: Land west of Market Street	The importance of having a balanced housing and employment supply in a District with challenging geography and viability issues in the east of the Borough has influenced the approach to release of Green Belt land (see also Green Belt Topic Paper for further details). It is considered that this site plays an important role in contributing to a balanced housing supply in the following ways: a) It is located in the popular south west of the Borough where there is high demand; b) Given the substantial number of houses proposed in the East of the Borough the site helps to ensure a balanced supply between the east and west of the Borough; c) The site is large enough to ensure a mix of housing types and sizes, including affordable provision in an area of the Borough where affordability ratios are highest. The site is in a viable location with willing landowners. It is recognised that a strategic Masterplan led approach is required, including landscaping and infrastructure provision, and this is set out in Policy HS3.

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<b>ALLOCATED SITES</b>							
Land off Blackburn Road, Edenfield (B)	Performs less than average on 3 criteria	Y	Better suited for an employment use	Y	N/A	H72: Land west of Market Street	The importance of having a balanced housing and employment supply in a District with challenging geography and viability issues in the east of the Borough has influenced the approach to release of Green Belt land (see also Green Belt Topic Paper for further details). It is considered that this site plays an important role in contributing to a balanced housing supply in the following ways: a) It is located in the popular south west of the Borough where there is high demand; b) Given the substantial number of houses proposed in the East of the Borough the site helps to ensure a balanced supply between the east and west of the Borough; c) The site is large enough to ensure a mix of housing types and sizes, including affordable provision in an area of the Borough where affordability ratios are highest. The site is in a viable location with willing landowners. It is recognised that a strategic Masterplan led approach is required, including landscaping and infrastructure provision, and this is set out in Policy HS3.

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<b>ALLOCATED SITES</b>							
Land west of Blackburn Road, Edenfield	Performs less than average on 3 criteria	Y	N/A	Y	N/A	H72: Land West of Market Street, Edenfield	The importance of having a balanced housing and employment supply in a District with challenging geography and viability issues in the east of the Borough has influenced the approach to release of Green Belt land (see also Green Belt Topic Paper for further details). It is considered that this site plays an important role in contributing to a balanced housing supply in the following ways: a) It is located in the popular south west of the Borough where there is high demand; b) Given the substantial number of houses proposed in the East of the Borough the site helps to ensure a balanced supply between the east and west of the Borough; c) The site is large enough to ensure a mix of housing types and sizes, including affordable provision in an area of the Borough where affordability ratios are highest. The site is in a viable location with willing landowners. It is recognised that a strategic Masterplan led approach is required, including landscaping and infrastructure provision, and this is set out in Policy HS3.N/A
Edenwood Mill, Edenfield	Performs poorly on water and climate change adaptation and less than average on 5 criteria	Y (for housing)	N/A	Y (for housing)	N/A	H73: Edenwood Mill	Edenwood Mill is an existing though dilapidated building in the Green Belt so its development could be acceptable in Green Belt terms. Parcel 49 is not recommended for release in the Green Belt Review though the landscape study considers the release of this area would be acceptable. The importance of having a balanced housing and employment supply in a District with challenging geography and viability issues in the east of the Borough has influenced the approach to release Green Belt land.

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<b>ALLOCATED SITES</b>							
Snow King (Grane Road), Helmshore	Performs less than average on 5 criteria	Y	N/A	Y	N/A	H74: Grane Village	The site is currently in countryside but otherwise has no other significant known constraints. There is a willing landowner and developer interest in the site.
Waterside Mill Burnley Road Bacup OL13 8AW	Performs less than average on 4 criteria ( SA Regulation 19 Report)	N	Not considered	Y	N/A	M1: Waterside Mill Burnley Road Bacup OL13 8AW	It is a brownfield site in a sustainable location and its allocation provides an opportunity for the viable re-use of a heritage asset
Valley Centre, Rawtenstall	Performs poorly against employment location and less than average on 2 criteria	N (for housing only)	N/A	N (for housing only)	N/A	M2: Spinning Point, Rawtenstall	This site has planning permission for a mixed use development; Phase 1 of the scheme is almost completed, and permission has been granted for Phase 2 which includes an element of residential use. It was resolved at the Council meeting of 26 February 2020 not to proceed with Phase 2 at this time.
Valley Centre, Rawtenstall (mixed use)	Performs less than average against material assets	Y (for mixed use)	N/A	Y (for mixed use)	N/A	M2: Spinning Point, Rawtenstall	This site has planning permission for a mixed use development; Phase 1 of the scheme is almost completed, and permission has been granted for Phase 2 which includes an element of residential use. It was resolved at the Council meeting of 26 February 2020 not to proceed with Phase 2 at this time.
Land off Lower House Green (Isle of Man Mill), Water	Performs less than average on 5 criteria	Y (mixed use including C3)	N/A	Y	N/A	M3: Isle of Man Mill and Garage	Suitable in principle, subject to suitable mitigation.
Land off Lower House Green (Isle of Man Mill) E	Performs less than average on 4 criteria	Y (mixed use including B1, B2, B8)	N/A	Y	N/A	M3: Isle of Man Mill and Garage	Suitable in principle, subject to suitable mitigation.
Futures Park, Bacup (E)	Performs less than average on 2 criteria	Y (for mixed-use)	N/A	Y (for mixed-use)	N/A	M4: Futures Park	Suitable in principle, subject to suitable mitigation. Part of the site has planning permission for industrial development.
Futures Park, Bacup (Leisure/Tourism)	Performs less than average on 2 criteria	Y (for mixed-use)	N/A	Y (for mixed-use)	N/A	M4: Futures Park	Suitable in principle, subject to suitable mitigation. Part of the site has planning permission for industrial development.

Site Name	Summary of SA findings Regulation 18 Report (or other SA Assessments)	Included in R18 Local Plan version? (Y/N)	Explanation of exclusion from the R18 Local Plan version.	Included in R19 Local Plan version? (Y/N)	Explanation of exclusion from the R19 Local Plan version.	Site References (Allocation or Evidence Base Study Reference)	Reasons for Selection
<b>ALLOCATED SITES</b>							
Park Mill, Helmshore	Generally performs well, and less than average against material assets	Y	N/A	Y	N/A	M5: Park Mill	Park Mill, Helmshore is a brownfield site in existing use and is proposed to be allocated for retail (A1) with restaurants and cafés (A3). It was assessed for residential use in the SFRA and the study recommended withdrawing the site based on surface water flood risk. However, the proposed use is less vulnerable than the residential use tested.
Mayfield Chicks, Ewood Bridge	Performs poorly against climate change adaptation and less than average on 5 criteria	N (for housing)	Employment Land Review recommends to retain for employment.	N (for housing)	N/A	NE1: Extension to Mayfield Chicks	An existing employment area already exists to the south of the proposed Green Belt release. The Green Belt Study (Parcel 26) identifies that the parcel is suitable for release and would have defensible boundaries.
Mayfield Chicks, Ewood Bridge (E)	Performs poorly against climate change adaptation and less than average on 5 criteria	Y (for employment)	N/A	Y (for employment)	N/A	NE1: Extension to Mayfield Chicks	An existing employment area already exists to the south of the proposed Green Belt release. The Green Belt Study (Parcel 26) identifies that the parcel is suitable for release and would have defensible boundaries.
Land north of Hud Hey, Haslingden	Performs less than average on 4 criteria	Y	N/A	Y	N/A	NE2: Land North of Hud Hey	Land north of Hud Hey is not recommended for release in the Green Belt Study (Parcel 10) because of its role in separating Haslingden and Rising Bridge. However discussions with local developers indicate a strong interest in the site with its proximity to the A56 (T). There is also an overall shortage of suitable employment sites close to the A56.



Site Name	Summary of SA findings Regulation 18 Report (or other SA Assessments)	Included in R18 Local Plan version? (Y/N)	Explanation of exclusion from the R18 Local Plan version.	Included in R19 Local Plan version? (Y/N)	Explanation of exclusion from the R19 Local Plan version.	Site References (Allocation or Evidence Base Study Reference)	Reasons for Selection
<b>ALLOCATED SITES</b>							
North of Carr Industrial Estate, Haslingden (E)	Performs less than average on 4 criteria	Y	N/A	Y	N/A	NE3: Land North of Carr Industrial Estate	Development of the site is considered unacceptable by the Council's Conservation Officer. However, if the proposed scheme can be determined as viable following further technical work with regards to accessing the site then the need to provide suitable employment land outweighs the impact on the local heritage assets. The site was rated very good and could offer a new strategic employment site for the borough.
Extension of New Hall Hey to the West, Rawtenstall (E)	Performs poorly against climate change adaptation and less than average on 5 criteria	Y	N/A	Y	N/A	NE4: Extension of New Hall Hey	The land at New Hall Hey (west of the river- the east side of the River is not Green Belt) is not recommended for release in the Green Belt Study (Parcel 18). It is also not supported by the Landscape Study. This is considered to be outweighed by the need to provide suitable employment land close to the A682 and A56 corridor acting as a Gateway site to Rossendale's town of Rawtenstall.
Townsend Fold, Rawtenstall	Performs poorly against climate change adaptation and less than average on 7 criteria	N (for housing)	N/A	N (for housing)	New Hall Hey Site Extensions – Updated (March 2019) recommends to allocate for employment.	NE4: Extension of New Hall Hey	This site, part of the NE4, is situated within the Urban Boundary and is considered suitable for employment use subject to a new bridge being built over the River Irwell.
Townsend Fold, Rawtenstall (E)	Performs poorly against climate change adaptation and less than average on 6 criteria	Y (for employment)	N/A	Y (for employment)	N/A	NE4: Extension of New Hall Hey	This site, part of the NE4, is situated within the Urban Boundary and is considered suitable for employment use subject to a new bridge being built over the River Irwell.
Land adj to Baxenden Chemicals, Rising Bridge (E)	Performs less than average on 2 criteria	Y (for employment)	N/A	Y	N/A	NE5: Baxenden Chemicals Ltd, Rising Bridge	The site is allocated for employment in the 2011 Core Strategy and the Employment Land Review recommended the site should be retained for employment purposes.
Land at former Sharneyford Quarry, Sharneyford (G&T)	Performs less than average on 7 criteria	Y	N/A	N	Strong local community objection. Fairly isolated site.	Y	A new site has been identified at Futures Park, Bacup in the Submission version of the Plan. However, following a grant of planning, the site is no longer available for a transit site and the land at former Sharneyford Quarry is once again considered for allocation.



**Table 8.2: Reasons for rejection of the reasonable alternative sites (source: Rossendale Borough Council)**

Site Name	Summary of SA findings Regulation 18 Report (or other SA Assessments)	Included in R18 Local Plan version? (Y/N)	Explanation of exclusion from the R18 Local Plan version.	Included in R19 Local Plan version? (Y/N)	Explanation of exclusion from the R19 Local Plan version.	Site References (Allocation or Evidence Base Study Reference)
<b>REJECTED SITES</b>						
Acre Meadow	Performs poorly against water and less than average on 4 others	N	Green Belt parcel not recommended for release in the Green Belt Review.	N	N/A	SHLAA16269
Anvil Street, Stacksteads	Performs less than average on 4 criteria	N	No support from landowner, wants to retain in employment	N	N/A	SHLAA16082
Area of search to the east of Edenfield	Performs poorly against landscape and less than average on 4 criteria	N	Woodland Stepping Stone and various ecological corridors, Green Belt - Parcels 37, 40 & 41 not recommended for release in the Green Belt Review.	N	N/A	SHLAA16260
Barlow Bottom, Whitworth	Performs poorly on climate change adaptation and less than average on 5 other criteria	N	Unacceptable heritage impact. Biodiversity impact (Woodland Stepping Stone Habitat)	N	N/A	SHLAA16022
Barlow Bottom, Whitworth (E)	Performs poorly against climate change adaptation and less than average on 4 criteria	N	Unacceptable heritage impact. Biodiversity impact (Woodland Stepping Stone Habitat)	N	N/A	SHLAA16022
Barlow Bottom (to the East of the River Spodden), Whitworth	Performs poorly on climate change and less than average on 2 criteria	Y (for housing)	N/A	N	Proposed to be allocated for Mixed-Use (employment and transit site for Gypsies and Travellers) at the Council Meeting of 11th July 2018. Following the meeting, it was resolved to amend the plan to remove Barlow Bottoms and state "Gypsy and Traveller Transit site relocated to a small discreet piece of land owned by the Borough Council at the far corner of Futures Park". Therefore the proposed allocation was removed from the Plan to align with the Council's decision.	SHLAA16020
Belmont Farm, Haslingden Old Road, Rawtenstall	Performs less than average on 5 criteria (SA Addendum 2020)	N	Not considered	N	Green Belt parcel not recommended for release in the Green Belt Review	SHLAA16316
Blackwood Road, Stacksteads (B)	Performs poorly against transport and less than average on 3 criteria	N	Alternative site identified with better access for Gypsy and Traveller Transit site	N	N/A	EMP84
Bolton Road North, Edenfield	Performs less than average on 5 criteria (SA Addendum 2020)	N	The site has no significant constraints but is considered to have local value as a public amenity space.	N	N/A	SHLAA16265

Site Name	Summary of SA findings Regulation 18 Report (or other SA Assessments)	Included in R18 Local Plan version? (Y/N)	Explanation of exclusion from the R18 Local Plan version.	Included in R19 Local Plan version? (Y/N)	Explanation of exclusion from the R19 Local Plan version.	Site References (Allocation or Evidence Base Study Reference)
<b>REJECTED SITES</b>						
Broad location to the north east of Shawforth	Performs poorly against climate change and less than average against 5 criteria	N	Green Belt study states it plays an essential role in separating Bacup and Shawforth. Green belt parcels not identified for release in the Green Belt Review. Some contamination issues. Steep slopes. No GP surgery within 1.5 miles. Coal resources close to the surface.	N	N/A	SHLAA16378
Caravan Storage Site by A56, Edenfield	Performs poorly against biodiversity and climate change adaptation and less than average on 2 criteria	N	Green Belt parcel not recommended for release in the Green Belt Review.	N	N/A	SHLAA16275
Clod Lane (north), Haslingden	Performs poorly against landscape and climate change adaptation and less than average on 5 criteria	N	Green Belt parcel not recommended for release in the Green Belt Review.	N	N/A	SHLAA16281
Clod Lane (south), Ewood Bridge	Performs poorly against landscape and climate change adaptation and less than average on 6 criteria	N	Woodland Stepping Stone Habitat, Green Belt parcel not proposed for release in the Green Belt Review, underlying geology, not near services.	N	N/A	SHLAA16283
Constable Lee Court, Rawtenstall	Performs poorly against water and less than average on 2 criteria	N	Site now completed	N	N/A	SHLAA16186
Crabtree Hurst, Waterfoot	Performs less than average on 6 criteria (SA Addendum 2020)	N	The SHLAA stated that the site has a pronounced slope gradient and that vehicular access is a major issue. The SHLAA concluded that the site is not currently suitable but could become developable in the future if the constraints are overcome. The site was not considered appropriate for housing allocation in the Local Plan.	N	N/A	SHLAA16163
East Parade, Rawtenstall	Performs less than average on 2 criteria	N	Site now completed	N	N/A	SHLAA16178
End of Haslingden Sports Centre Playing Field	Performs less than average on 2 criteria	N	Covenant restricting the use of the land	N	N/A	SHLAA16299
Extension to H13, Loveclough	Performs less than average on 9 criteria (SA Addendum 2020)	N	Not considered.	N	Not considered. The site was put forward during the Local Plan Examination.	SHLAA19439

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<b>REJECTED SITES</b>						
Field adj Goodshaw Lane/ Gibhill Lane, Goodshaw	Performs poorly against climate change adaptation and less than average against 6 criteria	N	Gradient present. Access will require improvements. Flood risk in small part of the site. Complex ownership	N	N/A	SHLAA16202
Field at Scout Road, Whitewell Bottom	Performs less than average on 5 criteria (SA Addendum 2020)	Y (for housing)	N/A	N	Site in flood zone 2. Too small to deliver 5 or more dwellings. An Urban Boundary change is proposed to facilitate development	SHLAA16143
Former Bacup Leisure Centre, Bacup	Performs less than average on 5 criteria	N	The site obtained planning permission in March 2018 for the demolition of the existing building and erection of a 5 pump petrol filling station and associated retail store (planning reference 2017/0633).	N	N/A	SHLAA16068
Former Leisure Centre, Haslingden	Performs less than average on 2 criteria	N	Land owner interested in non-residential uses at the time of the first assessment There is now an interest to re-use the site for residential use, A conversion of the non-designated asset would be acceptable while the demolition of the asset would be resisted.	N	N/A	SHLAA16327
Former Leprosy Hospital, Waterfoot	Performs poorly on climate change adaptation and less than average on 4 criteria	Y	N/A	N	The intentions of the landowner are unknown. The SHLAA stated that the site is steep and there are vehicular access issues to the site (e.g. access via single lanes) The site was not considered appropriate for housing allocation in the Local Plan.	SHLAA16164
Former Regal Cinema, Bacup (Retail)	Performs less than average on 3 criteria (SA Addendum 2020)	N	Not considered	N	The site is within Bacup Town centre where retail and other town centre uses are supported.	EMP91
Former Rossendale and Accrington College site, Rawtenstall (E)	Performs generally well, less than average on 1 criterion	N	Site brought forward for alternative use	N	N/A	EMP07
Gaghill's Building Lane, Waterfoot	Performs poorly against water and employment location and less than average on 3 criteria	N	Flood zone 3 and high risk of surface water flooding	N	N/A	SHLAA16129

Site Name	Summary of SA findings Regulation 18 Report (or other SA Assessments)	Included in R18 Local Plan version? (Y/N)	Explanation of exclusion from the R18 Local Plan version.	Included in R19 Local Plan version? (Y/N)	Explanation of exclusion from the R19 Local Plan version.	Site References (Allocation or Evidence Base Study Reference)
<b>REJECTED SITES</b>						
Garage Colony off Turnpike, Waterfoot	Performs poorly against biodiversity & climate change adaptation and less than average on 3 criteria	N	Trickett's Memorial Ground, Woodland identified as Stepping Stone Habitat	N	N/A	SHLAA16134 and SHLAA16136
Haslam Farm, Rawtenstall	Performs poorly against landscape and climate change adaptation and less than average against 5 criteria	Y	N/A	N	The SHLAA considers the northern parcel of the site is suitable subject to vehicular access approved by LCC Highways and an ecological impact assessment. The northern parcel is located within the Green Belt and identified for potential release although the estimated yield (21 dwellings) is too small to advocate exceptional circumstances. The southern parcel is not proposed for release in the Green Belt Review.	SHLAA16248 and SHLAA16249
Hazel Street, Rising Bridge	Performs poorly against climate change adaptation and less than average on 4 criteria	N	Area protected by a Tree Preservation Order	N	N/A	SHLAA16351
Heathbourne Road, Stacksteads	Performs less than average on 3 criteria	N	The site is too small to deliver 5 or more dwellings.	N	N/A	SHLAA16099
Height Barn Lane, Bacup	Performs less than average on 2 criteria	N	Slope present. Access is via a narrow track and poor visibility splays onto New Line. No good access to bus service.	N	N/A	SHLAA16375
Heightside House, north of St Peter's school, Newchurch	Performs less than average on 4 criteria (SA Addendum 2020)	Y (for housing)	N/A	N	The site adjoins a Listed Building and the Heritage Impact Assessment recommended to pull the western boundary of the site in line with the track leading up from St Peter's Road. However, the proposed allocation was situated on the brownfield site currently used as a storage / scrap yard to the west of the track. The SHLAA also raised a potential impact on the landscape due to its prominent location. During the Regulation 18 consultation concerns were raised in regard to road safety by the resident mainly due to the traffic generated by the adjoining Primary School. Due to the constraints raised, the site was not proposed for allocation in the Publication version of the Plan.	SHLAA16155
Hobson Street Plateau, Rawtenstall	Performs poorly on climate change adaptation and less than average on 3 criteria	N	Open space / picnic area. The landowner has not expressed an interest to develop the site for housing.	N	N/A	SHLAA16223

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<b>REJECTED SITES</b>						
Hollin Gate Farm, Rising Bridge	Performs poorly on climate change adaptation and less than average on 5 criteria	N (for housing)	The Employment Land Review recommends to allocate for employment.	N (for housing)	N/A	SHLAA16347 and SHLAA16349
Hollin Gate Farm, Rising Bridge (E)	Performs poorly on climate change adaptation and less than average on 5 criteria	Y (for employment)	N/A	N	The site was proposed for employment allocation in the draft Local Plan. LCC commented at Regulation 18 that the proposed access “raises concerns due to the proximity to the A56 roundabout and the potential for queuing across the roundabout junction subsequently affecting the highway safety on the strategic highway network of the A56”. The area is also not identified for release in the Green Belt Review	SHLAA16347 and SHLAA16349
Horncliffe Quarry, Rawtenstall	Performs poorly on climate change adaptation and less than average on 6 criteria	N	Intentions of the landowners unknown. No bus service within 400m. No shop within 1 mile. Ecological values. Land contamination (landfill).	N	N/A	SHLAA16247
Hugh Mill, Cowpe	Performs less than average on 4 criteria	N	Green Belt parcel not identified for release in the Green Belt Review.	N	N/A	SHLAA16114
Hutch Bank Quarry, Haslingden	Performs less than average on 5 criteria	N (for housing)	Not a sustainable location.	N	N/A	SHLAA16333
Hutch Bank Quarry, Haslingden (E)	Performs poorly against transport and less than average on 2 criteria	N (for employment)	Not a sustainable location.	N	N/A	SHLAA16333
Huttock Top, Bacup	Performs less than average on 7 criteria (SA Addendum 2020)	N	Not considered	N	Serious concerns from Lancashire County Council regarding highways	SHLAA18076
Kiln Clough Village, Lumb (Agro-tourism)	Performs poorly against transport and less than average on 2 criteria	N	Green Belt parcel not identified for release.	N	N/A	N/A
Kirk Hill Rise, Haslingden (B)	Performs poorly against landscape and climate change adaptation and less than average on 6 criteria	N	Key role in separating Haslingden and Rawtenstall in Green Belt. Green Belt parcel not recommended for release in GB Review.	N	N/A	SHLAA16320

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<b>REJECTED SITES</b>						
Kirk Hill Rise, Rawtenstall (C)	Performs poorly against climate change adaptation and less than average on 6 criteria	Y	Green Belt parcel not recommended for release in the Green Belt Review	N	N/A	SHLAA16318
Knowsley Crescent, Shawforth	Performs less than average on 6 criteria (SA Addendum 2020)	N	Amenity space (local play area)	N	N/A	SHLAA16029
Land adj Futures Park, Bacup	Performs poorly against water and less than average on 3 criteria	N	The site is currently in use by a business and public sector services. There have been no interests submitted regarding the development of the site for other uses.	N	N/A	SHLAA16078
Land Adj Maden Recreational Centre (to rear of Highfield), Bacup	Performs poorly against landscape and less than average on 4 criteria	N	The SHLAA concluded that the site could be suitable provided that vehicular access issues are adequately addressed.	N	A planning application for 4 dwellings (reference 2017/0629) was refused in February 2018 on the basis that the site is in an unsustainable location (reliance on the car to access services), the development would encroach into the countryside and there are highways safety concerns (objection from the Highways Department). Therefore, the site was not proposed for allocation.	SHLAA16074
Land adj Recreational Ground 81, Goodshaw	Performs poorly against climate change adaptation and less than average on 6 criteria	N	Although no landscape assessment was undertaken, the location of this site to the south of the site SHLAA16215 is likely to result in similar landscape issues (not suitable for development on landscape grounds).	N	N/A	SHLAA16215, SHLAA16216 and SHLAA16217
Land adj St Anne's School, Piercy, Waterfoot	Performs less than average on 3 criteria	N	Steep, poor access, possible other uses sought	N	N/A	SHLAA16141
Land adj Ullswater Way, Goodshaw	Performs poorly against climate change adaptation and less than average on 7 criteria	N	Mitigation of heritage impact means only 2 dwellings could be built on site; site too small to be allocated.	N	N/A	SHLAA16198
Land adj Waterbarn Chapel, Rakehead Lane, Stacksteads	Performs poorly against water and climate change adaptation and less than average on 3 criteria	N	Flood risk. Former cricket ground, which should be retained to address wider deficit. Listed Building present on site.	N	N/A	SHLAA16105



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<b>REJECTED SITES</b>						
Land adjacent Swiss Clough, Waterfoot	Performs poorly against biodiversity and less than average on 3 criteria	N	Woodland and allotment gardens. Vehicular access issues. Surface water flood risk.	N	N/A	SHLAA16131
Land adjacent to 146 Fallbarn Crescent, Rawtenstall	Performs less than average on 4 criteria (SA Addendum 2020)	N	Not considered	N	Narrow site with a significant gradient. Potential flood risk from surface water.	SHLAA18416
Land around Sheephouses Reservoir, Bacup	Performs less than average on 6 criteria	N	The SHLAA reported that the site has a pronounced slope gradient and is partly within the Moorland Fringe Landscape Character Type which is sensitive to development. Also, due to the presence of proposed housing allocations to the south and north of the site, the cumulative impact of development was considered to be overbearing for the local area.	N	N/A	SHLAA16041
Land at Acre View, Stacksteads	Performs less than average on 5 criteria	N	The main landowner does not wish to release the land for housing development.	N	N/A	SHLAA16090
Land at Alder Bottom / Great Hey Clough, Edenfield	Performs poorly on landscape, biodiversity and climate change adaptation and less than average on 2 criteria	N	Intentions of the landowners unknown. Poor access via a single narrow lane. No bus service within half a mile and no GP surgery within 1,5 miles. 5% of the site within a Biological Heritage Site. Possible land contamination. Green Belt parcel not identified for release.	N	N/A	SHLAA16274
Land at Cloughfold, Rawtenstall	Performs poorly against climate change adaptation and less than average on 4 criteria	Y	N/A	N	The site was proposed for housing allocation in the draft Local Plan (Regulation 18) for 55 dwellings. During the public consultation, Lancashire County Council stated that access to the site was limited to Dobbin lane which could be suitable for a limited number of houses. Also the Lancashire Badger Group objected to the site allocation mainly due to the presence of badger setts. Furthermore, regarding land stability, a Senior Lecturer at Manchester Metropolitan University stated that the site "would need considerable investigation prior to any building work commencing, in order to full assess the likelihood of slope failure." Following the additional constraints identified during the consultation, the site was not proposed for allocation in the Pre-Submission version of the Plan (Regulation 19).	SHLAA16174

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<b>REJECTED SITES</b>						
Land at Conway Rd, Rawtenstall	Performs less than average on 7 criteria (SA Addendum 2020)	Y	N/A	N	Delivering 5 units is overoptimistic so the site is no longer proposed for allocation, though there is a change proposed to bring the land into the urban boundary	SHLAA16170
Land at Douglas Road/ Fieldfare Way, Bacup	Performs less than average on 3 criteria	N	Unilateral agreement for the maintenance of the site as open space.	N	N/A	SHLAA16044
Land at East Bank, Burnley Road East, Water	Performs less than average on 6 criteria (SA Addendum 2020)	N	The site has no significant physical constraints; however it is situated in the countryside outside of Water settlement, a Rural Local Service Centre. Due to the presence of suitable allocations within the settlement itself and to the south of the settlement, it was considered that the cumulative impacts would be too high if this site was also allocated.	N	N/A	SHLAA16153
Land at former Landgate Quarry, Shawforth (G&T)	Performs poorly on climate change adaptation and less than average on 6 criteria	N	Green Belt protects countryside and prevents sprawl. Common land. Quite isolated site with access constraints.	N	N/A	SHLAA16406
Land at Heathfield Road, Stacksteads	Performs poorly against climate change adaptation and less than average on 4 criteria	N	Public open space and Multi-User Game Area. The site is largely covered by woodland and is protected by a Tree Preservation Order. The net development area is too small to enable the delivery of 5 or more houses.	N	N/A	SHLAA16101
Land at Hey Head, Waterfoot	Performs less than average on 3 criteria	N	Steep slopes. Surface water flood risk. Wooded area.	N	N/A	SHLAA16133
Land at Hollin Bank, Helmshore	Performs poorly against landscape, water and climate change adaptation and less than average on 4 criteria	N	Some land (e.g. Allotments and existing buildings) can be released from Green Belt other constraints exist, such as difficult access issue via Hollin Lane	N	N/A	SHLAA16380 SHLAA16291 and SHLAA16293

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<b>REJECTED SITES</b>						
Land at Hollin Lane, Rawtenstall	Performs poorly against transport and less than average on 4 criteria	Y	N/A	N	The SHLAA stated that there is a vehicular access issue via Hollin Lane which is a narrow single lane with no possibility of widening. The Highways Department did not comment on that site during the Regulation 18 consultation. The Council considered appropriate not to allocate the site for housing allocation in the Plan. However, at the Regulation 19 consultation, the planning agent (Emery Planning) provided a pre-application advice letter from LCC Highways Department regarding the erection of 9 dwellings at the site. LCC concluded that it “would not raise objection to the proposal subject to Hollin Lane improvement and widening works being designed to provide a safe and suitable access in accordance with Manual for Street to accommodate the development traffic and the existing farm traffic and pedestrian movements.”	SHLAA16184
Land at Holme Lane, Haslingden	Performs less than average on 4 criteria (SA Addendum 2020)	Y	N/A	N	Green Belt parcel not recommended for release in the Green Belt Review.	SHLAA16280
Land at Market Street, Edenfield	Perform less than average on 2 criteria	N	Greenfield site partly situated in the Green Belt. Green Belt parcel not recommended for release.	N	N/A	SHLAA16260
Land at Moss Farm, Stacksteads	Performs poorly against landscape, water, climate change adaptation and transport and less than average on 4 criteria	N	The SA highlights four strong adverse impacts to develop this site for housing. The SHLAA noted vehicular access and topography issues. Also, not all the landowners are willing to develop the site.	N	N/A	SHLAA16096 and SHLAA16097
Land at Oakenhead Wood, Rawtenstall	Performs less than average on 4 criteria	Y	N/A	N	Lancashire County Council raised an objection due to unsuitable vehicle access	SHLAA16229
Land at Rossendale Crescent, Bacup	Performs poorly against climate change adaptation and less than average on 4 criteria	N	Informal recreation area. Potential land contamination. Partly located in a high risk development area.	N	N/A	SHLAA16055
Land at Snig Hole, Helmshore	Performs less than average on 7 criteria (SA Addendum 2020)	Y	N?A	N	A landowner requested withdrawal of the site from the proposed allocation.	SHLAA18384

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<b>REJECTED SITES</b>						
Land at South Side of Hud Rake, Haslingden	Performs less than average on 5 criteria (SA Addendum 2020)	N	Unknown ownership. Site is fairly steep, and access would require improvements.	N	N/A	SHLAA16336
Land at Tough Gate, Britannia	Performs less than average on 6 criteria (SA Addendum 2020)	N	Green Belt parcel not identified for release in the Green Belt Review.	N	N/A	SHLAA16032
Land between A680 and A682, Rawtenstall (E)	Performs poorly against climate change adaptation and less than average on 4 criteria	N	Green Belt parcel not identified for release. Would lead to the merging of Rawtenstall with Haslingden	N	N/A	SHLAA16311 and SHLAA16314
Land between Haslingden Rd and A682, Rawtenstall	Performs less than average on 10 criteria (SA Addendum 2020)	N	Not considered	N	The SHLAA considers that the site is not suitable for development due to a number of constraints identified, including significant access issues.	SHLAA20433
Land east of Goodshaw Lane, Goodshaw	Performs less than average on 6 criteria	N	The SHLAA identified potential impact on the historic environment, however the Heritage Impact Assessment considers development could be acceptable subject to mitigations. The SHLAA also highlighted access issues, as well as potential landscape impact and legacy coal mining risk. The SHLAA considered the site could be developable subject to overcoming the constraints and approval by LCC Highways Department. However, due to the constraints identified and the presence of 2 housing site allocation proposals in the vicinity (situated in the urban area), it was not considered appropriate to allocate this countryside site.	N	N/A	SHLAA16196
Land east of Holcombe Road, Helmshore	Performs poorly against water, natural resources and climate change adaptation and less than average on 3 criteria	N	Flood zone 3 and 2. Woodland and Grassland Stepping Stone Habitat. Potential high landscape impact.	N	N/A	SHLAA16300 SHLAA16301 and SHLAA16302
Land north of Adelaide Street, Crawshawbooth	Performs poorly against water and flooding and less than average on 8 criteria (SA Addendum 2020)	N	Greenlands site not identified for release	N	N/A	SHLAA16194
Land north of Back Lane, Rising Bridge	Performs less than average on 6 criteria (SA Addendum 2020)	N	Not considered	N	The SHLAA considers the site is not suitable for development due to significant access issues and potential adverse landscape impacts.	SHLAA20437

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<b>REJECTED SITES</b>						
Land north of Commercial Street, Loveclough	Performs poorly against climate change adaptation and less than average on 5 criteria	N	Landscape issues	N	N/A	SHLAA16211 and SHLAA16382
Land north of Hollin Lane, Rawtenstall	Performs less than average on 4 criteria	Y	N/A	N	Access issue via Hollin Lane which is a narrow single lane with no possibility of widening	SHLAA16392
Land north of Knott Hill (west of Winterbutt Lee), Shawforth	Performs poorly against water and less than average against 6 criteria	N	The SHLAA reported that the site is in multiple ownership and the intentions of the landowners are unknown. Also, the vehicular access would require improvement and further assessment is needed regarding land contamination. The Green Belt parcel is not proposed for release in the Green Belt Review.	N	N/A	SHLAA16028
Land north of Musbury Road, Helmshore	Performs poorly against water and less than average on 4 criteria	N	Intentions of landowners unknown. Relatively isolated	N	N/A	SHLAA16294 and SHLAA16295
Land north of Springside, Water	Performs less than average against 5 criteria	N	Unknown ownership. Access is a major constraint. Adjoins listed buildings.	N	N/A	SHLAA16152
Land off Cherry Tree Lane, Rawtenstall	Performs poorly on climate change and less than average on 4 criteria	N	Playing field. Steep slopes in parts. Woodland identified as Stepping Stone Habitat.	N	N/A	SHLAA16242
Land off Coal Pit Lane, Bacup	Performs poorly on climate change adaptation and less than average on 7 criteria	N	Unwilling landowners regarding 30% of the site. The site is also within the Coal Authority high risk development area.	N	N/A	SHLAA16050
Land Off Curven Edge, Helmshore	Performs less than average on 6 criteria (SA Addendum 2020)	Y	N/A	N	The site was proposed for housing allocation in the draft Local Plan (Regulation 18) for 5 dwellings. During the consultation the Environment Agency reported contamination recorded on the site and a need to undertake appropriate studies. The local community commented that the site was used for recreational purposes and that there was a watercourse running underneath it. Following the additional constraints identified, it was not considered suitable to allocate the site for housing in the Pre-Submission version of the Plan.	SHLAA16288

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<b>REJECTED SITES</b>						
Land off Hill Rise, Haslingden	Performs poorly against biodiversity and less than average on 4 criteria	N	Key role in separating Haslingden and Rawtenstall. Green Belt: not proposed for release in the Green Belt Review.	N	N/A	SHLAA16310
Land off Hill St and Wall Bank Lane, Whitworth	Performs less than average on 7 criteria (SA Addendum 2020)	N	Not considered	N	The SHLAA considers that the site is not suitable for development due to significant access issues and potential adverse landscape impacts.	SHLAA20436
Land off Rakehead Lane, Stacksteads	Performs less than average on 7 criteria (SA Addendum 2020)	N	The SHLAA stated that the intentions of the landowner are unknown. There is also a steep gradient and the site is located in the vicinity of Listed Buildings.	N	N/A	SHLAA16108
Land off Rock Bridge Fold, Whitewell Bottom	Performs poorly against water and flooding, and less than average on 5 criteria (SA Addendum 2020)	N	The site is at high risk of flooding however a small low risk area was identified in the SHLAA that could deliver approximately 5 dwellings. Due to the advice from the SFRA to continue with the Exception Test and the relatively small number of housing the site could deliver, it was decided not to proposed the site for allocation.	N	N/A	SHLAA16148
Land off Taylor Avenue, Waterfoot	Performs less than average on 3 criteria	N	Steep slopes. Woodland.	N	N/A	SHLAA16140
Land on Burnley Road, Edenfield	Performs less than average on 3 criteria	N	Green Belt parcel not recommended for release in the Green Belt Review. Surface water flood risk. TPO on part of the site	N	N/A	SHLAA16258
Land opposite Church Lane, Waterfoot	Performs poorly against climate change adaptation and less than average on 3 criteria	N	Steep, wooded and poor access	N	N/A	SHLAA16135
Land south of 51 Rising Bridge Road, Rising Bridge	Performs less than average on 2 criteria	N	Green Belt parcel not recommended for release in the Green Belt Review	N	N/A	SHLAA16343
Land south of Alden Road, Helmshore	Performs poorly against Landscape and less than average on 3 criteria	N	Intentions of landowners unknown. Covenant on the use of the site. Potential high landscape impact. Infrastructure on site.	N	N/A	SHLAA16290
Land South of Britannia Mill, Britannia	Performs less than average against 6 criteria	N	Steep slopes. Access is a major constraint. Green Belt parcels not identified for release in the Green Belt Review.	N	N/A	SHLAA16379
Land south of Chatterton Old Lane, Stubbins	Performs less than average on 10 criteria (SA Addendum 2020)	N	Green Belt parcel not recommended for release in the Green Belt Review.	N	N/A	SHLAA16272

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<b>REJECTED SITES</b>						
Land south of Grane Road, Helmshore	Performs less than average on 9 criteria (SA Addendum 2020)	N	Not considered	N	The SHLAA concludes that the site is not suitable due to its location, this is a standalone site within the countryside also quite isolated from local services and with poor access to public transport. It is likely to have significant landscape impacts.	SHLAA20441
Land south of Huttock Top Farm, Bacup	Performs less than average on 5 criteria	Y	N/A	N	Serious concerns from Lancashire County Council regarding highways.	SHLAA16077
Land south of Quarry Street, Shawforth	Performs poorly against water and flooding and less than average on 6 criteria (SA Addendum 2020)	Y	N/A	N	Based on a new assessment of the site (SHLAA19026) including further land identified as potential Green Belt release in the study, the site is no longer considered developable. This is due to physical constraints such as the topography and flood risk as well as the presence of a local amenity space which significantly reduce the area available for development.	Previously SHLAA16026, new assessment of extended site SHLAA19026
Land south of Shawclough Road, Whitewell Bottom	Performs less than average on 8 criteria (SA Addendum 2020)	Y	N/A	N	SHLAA reported significant access constraints and strong slopes on parts of the site. Environment Agency commented at Regulation 18 that the site had environmental constraints and should pass the Sequential or Exception Test. Due to the constraints identified the site was not proposed for allocation at Regulation 19.	SHLAA16407
Land to east of Bury Road and rear of Horncliffe House, Edenfield	Performs less than average on 8 criteria (SA Addendum 2020)	N	Green Belt parcels not identified for release in the Green Belt Review.	N	N/A	SHLAA16411
Land to rear of the former Glory Public House, Burnley Road, Loveclough	Performs less than average on 9 criteria (SA Addendum 2020)	N	Not considered	N	SHLAA highlighted a fairly steep gradient and surface water flood risk. There is also potential land stability risk from the coal mining legacy. The site adjoins Loveclough Fold Conservation Area and is in proximity to Listed Buildings.	SHLAA16382
Land to rear of Hardman Avenue, Rawtenstall	Performs poorly against landscape and climate change adaptation and less than average on 4 criteria	N	Woodland area. Small part of the site is also a Grassland Stepping Stone Habitat	N	N/A	SHLAA16239
Land to Rear of Helmshore Road, Haslingden	Performs less than average on 4 criteria (SA Addendum 2020)	N	Small holdings / allotments of community value.	N	N/A	SHLAA16307
Land to rear of Holland Avenue, Rawtenstall	Performs less than average on 4 criteria	N	Mostly wooded, with access issues	N	N/A	SHLAA16224

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<b>REJECTED SITES</b>						
Land to rear of Lyndale Scout Hut, Crawshawbooth	Performs less than average on 3 criteria	N	The SHLAA stated that the intentions of the landowners are unknown, therefore it was not considered appropriate to allocate the site in the Plan.	N	N/A	SHLAA16192
Land to south of Weir Bottom Farm, Weir	Performs less than average on 10 criteria (SA Addendum 2020)	N	The SHLAA stated that the intentions of the landowners of a large part of the site are unknown, therefore it was not considered appropriate to allocate the site in the Plan..	N	N/A	SHLAA16409
Land to the back of Britannia School and to the north of Warren Drive, Britannia	Performs less than average on 7 criteria (SA Addendum 2020)	N	Green Belt parcel not identified for release in the Green Belt Review.	N	N/A	SHLAA16034
Land to the east of Alder Grange School, Rawtenstall	Performs poorly against landscape and climate change mitigation and less than average on 2 criteria	N	Access is a major constraint. No bus service within 400m. Adjoins a listed building (grade II). Landscape impact.	N	N/A	SHLAA16181 and SHLAA16183
Land to the east of Long Acre Drive, Whitworth	performs less than average against 5 criteria	N	There are significant access constraints. The site is suitable for inclusion in the Green Belt according to the Green Belt Review. Therefore the site is proposed to be designated as Green Belt in the Pre-Submission version of the Plan (reference GB(Major)6).	N	N/A	SHLAA16017
Land to the east of Tonacliffe School, Tonacliffe	Performs poorly against climate change adaptation and less than average on 5 criteria	Y	N/A	N	Green Belt parcel not recommended for release in Green Belt Review. Biodiversity impact.	SHLAA16002 and SHLAA16003
Land to the north of Haslingden Tip and Under Brow farm, Haslingden (E )	Performs poorly against climate change adaptation and transport and less than average on 5 criteria	N	Remote location and inadequate access.	N	N/A	SHLAA16341
Land to the north of Haslingden Tip and Under Brow farm, Haslingden (G&T)	Performs poorly against climate change adaptation and less than average on 6 criteria	N	Remote location and inadequate access	N	N/A	SHLAA16341



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<b>REJECTED SITES</b>						
Land to the north of Whitworth High School, Whitworth	Performs poorly against water and less than average against 5 criteria	N	Green Belt parcel not recommended for release in GB Review.	N	N/A	SHLAA16011 and SHLAA16012
Land to the rear of Fern Terrace, Haslingden	Performs less than average on 2 criteria	N	Community open space. Significant slope.	N	N/A	SHLAA16331
Land to the rear of Oak Street, Shawforth	Performs poorly against climate change adaptation and less than average against 4 criteria	N	Significant surface water flood risk. SFRA recommends not to allocate the site.	N	N/A	SHLAA16025
Land to the south east of Edenfield	Performs poorly against landscape, biodiversity and climate change adaptation and less than average against 2 criteria	N	Green Belt parcel not recommended for release in the Green Belt Review.	N	N/A	SHLAA16266, SHLAA16267 and SHLAA16268
Land to the west of Dobbin Lane, Lower Cloughfold	Performs poorly on climate change adaptation and less than average on 4 criteria	Y	N/A	N	The site was proposed for housing allocation in the draft Local Plan (Regulation 18) for 55 dwellings. During the public consultation, Lancashire County Council stated that access to the site was limited to Dobbin lane which could be suitable for a limited number of houses. Also the Lancashire Badger Group objected to the site allocation mainly due to the presence of badger setts. Furthermore, regarding land stability, a Senior Lecturer at Manchester Metropolitan University stated that the site “would need considerable investigation prior to any building work commencing, in order to full assess the likelihood of slope failure.” Following the additional constraints identified during the consultation, the site was not proposed for allocation in the Pre-Submission version of the Plan (Regulation 19).	SHLAA18381
Land to the west of Moorland View, Edenfield	Performs less than average against 3 criteria	Y	N/A	N	Green Belt parcel not recommended for release in the Green Belt Review. During the Regulation 18 consultation, Highways England raised a concern regarding potential land instability issues.	SHLAA16255
Land west of A56, Rising Bridge	Performs less than average on 7 criteria (SA Addendum 2020)	N	Not considered	N	The SHLAA considers the site is developable subject to a landscape impact assessment. However, the SA identified more adverse impacts than positive ones.	SHLAA20438

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<b>REJECTED SITES</b>						
Land west of Holcombe Road, Helmshore	Performs poorly against landscape and climate change adaptation and less than average on 2 criteria	N	Adjoins a BHS and Listed Building. Landscape value. Coal mining risk. Cumulative impact with proposed housing allocation in the vicinity.	N	N/A	SHLAA18431 and SHLAA18305
Land west of Lomas Lane, Rawtenstall	Performs poorly against climate change adaptation and less than average on 6 criteria	Y	Intentions of landowners unknown for a large part of the site. Grassland and Woodland Stepping Stone Habitats. An Urban Boundary change is proposed to facilitate development of part of the site for less than five dwellings.	N	N/A	SHLAA16242 and SHLAA16243
Land west of Riverside Business Park, Rawtenstall (H)	Performs poorly against climate change adaptation and less than average on 5 criteria (SA Addendum 2020)	N	Green Belt parcel not identified for release in the Green Belt Review.	N	N/A	SHLAA16253
Land west of Sow Clough, Stacksteads	Performs poorly against biodiversity and climate change adaptation and less than average against 6 criteria	N	Lancashire County Council highways objection and landowner intentions unknown	N	N/A	SHLAA16088
Langwood, Haslingden	Performs less than average on 5 criteria (SA Addendum 2020)	N	Green Belt parcel not recommended for release in the Green Belt Review	N	N/A	SHLAA16313
Laund Bank Barn 2, Rawtenstall	Performs poorly against water and climate change mitigation and less than average on 4 criteria	N	Site partly in a Biological Heritage Site. A quarter of the site is within the Coal Authority high risk development area.	N	N/A	SHLAA16221
Lea Brook, Land off Holland Avenue, Rawtenstall	Performs poorly against biodiversity and less than average on 4 criteria (SA Addendum 2020)	N	The site was considered 'deliverable' in the SHLAA subject to protection of the woodland as well as TPO trees, and subject to the vehicular access being approved by LCC Highways. Following LCC Highways comment on a site in the vicinity, it is considered that the vehicular access might not be appropriate for this larger site and therefore the site was not proposed for allocation. The SA also identified a strong adverse impact on biodiversity.	N	N/A	SHLAA16222

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<b>REJECTED SITES</b>						
Lomas Lane, Balladen / Land between New Barn Lane and Lomas Lane, Rawtenstall	Performs poorly against transport and less than average on 5 criteria	N	Landowner intentions unknown. Vehicular access issues via a single track road that would be challenging to widen because of the constricted space available and ditches on each side	N	N/A	SHLAA16394
Lomas Lane, Rawtenstall	Performs poorly against transport and less than average on 5 criteria	N	Intentions of the landowners unknown. No access to public transport within 400m.	N	N/A	SHLAA16245
Lower Old Clough Farm, Weir	Performs less than average against 9 criteria	N	Intentions of landowners unknown. Poor access and isolated from local services. Within Enclosed Uplands Landscape Character Type which is sensitive to development. Overhead electricity line passing through the site.	N	N/A	SHLAA16072
Middlegate Green, Goodshaw Chapel	Performs less than average on 2 criteria	N	Unwilling landowner. Small part of the site within Coal Authority high risk development area. Prone to flooding	N	N/A	SHLAA16200
Mill End Mill, Waterfoot	Performs poorly against water and employment skills and less than average on 3 criteria	N	Flood risks from the river and surface water. Potential land contamination.	N	N/A	SHLAA16130
Mount Zion Baptist & 240 Edgeside Lane, Waterfoot	Performs less than average against 3 criteria	N	The SHLAA reported a strong gradient along Edge Side Lane and the need to improve vehicular access to the site. Due to the land engineering works needed to mitigate the gradient and the likely overbearing effect of a new development on existing properties, the site was not considered suitable for allocation in the Plan.	N	N/A	SHLAA16142
New Hall Hey (east), Rawtenstall (E)	Performs less than average on 6 criteria	N	Site has been built out as a retail park	N	N/A	EMP08
New Hall Hey Cricket Ground, Rawtenstall	Performs less than average on 7 criteria (SA Addendum 2020)	N	Not considered	N	Active cricket ground liable to flooding from the River Irwell.	SHLAA18427
New Hall Hey(east), Rawtenstall	Performs less than average on 7 criteria	N	Site has been built out as a retail park	N	N/A	EMP08
North of Staghills Road, Newchurch	Performs poorly against climate change adaptation and less than average against 3 criteria	N	Due to the fact that the site comprises a public open space and play area likely to be of value to the local community, the site was not proposed for a housing allocation.	N	N/A	SHLAA16160

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<b>REJECTED SITES</b>						
Northfield Road, Rising Bridge	Performs less than average on 6 criteria (SA Addendum 2020)	N	Although the SHLAA assessment stated that the site had no recreational value, after further assessment it is considered to be an amenity space which is likely to be of value to the local community.	N	N/A	SHLAA16350
Old Football Ground, Manchester Road, Ewood Bridge	Performs poorly against water and less than average on 6 criteria	N	Within Flood Zone 2; relatively isolated location.	N	N/A	SHLAA16277
Park Road Garage Site, Waterfoot	Performs less than average on 3 criteria	Y	N/A	N	The SHLAA stated that the site could be suitable for development subject to a careful layout to avoid the culvert and subject to the improvement of access and drainage. During the Regulation 18 consultation, residents reported that the garage colony is in active use and contribute to the reduction of parking issues on Park Road. The site was not brought forward for allocation in the Publication version of the Plan.	SHLAA16132
Pike Law and Kirkhill Rise	Performs less than average on 4 criteria	N	Green Belt parcel not identified for release. The site is physically developable if the access issues can be resolved and would be attractive to the market. Design issues would need to be addressed with respect to the Electricity wayleave. However, the most serious concern remains the impact on the landscape and this weighs heavily against the proposal.	N	N/A	SHLAA16395
Playing field north of Knowsley Crescent, Shawforth	Performs poorly against human health and less than average on 4 criteria	N	Green Belt sub-area not recommended for release in Green Belt Review.	N	N/A	SHLAA16030
Plot 2 Land off Station Road, Haslingden	Performs less than average on 3 criteria	N	Too small to deliver 5 or more dwellings.	N	N/A	SHLAA16338
Prinny Hill Allotments	Performs poorly against climate change adaption and less than average on 5 criteria	N	Site hosts well established woodland.	N	N/A	SHLAA16330
Rawstron Street, Whitworth	Performs poorly against climate change adaptation and less than average on 3 criteria	N	Playing pitch in active use	N	N/A	SHLAA16015

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<b>REJECTED SITES</b>						
Rear of Anglo Felt Factory, Whitworth	Performs poorly against water and climate change adaptation and less than average on 2 criteria	N	The site is in active use as playing pitch	N	N/A	SHLAA16014
Red Well, off Todmorden Old Road, Bacup	Performs less than average on 7 criteria	N	Access is a significant constraint. In the vicinity of a Grade II listed structure	N	N/A	SHLAA16403
Riverside Business Park Extension, Townsend Fold, Rawtenstall (E )	Performs poorly against water and flooding and less than average on 6 criteria	N	Not considered	N	Green Belt parcel not identified for release.	SHLAA16253
Rossendale Golf Club, Haslingden	Performs poorly against landscape and less than average on 2 criteria	Y	N/A	N	Green Belt parcel not recommended for release in the Green Belt Review.	SHLAA16285 and SHLAA16286
Site at Oakenhead/Holland Avenue, Rawtenstall	Performs poorly against landscape and less than average on 2 criteria	Y	Transport an issue if access taken off Holland Avenue. Land may be required for future school expansion.	N	N/A	SHLAA16226 and SHLAA16227
Site off Horsefield Avenue, Tonacliffe	Performs poorly on climate change adaptation and less than average on 5 criteria	N	N/A	N	Green Belt parcel not recommended for release in Green Belt Review. Biodiversity impact.	SHLAA16001
South of Forest Mill, Water	Performs less than average on 5 criteria	Y	N/A	N	The SHLAA reported that the intentions of the landowners are unknown, also the access would require improvements. Fairly isolated location. Development would alter the character of the area comprising of linear development along the road.	SHLAA16377
Sowclough Site, Bacup	Performs poorly against landscape and climate change mitigation and less than average on 4 criteria	Y	N/A	N	Serious concerns from Lancashire County Council regarding highways.	SHLAA16079
The Heritage Arcade, Rawtenstall	Performs less than average on 5 criteria (SA Addendum 2020)	N	Not considered	N	Retail use would be more appropriate as within Rawtenstall Town Centre.	SHLAA18426

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<b>REJECTED SITES</b>						
The Orchard, Land off Helmshore Rd, Helmshore	Performs less than average on 4 criteria (SA Addendum 2020)	N	Community open space. Greenlands site not identified for release.	N	N/A	SHLAA16306
Thirlmere Way, Goodshaw Chapel	Performs less than average on 3 criteria	N	It is considered that the site offers local informal open space of value to the local community.	N	N/A	SHLAA16199
Thorn Garden, Bacup	Performs less than average on 4 criteria	N	Too small to deliver 5 or more dwellings due to steep slopes along Tong lane.	N	N/A	SHLAA16059
Vacant Haulage Yard, Burnley Road East, Water	Performs less than average on 7 criteria (SA 2020)	N	The SHLAA stated that the site has poor access to local services and is at risk of flooding in some parts. The SHLAA also reported the likely presence of land contamination. A planning application for 8 dwellings was refused in January 2017 as the development would be unsustainable and “unacceptable with regard to visual amenity, countryside impact, highway and pedestrian safety”. Therefore the site was not proposed for allocation.	N	N/A	SHLAA16154
Waingate (near Spring Side), Rawtenstall	Performs less than average against 3 criteria	N	Waingate Manor is listed. Access is a significant constraint as Highway Authority unwilling to accept an access via Marl Pits	N	N/A	SHLAA16180
Waterhouse, Cowpe	Performs less than average against 4 criteria (SA Addendum 2020)	N	Not considered	N	Site near a main river and within flood zone 3 and 2. Too small to deliver 5 houses. An Urban Boundary change is proposed to facilitate development.	SHLAA18120
Whinberry View, Rawtenstall	Performs less than average on 3 criteria	N	Site has consent for residential development	N	Site has been built out.	SHLAA16173
Winfields, Acre	Performs poorly against employment location and less than average 2 criteria	N	Surface water flood risk.	N	N/A	SHLAA16342
Winfields, Acre (E & R)	Performs less than average on 2 criteria	N	Surface water flood risk.	N	N/A	SHLAA16342
Winfields, Acre (E)	Performs less than average on 2 criteria	N	Surface water flood risk.	N	N/A	SHLAA16342
Woodtop Garage, Townsendfold, Rawtenstall	Performs poorly against climate change adaptation and less than average on 4 criteria	N	Intentions of landowners unknown. Woodland Stepping Stone areas on 2/3 of site.	N	N/A	SHLAA16250

## Appendix A: SA Framework

SA Objective		Decision making criteria: Will the option/proposal...		Indicators (this list is not exhaustive)
1	<b>Landscape:</b> Protect and enhance high quality landscapes and townscapes in the Borough, especially those that contribute to local distinctiveness.	Q1a	Will it safeguard and enhance character and local distinctiveness?	<ul style="list-style-type: none"> <li>• Landscape Character Assessment - key characteristics</li> <li>• Number of planning refusals due to impact on landscape</li> <li>• Impact of development on areas within the Green Belt</li> <li>• ANGST standards for green space</li> </ul>
		Q1b	Will it compromise the purpose of the Green Belt e.g. will it lead to coalescence of settlements and/or urban sprawl?	
		Q1c	Will it improve access for high quality public open space, natural green space and the open countryside?	
2	<b>Cultural heritage:</b> To conserve and enhance the historic environment, heritage assets and their settings.	Q2a	Protect and enhance the historic environment. This includes assets of historical and archaeological importance and their setting, contributing to the cultural and tourism offer of the borough.	<ul style="list-style-type: none"> <li>• Number of Listed Buildings in Rossendale</li> <li>• Number of demolitions of listed buildings</li> <li>• % of assets on Heritage at Risk Register</li> <li>• % of conservation areas at risk</li> <li>• Tourism expenditure in the borough</li> </ul>
		Q2b	Ensure that new development relates well to the character of the existing landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	
		Q2c	Encourage the use of the borough's historic and cultural features for tourism, development and recreation.	
		Q2d	Improve the provision of leisure, tourist and cultural facilities to increase local spend and increase employment opportunities.	
3	<b>Biodiversity and geodiversity:</b> To protect, enhance and manage biodiversity and geodiversity in Rossendale.	Q3a	To ensure that new development does not impact upon the condition of sites of biodiversity interest including SSSIs and other local designations.	<ul style="list-style-type: none"> <li>• Change in priority habitats and change in priority species</li> <li>• Change in areas designated for their biodiversity value</li> <li>• Area of new habitat created</li> <li>• Condition of SSSIs (favourable / unfavourable / destroyed (wholly or in</li> </ul>
		Q3b	To protect Natura 2000 sites from the adverse effect of human activity, pollution and climate change.	

SA Objective		Decision making criteria: Will the option/proposal...		Indicators (this list is not exhaustive)
		Q3c	To promote habitat provision and enhancement within new developments and existing habitats.	part)) <ul style="list-style-type: none"> <li>• Number of developments including schemes to benefit biodiversity</li> <li>• Biodiversity Action Plan targets</li> </ul>
4	<b>Water and flooding:</b> Protect, enhance and manage Rossendale's waterways and to sustainably manage water resources	Q4a	To promote sustainable design and construction measures which reduce water consumption and result in decreased run-off of polluted water (including during construction phase).	<ul style="list-style-type: none"> <li>• Number of planning permissions granted contrary to the advice of the EA on water quality grounds</li> <li>• Area of new greenspace per capita</li> <li>• Length of watercourses of good biological and chemical quality</li> <li>• Daily Domestic Water Use (per capita consumption)</li> <li>• Number of applications including SUDS</li> <li>• Number of properties at risk of flooding</li> </ul>
		Q4b	Reduce risk of fluvial flooding.	
		Q4c	Ensure efficient use and management of water resources addressing a potential increase in demand.	
		Q4d	Reduce unsustainable practice agricultural practices, particularly in Nitrate Vulnerable Zones to reduce diffuse pollution or poor quality effluent returns.	
		Q4e	Reduce risk of localised flooding, including surface water flooding.	
		Q4f	Maintain and improve the qualitative status of groundwater in the borough, particularly the chemical status of groundwater.	
		Q4g	Ensure new development incorporates SUDS where appropriate.	
5	<b>Natural Resources (air quality, soil and minerals):</b> To ensure the efficient use of natural resources in Rossendale.	Q5a	Ensure safeguarding of mineral resources and the efficient use of primary natural resources.	<ul style="list-style-type: none"> <li>• Condition of geological SSSIs (favourable / unfavourable / destroyed (wholly or in part))</li> <li>• Area of contaminated land in the borough</li> <li>• Number of developments on previously developed land</li> </ul>
		Q5b	To ensure that new development does not impact upon the condition of sites of geological interest, including geological SSSI and RIGS.	
		Q5c	To protect and enhance soil quality in Rossendale.	
		Q5d	Develop brownfield sites where these can support wider Sustainability Objectives (e.g. reduce travel by car,	



SA Objective		Decision making criteria: Will the option/proposal...		Indicators (this list is not exhaustive)
			improve the public realm, avoid loss of biodiversity, gardens, etc.). Re-use vacant buildings.	
		Q5e	Ensure new development will not result in contamination of land and promote the remediation and regeneration of the large areas of existing contaminated land.	
6	<b>Climate change mitigation:</b> To minimise the requirement for energy use, promote efficient energy use and increase the use of energy from renewable sources.	Q6a	Promote high sustainable construction standards for housing and non-housing development, in order to ensure that Rossendale meets the Governmental target of all new residential buildings being zero carbon by 2016 and the relevant targets for non-residential development.	<ul style="list-style-type: none"> <li>• Amount of energy produced by renewable energy sources</li> <li>• Provision of renewable energy in development</li> <li>• Areas of new greenspace created per capita</li> <li>• CO2 emissions by sector and per capita</li> </ul>
		Q6b	Clear guidelines and support of the renewable energy courses in new and existing developments to increase renewable energy production in the borough.	
		Q6c	Support the use of GI to provide flood storage and urban cooling to support climate change mitigation.	
		Q6d	Reduce domestic, industrial and commercial consumption of gas and electricity.	
		Q6e	Maintain trend of lowest emitter of CO2 in Lancashire and seek to further reduce the volume of CO2 emissions.	
7	<b>Climate change adaptation:</b> To promote adaptation to Rossendale's changing climate.	Q7a	Seek to provide a built environment that is appropriate for the predicted changes in local weather conditions and that is resilient to extreme weather events.	<ul style="list-style-type: none"> <li>• Number of applications incorporating improvements to the living network of GI - both rural and urban</li> <li>• Connectivity of GI</li> <li>• Change in habitat connectivity</li> <li>• Number of planning permissions granted contrary to the advice of the EA on flood risk grounds</li> </ul>
		Q7b	Avoid further seeking development in location at risk from flooding and mitigate any residual flood risk through appropriate measures including design.	
		Q7c	Increase the quantity and quality of GI in both urban and rural areas of the borough.	

SA Objective		Decision making criteria: Will the option/proposal...		Indicators (this list is not exhaustive)
8	<b>Human health:</b> To improve physical and mental health and well-being of people and reduce health inequalities in Rossendale	Q8a	Provide improved access to education, skills and training facilities, health, recreation and leisure facilities, cultural and tourist attractions on food, cycle and public transport.	<ul style="list-style-type: none"> <li>• Life expectancy</li> <li>• Adult participation in sport and active recreation</li> <li>• Amount of new residents within 30 minutes public transport of a GP and a hospital</li> </ul>
		Q8b	Promote healthy and active lifestyles through encouraging walking and cycling.	
		Q8c	Encourage people to access and enjoy the natural environment: including amenity green space and outdoor sports provision in Rossendale.	
9	<b>Material assets:</b> To ensure sustainable management of waste, minimise its production and increase re-use, recycling and recovery rates	Q9a	Encourage recycling of waste, reducing the proportion that goes to landfill in the borough.	<ul style="list-style-type: none"> <li>• Number and capacity of waste management facilities</li> <li>• Reuse of recycled materials</li> </ul>
		Q9b	Will it minimise and where possible eliminate production of waste?	
10	<b>Housing:</b> Provide a range of affordable, environmentally sound and good quality housing which meet the needs of the community of Rossendale.	Q10a	Provide a mix of good-quality housing, including homes that are suitable for first-time buyers.	<ul style="list-style-type: none"> <li>• Varied housing mix</li> <li>• Percentage of dwellings delivered as affordable housing</li> <li>• Number of extra care homes</li> <li>• Number of people on housing waiting list</li> </ul>
		Q10b	Provide supported housing and sheltered housing options in order to meet the needs of an ageing population the borough.	
		Q10c	Coordinate housing provision with investment in employment and community services to ensure that settlements meet the needs of their communities.	
		Q10d	Provide decent, good quality, affordable homes	
11	<b>Employment Location in the borough:</b> To support a strong, diverse,	Q11a	Reduce number of vacant retail properties across the borough.	<ul style="list-style-type: none"> <li>• Amount of floor space developed for employment</li> <li>• Amount of employment land lost to residential development</li> </ul>
		Q11b	Promote employment opportunities that more closely match the skills of local people.	

SA Objective		Decision making criteria: Will the option/proposal...		Indicators (this list is not exhaustive)
	vibrant and sustainable local economy to foster balanced economic growth.	Q11c	Reduce dependency on manufacturing industries and promote development that diversifies the economic base.	<ul style="list-style-type: none"> <li>• Number of residents claiming jobseekers allowance</li> <li>• Average household income</li> </ul>
		Q11d	Provide support for economic development that reduces out commuting by developing strategic economic infrastructure and identifying sites for development.	
12	<b>Employment: Skills:</b> To improve education, skills and qualifications in the Borough and provide opportunities for lifelong learning.	Q12a	Promote good access to educational and training opportunities for all sectors of the population, particularly amongst deprived communities.	<ul style="list-style-type: none"> <li>• % of Year 11 pupils educated to NVQ levels 2, 3 or 4</li> <li>• % of the population with no or low qualifications</li> </ul>
		Q12b	Improve the number of residents achieving NVQ3 or NVQ4.	
13	<b>Transport:</b> Improve the choice and use of sustainable transport in Rossendale and reduce the need to travel.	Q13a	To improve the provision and quality of bus services and public rights of way in Rossendale to reduce dependence on the private vehicle, especially for journeys to work.	<ul style="list-style-type: none"> <li>• Vehicle ownership</li> <li>• Distance travelled to work</li> <li>• Amount of new residential development within 30 minutes public transport time of a GP, a hospital, a primary school, areas of employment and a major retail centre</li> </ul>
		Q13b	Develop and maintain safe, efficient and integrated transport networks within Rossendale, with good internal and external links.	
		Q13c	Promote healthy and active lifestyles through encouraging walking and cycling.	

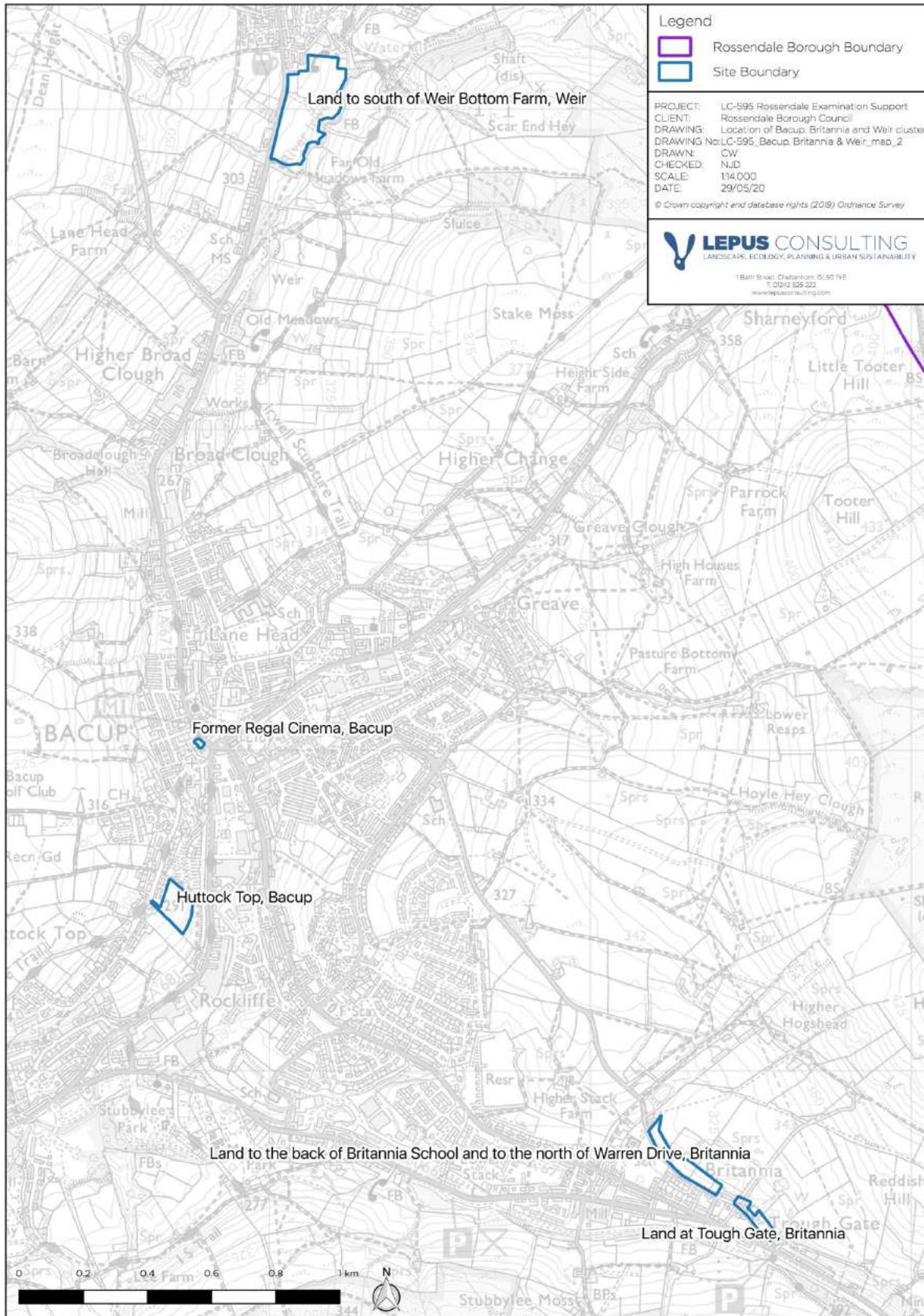
# Appendix B: Additional Reasonable Alternative Site Assessments

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# B.1 Bacup, Britannia and Weir



Site Name	Proposed Use	Net Development Area (ha)	Estimated Housing Yield
Former Regal Cinema, Bacup	Retail	0.05	N/A
Land at Tough Gate, Britannia	Housing	0.39	12
Land to the back of Britannia School and to the north of Warren Drive, Britannia	Housing	0.95	28
Land to south of Weir Bottom Farm, Weir	Housing	3.30	99
Huttock Top, Bacup	Housing	6.29	Approx. 30

Site Name	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural heritage	Biodiversity	Water and flooding	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
Former Regal Cinema, Bacup	0	-	-	+	+	0	0	-	0	0	++	0	+
Land at Tough Gate, Britannia	-	0	-	+	-	0	-	-	0	+	+	-	+
Land to the back of Britannia School and to the north of Warren Drive, Britannia	-	0	-	+	-	0	-	-	-	+	+	-	+
Land to south of Weir Bottom Farm, Weir	-	-	-	-	-	-	-	-	-	+	+	-	+
Huttock Top, Bacup	-	0	-	+	-	0	-	-	-	+	+	-	+

## B.1.1 SA Objective 1 – Landscape

**B.1.1.1 Landscape Character:** All sites in this cluster are located wholly or partially within the Landscape Character Type (LCT) ‘Settled Valleys’. A small proportion of ‘Huttock Top, Bacup’ is also located within the LCT ‘Enclosed Uplands’. The proposed development at ‘Land to south of Weir Bottom Farm, Weir’, ‘Land to the back of Britannia School and to the north of Warren Drive, Britannia’ and ‘Huttock Top, Bacup’ could potentially be discordant with the key characteristics of ‘Settled Valleys’ LCT, due to the loss of farmland and the “*patchwork of in-bye pastures*”. Therefore, a minor negative impact on the landscape character would be expected at these three sites.

B.1.1.2 The proposed development at ‘Land at Tough Gate, Britannia’ would be likely to be in keeping with the ribbon of development which characterises the ‘Settled Valleys’ LCT. ‘Former Regal Cinema, Bacup’ comprises previously developed land within the urban area of Bacup. The proposed development at these two sites would be expected to have a negligible impact on the characteristics identified in the published landscape character assessment.

B.1.1.3 **Views for Local Residents:** ‘Land at Tough Gate, Britannia’, ‘Land to the back of Britannia School and to the north of Warren Drive, Britannia’, ‘Land to South of Weir Bottom Farm, Weir’ and ‘Huttock Top, Bacup’ comprise previously undeveloped land located in close proximity to residential dwellings within the settlements of Bacup, Britannia and Weir. The proposed development at these four sites could potentially alter the views experienced by local residents. Therefore, a minor negative impact on the local landscape would be expected.

B.1.1.4 **Views from the PRow Network:** Several Public Rights of Way (PRow) are located in close proximity to Bacup, Britannia and Weir. The proposed development at ‘Land at Tough Gate, Britannia’, ‘Land to the back of Britannia School and to the north of Warren Drive, Britannia’, ‘Land to South of Weir Bottom Farm, Weir’ and ‘Huttock Top, Bacup’ could potentially alter views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.

B.1.1.5 **Urban Sprawl:** ‘Land at Tough Gate, Britannia’, ‘Land to the back of Britannia School and to the north of Warren Drive, Britannia’ and ‘Land to South of Weir Bottom Farm, Weir’ are located in the open landscape surrounding Bacup, Britannia and Weir. ‘Huttock Top, Bacup’ comprises a previously undeveloped site, extending outside of the built up area. The proposed development at these four sites would be likely to contribute towards urban sprawl into the surrounding countryside to varying degrees, and therefore, have a minor negative impact on the local landscape.

## B.1.2 SA Objective 2 – Cultural Heritage

B.1.2.1 **Grade II Listed Building:** ‘Land to south of Weir Bottom Farm, Weir’ is located approximately 160m across open fields from the Grade II Listed Building ‘Dog Pits Farmhouse and Attached Barn’. The proposed



development at this site could potentially have a minor negative impact on the setting of this Listed Building.

**B.1.2.2**            **Conservation Area:** ‘Former Regal Cinema, Bacup’ is located wholly within Bacup Town Centre Conservation Area. The proposed development at this site could potentially have a minor negative impact on the character of this Conservation Area.

### **B.1.3**            **SA Objective 3 – Biodiversity and Geodiversity**

**B.1.3.1**            **Natura 2000:** All sites in this cluster are located within 7km of the ‘South Pennine Moors’ Special Area of Conservation (SAC) and ‘South Pennine Moors Phase 2’ Special Protection Area (SPA). A minor negative impact would be expected as a result of the proposed development at these five sites, due to the increased risk of development related threats and pressures on these European designated sites.

### **B.1.4**            **SA Objective 4 – Water and Flooding**

**B.1.4.1**            **Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these five sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

**B.1.4.2**            **Surface Water Flooding:** The eastern edge of ‘Land to south of Weir Bottom Farm, Weir’ coincides with areas at risk of surface water flooding. Therefore, the proposed development at this site would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate some site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations

### **B.1.5**            **SA Objective 5 – Natural Resources**

**B.1.5.1**            **Previously Developed Land:** ‘Former Regal Cinema, Bacup’ comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land. ‘Land at Tough Gate, Britannia’, ‘Land to the back of Britannia School and to the north of Warren Drive, Britannia’, ‘Land to south of Weir Bottom Farm, Weir’ and ‘Huttock Top, Bacup’ comprise previously undeveloped land. The proposed development at these four sites would be likely to result in a

minor negative impact on natural resources, due to an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

**B.1.5.2**            **Agricultural Land Classification:** ‘Land at Tough Gate, Britannia’, ‘Land to the back of Britannia School and to the north of Warren Drive, Britannia’, ‘Land to south of Weir Bottom Farm, Weir’ and ‘Huttock Top, Bacup’ are situated on Agricultural Land Classification (ALC) Grade 4 land, which is considered to be poor quality agricultural land. A minor positive impact would therefore be expected, as the proposed development at these four sites would be likely to help prevent the loss of the best and most versatile (BMV) land across the Plan area.

**B.1.5.3**            **Mineral Safeguarding Area:** ‘Land to south of Weir Bottom Farm, Weir’, ‘Land to the back of Britannia School and to the north of Warren Drive, Britannia’ and ‘Land at Tough Gate, Britannia’ coincide wholly or partially with Rossendale Mineral Safeguarding Areas (RMSAs). The proposed development at these three sites could potentially lead to sterilisation of these resources, and therefore, a minor negative impact would be expected.

## **B.1.6**            **SA Objective 6 – Climate Change Mitigation**

**B.1.6.1**            **Carbon Emissions:** ‘Land to south of Weir Bottom Farm, Weir’ is proposed for the development of 99 dwellings. The proposed development at this site could potentially increase local carbon emissions, as a proportion of Rossendale’s total, by more than 0.1%. Therefore, a minor negative impact would be expected. ‘Land at Tough Gate, Britannia’, ‘Land to the back of Britannia School and to the north of Warren Drive, Britannia’ and ‘Huttock Top, Bacup’ are proposed for the development of fewer than 33 dwellings. ‘Former Regal Cinema, Bacup’ is proposed for retail end use. The proposed development at these four sites would therefore be likely to result in a negligible contribution to Rossendale’s total carbon emissions.

## **B.1.7**            **SA Objective 7 – Climate Change Adaptation**

**B.1.7.1**            **Loss of Green Infrastructure:** ‘Land at Tough Gate, Britannia’, ‘Land to the back of Britannia School and to the north of Warren Drive, Britannia’, ‘Land to south of Weir Bottom Farm, Weir’ and ‘Huttock Top, Bacup’ contain areas of grassland and trees. The proposed development at these four sites would be likely to result in the loss of green infrastructure (GI), and as such, have a minor negative impact on climate change adaptation.

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## B.1.8 SA Objective 8 – Human Health

- B.1.8.1 **NHS Hospital:** The closest NHS hospital with an A&E department to Bacup, Britannia and Weir is Fairfield General Hospital, located over 10km to the south west. The proposed development at the five sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.
- B.1.8.2 **GP Surgery:** The closest GP surgery to Bacup, Britannia and Weir is Irwell Medical Practice, located within Bacup. ‘Former Regal Cinema, Bacup’ and ‘Huttock Top, Bacup’ are located within the target distance to this GP surgery. The proposed development at these two sites would be expected to have a minor positive impact on the access of site end users to GP surgeries. ‘Land at Tough Gate, Britannia’, ‘Land to the back of Britannia School and to the north of Warren Drive, Britannia’ and ‘Land to south of Weir Bottom Farm, Weir’ are located outside the target distance to this GP surgery. The proposed development at these three sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.
- B.1.8.3 **Leisure Facilities:** The closest leisure facility to Bacup, Britannia and Weir is Whitworth Leisure Centre, located over 2.5km south east of the cluster. All sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.
- B.1.8.4 **AQMA:** All five sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.
- B.1.8.5 **Main Roads:** All sites in this cluster are located wholly or partially within 200m of main roads, including the A6066, A671 or A681. The proposed development at these five sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users.
- B.1.8.6 **Access to Public Greenspace:** ‘Former Regal Cinema, Bacup’, ‘Land to the back of Britannia School and to the north of Warren Drive, Britannia’ and ‘Huttock Top, Bacup’ are located within 400m of a public greenspace. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to provide site end users

with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. 'Land at Tough Gate, Britannia' and 'Land to south of Weir Bottom Farm, Weir' are located over 400m from a public greenspace, and therefore, the proposed development at these two sites could potentially have a minor negative impact on the access of site end users to outdoor space.

## **B.1.9 SA Objective 9 – Material Assets**

**B.1.9.1 Household Waste:** 'Land to the back of Britannia School and to the north of Warren Drive, Britannia', 'Land to south of Weir Bottom Farm, Weir' and 'Huttock Top, Bacup' are proposed for the development of between 27 and 272 dwellings, and therefore, would be expected to increase household waste generation by more than 0.1% in comparison to current levels. The proposed development at these three sites could potentially result in a minor negative impact on waste generation. 'Land at Tough Gate, Britannia' is proposed for the development of twelve dwellings, and 'Former Regal Cinema, Bacup' is proposed for non-residential end use. Therefore, the proposed development at these two sites would be expected to have a negligible impact on household waste generation.

## **B.1.10 SA Objective 10 – Housing**

**B.1.10.1 Net Gain in Housing:** 'Former Regal Cinema, Bacup' is proposed for retail end use. The proposed development at this site would therefore be expected to have a negligible impact on housing provision. 'Land at Tough Gate, Britannia', 'Land to the back of Britannia School and to the north of Warren Drive, Britannia', 'Land to south of Weir Bottom Farm, Weir' and 'Huttock Top, Bacup' are proposed for the development of 99 dwellings or less, and therefore, a minor positive impact on housing provision would be expected at these four sites.

## **B.1.11 SA Objective 11 – Employment Location**

**B.1.11.1 Primary Employment Location:** The proposed development at 'Land at Tough Gate, Britannia', 'Land to the back of Britannia School and to the north of Warren Drive, Britannia', 'Land to south of Weir Bottom Farm, Weir' and 'Huttock Top, Bacup' would be expected to locate site end users in areas with good access to employment opportunities in Bacup, and therefore, have a minor positive impact on the local economy.

B.1.11.2            **Employment Floorspace:** ‘Former Regal Cinema, Bacup’ comprises derelict buildings and is proposed for retail development. The proposed development would be expected to result in a net gain in employment floorspace and provide local employment opportunities. Therefore, a major positive impact on the local economy would be expected as a result of the proposed development at this site.

## B.1.12            SA Objective 12 – Employment Skills

B.1.12.1            **Primary School:** Bacup, Britannia and Weir are served by several primary schools, including St Saviour’s Community Primary School, Northern Primary School, Thorn Primary School, St Mary’s Roman Catholic Primary School and Britannia Community Primary School. All residential sites in this cluster are located within the target distance to one or more of these primary schools. The proposed development at these four sites would situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected.

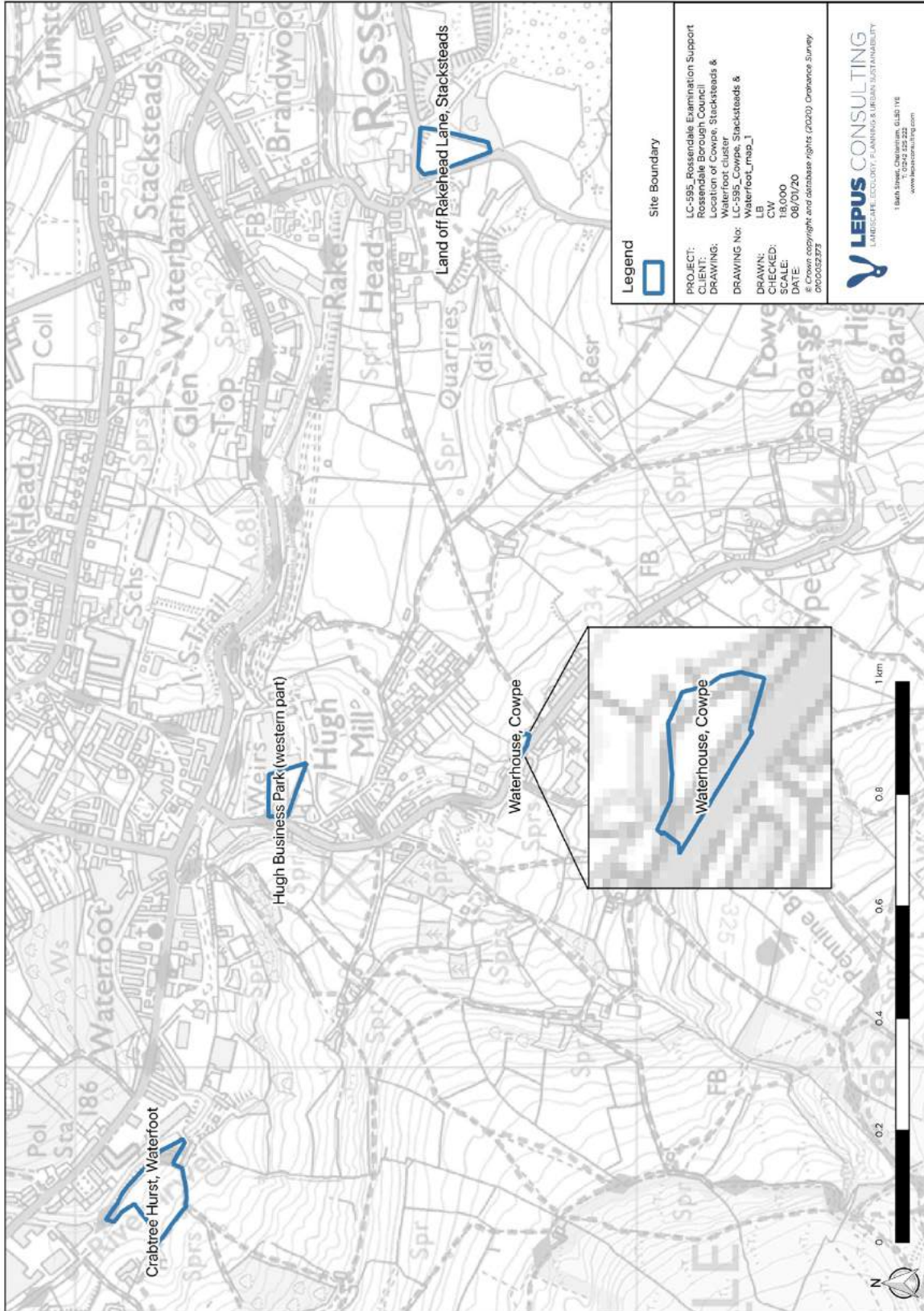
B.1.12.2            **Secondary School:** The closest secondary school to ‘Land to south of Weir Bottom Farm, Weir’ and ‘Huttock Top, Bacup’ is Fearn’s Community Sports College, located approximately 4km to the south west. The closest secondary school to ‘Land at Tough Gate, Britannia’ and ‘Land to the back of Britannia School and to the north of Warren Drive, Britannia’ is Whitworth High School, located approximately 3.6km to the south. The proposed development at these four sites would be expected to have a minor negative impact on the access of new residents to secondary education.

## B.1.13            SA Objective 13 – Transport

B.1.13.1            **Bus Stop:** All sites in this cluster are located within the target distance to bus stops on Burnley Road, Rochdale Road, Market Street or Plantation View, providing regular services. The proposed development at these five sites would be likely to have a minor positive impact on site end users’ access to bus services.

B.1.13.2            **Access to Public Rights of Way:** All sites in this cluster are located in areas with good access to the surrounding PRow network. The proposed development at these five sites would be expected to have a minor positive impact on site end users’ opportunities to travel by foot.

# B.2 Cowpe, Stacksteads and Waterfoot



Site Name	Proposed Use	Net Development Area (ha)	Estimated Housing Yield
Hugh Business Park (western part)	Housing	0.36	11
Land off Rakehead Lane, Stacksteads	Housing	0.41	12
Crabtree Hurst, Waterfoot	Housing	0.70	21
Waterhouse, Cowpe	Housing	0.09	5

Site Name	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural heritage	Biodiversity	Water and flooding	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
Hugh Business Park (western part)	0	0	0	-	+	0	0	-	0	+	--	+	+
Land off Rakehead Lane, Stacksteads	-	-	0	+	-	0	-	-	0	+	+	-	-
Crabtree Hurst, Waterfoot	-	0	-	+	-	0	-	-	0	+	+	-	+
Waterhouse, Cowpe	-	0	0	-	+	0	0	-	0	+	+	+	-

## B.2.1 SA Objective 1 – Landscape

B.2.1.1 **Landscape Character:** ‘Hugh Business Park’, ‘Land off Rakehead Lane, Stacksteads’ and ‘Waterhouse, Cowpe’ are located within the LCT ‘Settled Valleys’. ‘Crabtree Hurst, Waterfoot’ is located within the LCT ‘Moorland Fringes/Upland Pastures’. The proposed development at ‘Land off Rakehead Lane, Stacksteads’ could potentially be discordant with the key characteristics of ‘Settled Valleys’, due to the loss of “*views towards woodland*” and the “*patchwork of in-bye pastures*”. The proposed development at ‘Crabtree Hurst, Waterfoot’ could potentially be discordant with the key characteristics of ‘Moorland Fringes/Upland Pastures’, due to the loss of the transitional grassland landscape between the settlement of Waterfoot and the surrounding moorland. Therefore, a minor negative impact on the landscape character would be expected at these two sites.

B.2.1.2 ‘Hugh Business Park’ and ‘Waterhouse, Cowpe’ comprise previously developed land within the urban areas of Waterfoot and Cowpe. The

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proposed development at these two sites would be expected to have a negligible impact on the characteristics identified in the published landscape character assessment.

**B.2.1.3 Views for Local Residents:** ‘Land off Rakehead Lane, Stacksteads’ and ‘Crabtree Hurst, Waterfoot’ comprise previously undeveloped land located in close proximity to residential dwellings within the settlements of Stacksteads and Waterfoot, and ‘Waterhouse, Cowpe’ comprises a hardstanding yard area that is currently unoccupied, located in close proximity to dwellings in Cowpe. The proposed development at these three sites could potentially alter the views experienced by local residents. Therefore, a minor negative impact on the local landscape would be expected.

**B.2.1.4 Views from the PRow Network:** Several PRowS are located in close proximity to Cowpe, Stacksteads and Waterfoot. The proposed development at ‘Land off Rakehead Lane, Stacksteads’, ‘Crabtree Hurst, Waterfoot’ and ‘Waterhouse, Cowpe’ could potentially alter views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.

**B.2.1.5 Urban Sprawl:** ‘Land off Rakehead Lane, Stacksteads’ and ‘Crabtree Hurst, Waterfoot’ are located in the open landscape surrounding Stacksteads and Waterfoot. The proposed development at these two sites would be likely to contribute towards urban sprawl into the surrounding countryside and therefore, have a minor negative impact on the local landscape.

## **B.2.2 SA Objective 2 – Cultural Heritage**

**B.2.2.1 Grade II Listed Building:** ‘Land off Rakehead Lane, Stacksteads’ is located approximately 70m from the Grade II Listed Building ‘22, 24 and 26, Rake Head Lane’. The proposed development at this site could potentially have a minor negative impact on the setting of this Listed Building.

## **B.2.3 SA Objective 3 – Biodiversity and Geodiversity**

**B.2.3.1 Priority Habitats:** The south west of ‘Crabtree Hurst, Waterfoot’ coincides with deciduous woodland priority habitat. The proposed development at this site would be likely to result in the loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.



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## B.2.4 SA Objective 4 – Water and Flooding

**B.2.4.1 Fluvial Flooding:** The majority of ‘Waterhouse, Cowpe’ is located within Flood Zone 2. The proposed development at this site would be likely locate site end users in areas at risk of fluvial flooding; therefore, a minor negative impact would be expected. ‘Hugh Business Park (western part)’, ‘Land off Rakehead Lane, Stacksteads’ and ‘Crabtree Hurst, Waterfoot’ are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

**B.2.4.2 Surface Water Flooding:** The majority of ‘Waterhouse, Cowpe’ and a small proportion of ‘Hugh Business Park (western part)’ coincide with areas at risk of surface water flooding. Therefore, the proposed development at these two sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate some site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

## B.2.5 SA Objective 5 – Natural Resources

**B.2.5.1 Previously Developed Land:** ‘Hugh Business Park (western part)’ and ‘Waterhouse, Cowpe’ comprise previously developed land. The proposed development at these two sites would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land. ‘Land off Rakehead Lane, Stacksteads’ and ‘Crabtree Hurst, Waterfoot’ comprise previously undeveloped land. The proposed development at these two sites would be likely to result in a minor negative impact on natural resources, due to an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

**B.2.5.2 Agricultural Land Classification:** ‘Land off Rakehead Lane, Stacksteads’ and ‘Crabtree Hurst, Waterfoot’ are situated on ALC Grade 4 land, which is considered to be poor quality agricultural land. A minor positive impact would therefore be expected, as the proposed development at these two sites would be likely to help prevent the loss of BMV land across the Plan area.

**B.2.5.3 Mineral Safeguarding Area:** The majority of ‘Land off Rakehead Lane, Stacksteads’ coincides with a RMSA. The proposed development at this

site could potentially lead to sterilisation of these resources, and therefore, a minor negative impact would be expected.

## **B.2.6 SA Objective 6 – Climate Change Mitigation**

**B.2.6.1 Carbon Emissions:** All sites in this cluster are proposed for the development of 21 dwellings or less. The proposed development at these four sites would therefore be likely to result in a negligible contribution to Rossendale’s total carbon emissions.

## **B.2.7 SA Objective 7 – Climate Change Adaptation**

**B.2.7.1 Loss of Green Infrastructure:** ‘Land off Rakehead Lane, Stacksteads’ and ‘Crabtree Hurst, Waterfoot’ contain areas of grassland and trees. The proposed development at these two sites would be likely to result in the loss of GI, and as such, have a minor negative impact on climate change adaptation.

## **B.2.8 SA Objective 8 – Human Health**

**B.2.8.1 NHS Hospital:** The closest NHS hospital with an A&E department to Cowpe, Stacksteads and Waterfoot is Fairfield General Hospital, located over 9.5km to the south. The proposed development at the four sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

**B.2.8.2 GP Surgery:** The closest GP surgery to Cowpe, Stacksteads and Waterfoot is Waterfoot Health Centre, located within Waterfoot. ‘Hugh Business Park (western part)’, ‘Crabtree Hurst, Waterfoot’ and ‘Waterhouse, Cowpe’ are located within the target distance to this GP surgery. The proposed development at these three sites would be expected to have a minor positive impact on the access of site end users to GP surgeries. ‘Land off Rakehead Lane, Stacksteads’ is located outside the target distance to this GP surgery. The proposed development at this site would be expected to have a minor negative impact on the access of site end users to GP surgeries.

**B.2.8.3 Leisure Facilities:** The closest leisure facility to Cowpe, Stacksteads and Waterfoot is Marl Pits Leisure Centre, located to the north west of the cluster. ‘Crabtree Hurst, Waterfoot’ is located within the target distance to this leisure facility, and therefore, the proposed development at this site

would be expected to have a minor positive impact on the access of site end users to this facility. ‘Hugh Business Park (western part)’, ‘Land off Rakehead Lane, Stacksteads’ and ‘Waterhouse, Cowpe’ are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected at these three sites.

**B.2.8.4 AQMA:** All four sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

**B.2.8.5 Main Roads:** ‘Hugh Business Park (western part)’ and ‘Crabtree Hurst, Waterfoot’ are located within 200m of the A681. The proposed development at these two sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. ‘Land off Rakehead Lane, Stacksteads’ and ‘Waterhouse, Cowpe’ are located over 200m from a main road. The proposed development at these two sites would be expected to have a minor positive impact on human health, as site end users would be located away from traffic related air and noise pollution.

**B.2.8.6 Access to Public Greenspace:** ‘Hugh Business Park (western part)’, ‘Land off Rakehead Lane, Stacksteads’ and ‘Waterhouse, Cowpe’ are located within 400m of a public greenspace. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. ‘Crabtree Hurst, Waterfoot’ is located over 400m from a public greenspace, and therefore, the proposed development at this site could potentially have a minor negative impact on the access of site end users to outdoor space.

## **B.2.9 SA Objective 9 – Material Assets**

**B.2.9.1 Household Waste:** All sites in this cluster are proposed for the development of 21 dwellings or less. Therefore, the proposed development at these four sites would be expected to have a negligible impact on household waste generation.

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## B.2.10 SA Objective 10 – Housing

B.2.10.1 **Net Gain in Housing:** All sites in this cluster are proposed for the development of 99 dwellings or less, and therefore, a minor positive impact on housing provision would be expected at these four sites.

## B.2.11 SA Objective 11 – Employment Location

B.2.11.1 **Primary Employment Location:** The proposed development at all four sites in this cluster would be expected to locate site end users in areas with good access to employment opportunities in Waterfoot, and therefore, have a minor positive impact on the local economy.

B.2.11.2 **Employment Floorspace:** ‘Hugh Business Park (western part)’ currently comprises employment land and is proposed for residential end use. The proposed development at this site could potentially result in the loss of employment opportunities. Therefore, a major negative impact would be expected.

## B.2.12 SA Objective 12 – Employment Skills

B.2.12.1 **Primary School:** Cowpe, Stacksteads and Waterfoot are served by several primary schools, including Newchurch C of E Primary School and Waterfoot Primary School. ‘Hugh Business Park (western part)’, ‘Crabtree Hurst, Waterfoot’ and ‘Waterhouse, Cowpe’ are located within the target distance to one or both of these primary schools. The proposed development at these three sites would situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected. ‘Land off Rakehead Lane, Stacksteads’ is located outside the target distance to these primary schools, and therefore, the proposed development at this site would be expected to have a minor negative impact on the access of new residents to primary education.

B.2.12.2 **Secondary School:** Cowpe, Stacksteads and Waterfoot are served by Fearn Community Sports College. ‘Hugh Business Park (western part)’, ‘Land off Rakehead Lane, Stacksteads’ and ‘Waterhouse, Cowpe’ are located within the target distance to this secondary school. The proposed development at these three sites would situate new residents in locations with good access to secondary education, and therefore, a minor positive impact would be expected. ‘Crabtree Hurst, Waterfoot’ is located outside the target distance to this secondary school, and therefore, the proposed

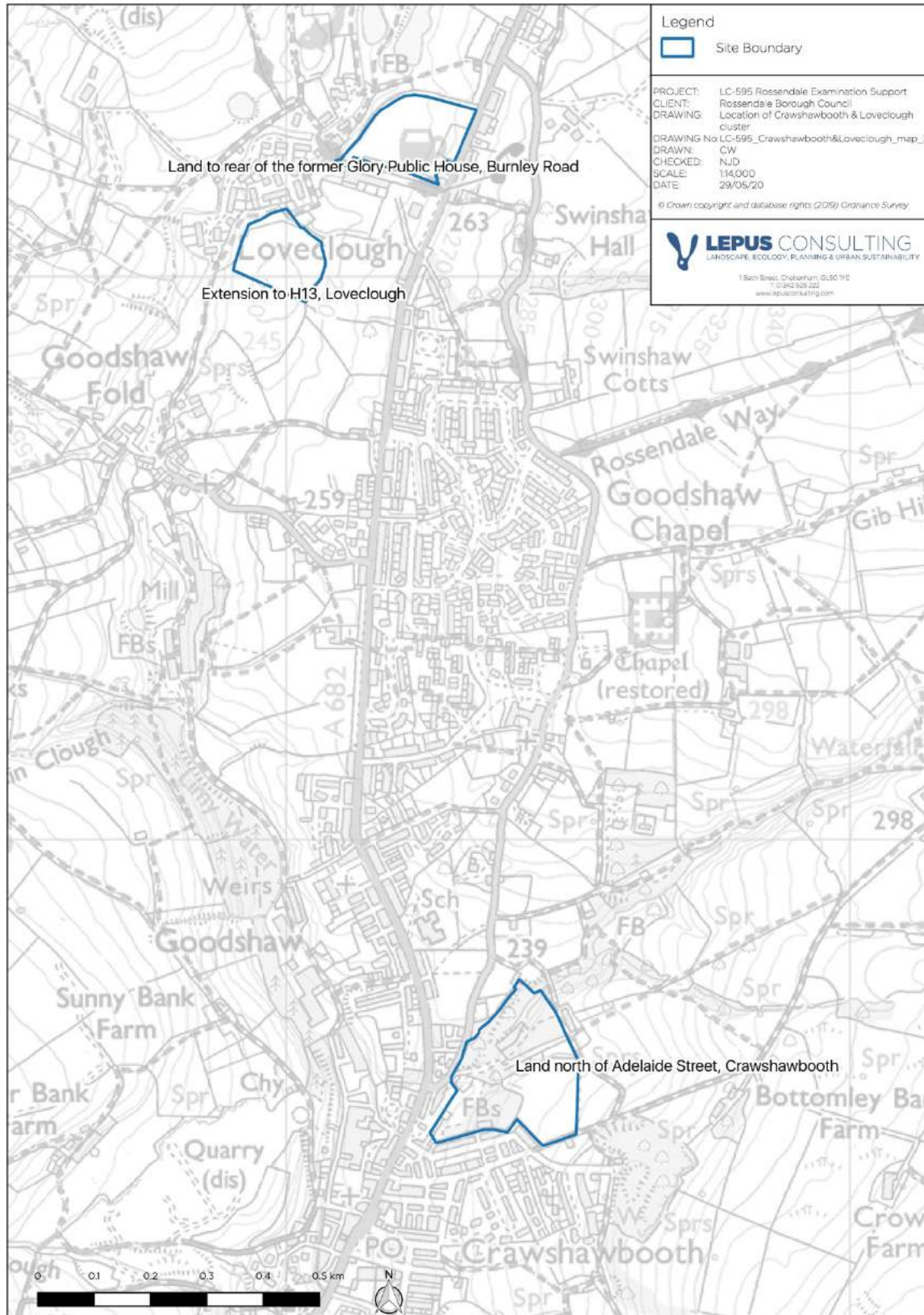
development at this site would be expected to have a minor negative impact on the access of new residents to secondary education.

## **B.2.13 SA Objective 13 – Transport**

**B.2.13.1 Bus Stop:** ‘Hugh Business Park (western part)’ and ‘Crabtree Hurst, Waterfoot’ are located within the target distance to bus stops on Bacup Road, providing regular services. The proposed development at these two sites would be likely to have a minor positive impact on site end users’ access to bus services. ‘Land off Rakehead Lane, Stacksteads’ and ‘Waterhouse, Cowpe’ are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these two sites could potentially have a minor negative impact on site end users’ access to bus services.

**B.2.13.2 Access to Public Rights of Way:** All sites in this cluster are located in areas with good access to the surrounding PRow network. The proposed development at these four sites would be expected to have a minor positive impact on site end users’ opportunities to travel by foot.

# B.3 Crawshawbooth and Loveclough



Site Name	Proposed Use	Net Development Area (ha)	Estimated Housing Yield
Extension to H13, Loveclough	Housing	1.02	35
Land north of Adelaide Street, Crawshawbooth	Housing	1.62	48
Land to rear of the former Glory Public House, Burnley Road	Housing	2.22	Approx. 45

Site Name	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural heritage	Biodiversity	Water and flooding	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
Extension to H13, Loveclough	-	-	0	-	-	-	-	-	-	+	+	-	+
Land north of Adelaide Street, Crawshawbooth	-	0	-	--	-	-	-	-	-	+	+	-	+
Land to rear of the former Glory Public House, Burnley Road	-	-	0	-	-	-	-	-	-	+	+	-	+

### B.3.1 SA Objective 1 – Landscape

**B.3.1.1 Landscape Character:** All sites in this cluster are located within the LCT ‘Settled Valleys’. The proposed development at ‘Extension to H13, Loveclough’ and ‘Land to rear of the former Glory Public House, Burnley Road’ could potentially be discordant with the key characteristics of this LCT, due to the loss of farmland and the “*patchwork of in-bye pastures*”. ‘Land north of Adelaide Street, Crawshawbooth’ comprises an area of woodland and grassland associated with the Folly Clough river, and as such, the proposed development at this site could potentially result in the loss of woodland, which contributes to the “*important green links*” within this LCT. Therefore, a minor negative impact on the landscape character would be expected at these three sites.

**B.3.1.2 Views for Local Residents:** As ‘Extension to H13, Loveclough’, ‘Land north of Adelaide Street, Crawshawbooth’ and ‘Land to rear of the former Glory Public House, Burnley Road’ comprise previously undeveloped land located in close proximity to residential dwellings within the settlements of Loveclough and Crawshawbooth, the proposed development at these

three sites could potentially alter the views experienced by local residents. Therefore, a minor negative impact on the local landscape would be expected.

**B.3.1.3 Views from the PRow Network:** Several PRowNs are located in close proximity to Crawshawbooth and Loveclough. The proposed development at ‘Extension to H13, Loveclough’, ‘Land north of Adelaide Street, Crawshawbooth’ and ‘Land to rear of the former Glory Public House, Burnley Road’ could potentially alter views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.

**B.3.1.4 Urban Sprawl:** ‘Extension to H13, Loveclough’, ‘Land north of Adelaide Street, Crawshawbooth’ and ‘Land to rear of the former Glory Public House, Burnley Road’ are located in the open landscape surrounding Crawshawbooth and Loveclough. The proposed development at these three sites would be likely to contribute towards urban sprawl into the surrounding countryside and therefore, have a minor negative impact on the local landscape.

## **B.3.2 SA Objective 2 – Cultural Heritage**

**B.3.2.1 Grade II Listed Building:** ‘Extension to H13, Loveclough’ is located approximately 250m across open fields from the Grade II Listed Building ‘Barn C30 metres north-east of Goodshaw Fold Farmhouse’. ‘Land to rear of the former Glory Public House, Burnley Road’ is located approximately 60m from ‘11 and 12, Love Clough Fold’ and ‘Barn C15 metres south of Love Clough Farmhouse’. The proposed development at these two sites could potentially have a minor negative impact on the setting of these Listed Buildings.

**B.3.2.2 Conservation Area:** ‘Land to rear of the former Glory Public House, Burnley Road’ is located approximately 30m east of Loveclough Fold Conservation Area. ‘Extension to H13, Loveclough’ is located approximately 250m across open fields from Goodshawfold Conservation Area. The proposed development at these two sites could potentially have a minor negative impact on the setting of these Conservation Areas.

## **B.3.3 SA Objective 3 – Biodiversity and Geodiversity**

**B.3.3.1 Important Wildlife Sites & Biological Heritage Sites:** ‘Land north of Adelaide Street, Crawshawbooth’ is located adjacent to an Important



Wildlife Site (IWS). The proposed development at this site could potentially have a minor negative impact on this IWS, due to an increased risk of development related threats and pressures.

**B.3.3.2 Priority Habitats:** The north of ‘Land north of Adelaide Street, Crawshawbooth’ coincides with deciduous woodland priority habitat. The proposed development at this site would be likely to result in the loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

### **B.3.4 SA Objective 4 – Water and Flooding**

**B.3.4.1 Fluvial Flooding:** A small proportion of ‘Land north of Adelaide Street, Crawshawbooth’ is located within Flood Zones 2 and 3. The proposed development at this site could potentially locate some site end users in areas at risk of fluvial flooding; therefore, a major negative impact would be expected. ‘Extension to H13, Loveclough’ and ‘Land to rear of the former Glory Public House, Burnley Road’ are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these two sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

**B.3.4.2 Surface Water Flooding:** The north of ‘Land north of Adelaide Street, Crawshawbooth’ and a small proportion of ‘Extension to H13, Loveclough’ and ‘Land to rear of the former Glory Public House, Burnley Road’ coincide with areas at risk of surface water flooding. Therefore, the proposed development at these three sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate some site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

### **B.3.5 SA Objective 5 – Natural Resources**

**B.3.5.1 Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at these three sites would be likely to result in a minor negative impact on natural resources, due to an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

**B.3.5.2 Agricultural Land Classification:** All sites in this cluster are situated on ALC Grade 4 land, which is considered to be poor quality agricultural land. A minor positive impact would therefore be expected, as the proposed

development at these three sites would be likely to help prevent the loss of BMV land across the Plan area.

**B.3.5.3 Mineral Safeguarding Area:** All sites in this cluster partially coincide with RMSAs. The proposed development at these three sites could potentially lead to sterilisation of these resources, and therefore, a minor negative impact would be expected.

### **B.3.6 SA Objective 6 – Climate Change Mitigation**

**B.3.6.1 Carbon Emissions:** All sites in this cluster are proposed for the development of between 33 and 329 dwellings. The proposed development at these three sites could potentially increase local carbon emissions, as a proportion of Rossendale’s total, by more than 0.1%. Therefore, a minor negative impact would be expected.

### **B.3.7 SA Objective 7 – Climate Change Adaptation**

**B.3.7.1 Loss of Green Infrastructure:** ‘Extension to H13, Loveclough’, ‘Land north of Adelaide Street, Crawshawbooth’ and ‘Land to rear of the former Glory Public House, Burnley Road’ contain areas of grassland and woodland. The proposed development at these three sites would be likely to result in the loss of GI, and as such, have a minor negative impact on climate change adaptation.

### **B.3.8 SA Objective 8 – Human Health**

**B.3.8.1 NHS Hospital:** The closest NHS hospital with an A&E department to Crawshawbooth and Loveclough is Royal Blackburn Hospital, located over 11km to the west. The proposed development at all sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

**B.3.8.2 GP Surgery:** The closest GP surgery to Crawshawbooth and Loveclough is St James Medical Centre, located over 1.5km south of the cluster. The proposed development at all sites in this cluster would be expected to have a minor negative impact on the access of site end users to GP surgeries.

**B.3.8.3 Leisure Facilities:** The closest leisure facility to Crawshawbooth and Loveclough is Marl Pits Leisure Centre, located over 2.5km south east of the cluster. All sites in this cluster are located outside the target distance

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to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

**B.3.8.4 AQMA:** All sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

**B.3.8.5 Main Roads:** All sites in this cluster are located wholly or partially within 200m of the A682. The proposed development at these three sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users.

**B.3.8.6 Access to Public Greenspace:** All sites in this cluster are located within 400m of a public greenspace. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

### **B.3.9 SA Objective 9 – Material Assets**

**B.3.9.1 Household Waste:** All sites in this cluster are proposed for the development of between 27 and 272 dwellings, and therefore, would be expected to increase household waste generation by more than 0.1% in comparison to current levels. The proposed development at these three sites could potentially result in a minor negative impact on waste generation.

### **B.3.10 SA Objective 10 – Housing**

**B.3.10.1 Net Gain in Housing:** All sites in this cluster are proposed for the development of 99 dwellings or less, and therefore, a minor positive impact on housing provision would be expected at these three sites.

### **B.3.11 SA Objective 11 – Employment Location**

**B.3.11.1 Primary Employment Location:** The proposed development at all three sites in this cluster would be expected to locate site end users in areas with good access to employment opportunities in Rawtenstall, and therefore, have a minor positive impact on the local economy.

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## B.3.12 SA Objective 12 – Employment Skills

**B.3.12.1 Primary School:** Crawshawbooth and Loveclough are served by Crawshawbooth Primary School. ‘Land north of Adelaide Street, Crawshawbooth’ is located within the target distance to this primary school. The proposed development at this site would situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected. ‘Extension to H13, Loveclough’ and ‘Land to rear of the former Glory Public House, Burnley Road’ are located outside the target distance to this primary school, and therefore, the proposed development at these two sites would be expected to have a minor negative impact on the access of new residents to primary education.

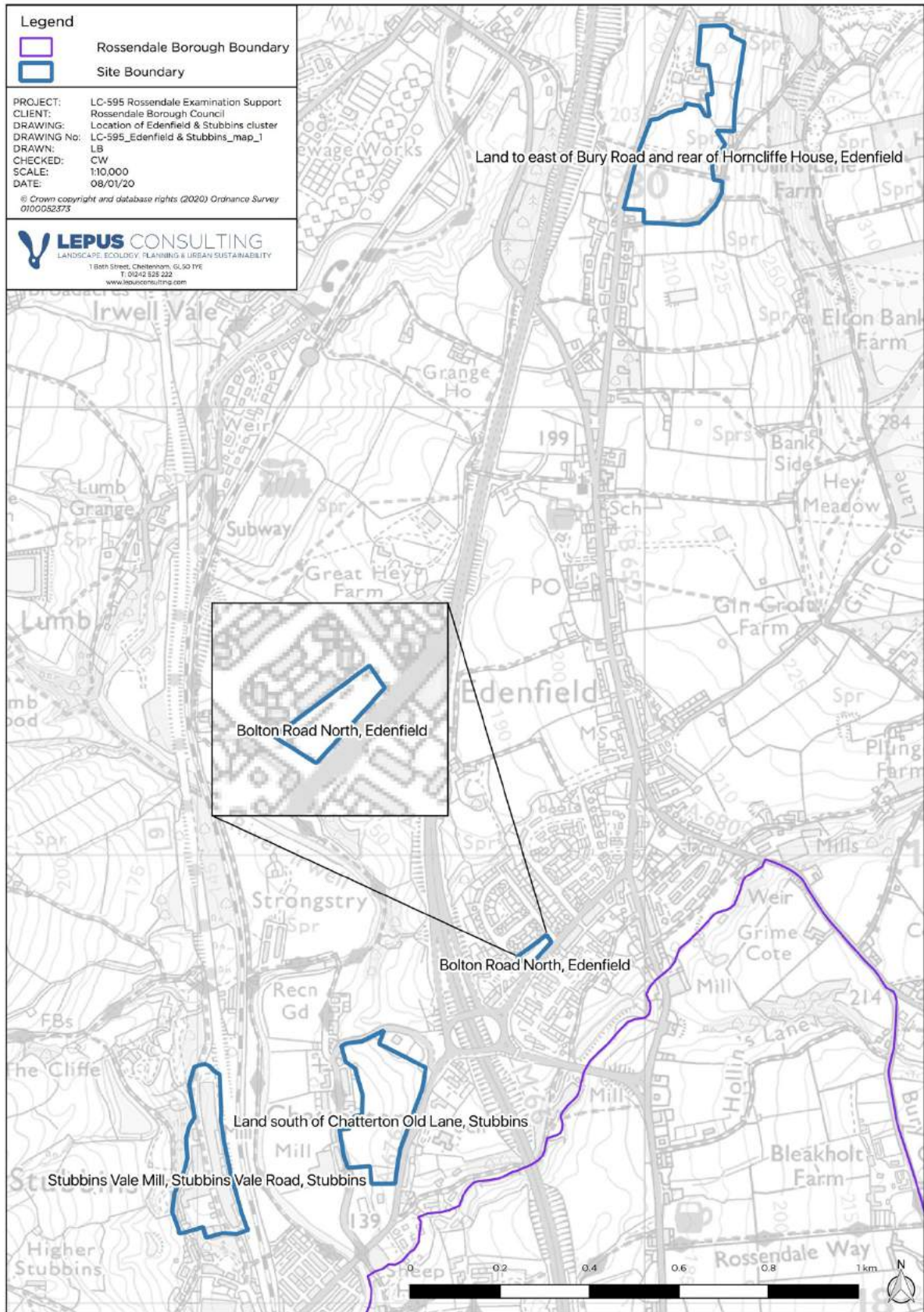
**B.3.12.2 Secondary School:** The closest secondary school to Crawshawbooth and Loveclough is Alder Grange High School, located over 2km to the south. The proposed development at all sites in this cluster would be expected to have a minor negative impact on the access of new residents to secondary education.

## B.3.13 SA Objective 13 – Transport

**B.3.13.1 Bus Stop:** All sites in this cluster are located within the target distance to bus stops on Burnley Road, providing regular services. The proposed development at these three sites would be likely to have a minor positive impact on site end users’ access to bus services.

**B.3.13.2 Access to Public Rights of Way:** All sites in this cluster are located in areas with good access to the surrounding PRow network. The proposed development at these three sites would be expected to have a minor positive impact on site end users’ opportunities to travel by foot.

# B.4 Edenfield and Stubbins



Site Name	Proposed Use	Net Development Area (ha)	Estimated Housing Yield
Stubbins Vale Mill, Stubbins Vale Road, Stubbins	Housing	1.92	77
Bolton Road North, Edenfield	Housing	0.20	6
Land south of Chatterton Old Lane, Stubbins	Housing	2.85	85
Land to east of Bury Road and rear of Horncliffe House, Edenfield	Housing	2.06	62

Site Name	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural heritage	Biodiversity	Water and flooding	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
Stubbins Vale Mill, Stubbins Vale Road, Stubbins	-	-	-	-	+	-	0	-	-	+	--	-	-
Bolton Road North, Edenfield	-	0	0	+	-	0	-	-	0	+	+	-	+
Land south of Chatterton Old Lane, Stubbins	-	-	-	-	-	-	-	-	-	+	+	-	+
Land to east of Bury Road and rear of Horncliffe House, Edenfield	-	-	0	+	-	-	-	-	-	+	+	-	+

## B.4.1 SA Objective 1 – Landscape

B.4.1.1 **Landscape Character:** ‘Bolton Road North, Edenfield’, ‘Land south of Chatterton Old Lane, Stubbins’ and approximately half of ‘Stubbins Vale Mill, Stubbins Vale Road, Stubbins’ are located within the LCT ‘Settled Valleys’. ‘Land to east of Bury Road and rear of Horncliffe House, Edenfield’ and approximately half of ‘Stubbins Vale Mill, Stubbins Vale Road, Stubbins’ are located within the LCT ‘Moorland Fringes/Upland Pastures’. The proposed development at ‘Land south of Chatterton Old Lane, Stubbins’ could potentially be discordant with the key characteristics of ‘Settled Valleys’ due to the loss of the “*patchwork of in-bye pastures*”. ‘Stubbins Vale Mill, Stubbins Vale Road, Stubbins’ comprises an old mill site which has a strong character, representing the ‘Settled Valleys’ LCT. ‘Land to east of Bury Road and rear of Horncliffe House, Edenfield’ could potentially be discordant with the characteristics

of ‘Moorland Fringes/Upland Pastures’ due to the loss of agricultural/grazing land and the introduction of development into a more open landscape. Therefore, a minor negative impact on the landscape character would be expected as a result of the proposed development at these three sites.

B.4.1.2 ‘Bolton Road North, Edenfield’ comprises an enclosed grassy area amongst the urban area of Edenfield. The proposed development at this site would be expected to have a negligible impact on the characteristics identified in the published landscape character assessment.

B.4.1.3 **Views for Local Residents:** ‘Bolton Road North, Edenfield’, ‘Land south of Chatterton Old Lane, Stubbins’ and ‘Land to east of Bury Road and rear of Horncliffe House, Edenfield’ comprise previously undeveloped land located in close proximity to residential dwellings within the settlements of Edenfield and Stubbins. The proposed development at these three sites could potentially alter the views experienced by local residents. Therefore, a minor negative impact on the local landscape would be expected.

B.4.1.4 **Views from the PRow Network:** Several PRowNs are located in close proximity to Edenfield and Stubbins. The proposed development at all sites in this cluster could potentially alter views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.

B.4.1.5 **Urban Sprawl:** ‘Land south of Chatterton Old Lane, Stubbins’ and ‘Land to east of Bury Road and rear of Horncliffe House, Edenfield’ are located in the open landscape surrounding Edenfield and Stubbins. The proposed development at these two sites would be likely to contribute towards urban sprawl into the surrounding countryside and therefore, have a minor negative impact on the local landscape.

## B.4.2 SA Objective 2 – Cultural Heritage

B.4.2.1 **Grade II Listed Building:** ‘Land to east of Bury Road and rear of Horncliffe House, Edenfield’ is located approximately 50m from the Grade II Listed Building ‘Horncliffe House’. ‘Stubbins Vale Mill, Stubbins Vale Road, Stubbins’ is located approximately 70m from ‘The Tenting Tower’, with the Listed Building and former mill site being functionally linked. The proposed development at these two sites could potentially have a minor negative impact on the setting of these Listed Buildings.

**B.4.2.2**            **Conservation Area:** ‘Land south of Chatterton Old Lane, Stubbins’ is located wholly within Chatterton/Strongstry Conservation Area. ‘Stubbins Vale Mill, Stubbins Vale Road, Stubbins’ is located approximately 40m from this Conservation Area. The proposed development at these two sites could potentially have a minor negative impact on the character or setting of this Conservation Area.

### **B.4.3**            **SA Objective 3 – Biodiversity and Geodiversity**

**B.4.3.1**            **SSSI IRZ:** ‘Lower Red Lees Pasture’ Site of Special Scientific Interest (SSSI) is situated to the south west of Stubbins. ‘Stubbins Vale Mill, Stubbins Vale Road, Stubbins’ and ‘Land south of Chatterton Old Lane, Stubbins’ are located within an Impact Risk Zone (IRZ) which states that “*residential development of 100 units or more*” should be consulted on. The proposed residential development of 77 dwellings at ‘Stubbins Vale Mill, Stubbins Vale Road, Stubbins’ and 85 dwellings at ‘Land south of Chatterton Old Lane, Stubbins’ would be expected to have a negligible impact on this SSSI.

**B.4.3.2**            **Important Wildlife Sites & Biological Heritage Sites:** ‘Stubbins Vale Mill, Stubbins Vale Road, Stubbins’ is located adjacent to an IWS, and to ‘The Cliffe’ and ‘Lower Red Lees, Buckden Wood and Ox Hey Wood’ Biological Heritage Sites (BHSs). The proposed development at this site could potentially have a minor negative impact on this IWS and BHSs due to an increased risk of development related threats and pressures.

### **B.4.4**            **SA Objective 4 – Water and Flooding**

**B.4.4.1**            **Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these four sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

**B.4.4.2**            **Surface Water Flooding:** The majority of ‘Stubbins Vale Mill, Stubbins Vale Road, Stubbins’ and a small proportion of ‘Land south of Chatterton Old Lane, Stubbins’ coincide with areas at risk of surface water flooding. Therefore, the proposed development at these two sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate some site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.



## B.4.5 SA Objective 5 – Natural Resources

**B.4.5.1 Previously Developed Land:** ‘Stubbins Vale Mill, Stubbins Vale Road, Stubbins’ comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land. ‘Bolton Road North, Edenfield’, ‘Land south of Chatterton Old Lane, Stubbins’ and ‘Land to east of Bury Road and rear of Horncliffe House, Edenfield’ comprise previously undeveloped land. The proposed development at these three sites would be likely to result in a minor negative impact on natural resources, due to an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

**B.4.5.2 Agricultural Land Classification:** ‘Bolton Road North, Edenfield’, ‘Land south of Chatterton Old Lane, Stubbins’ and ‘Land to east of Bury Road and rear of Horncliffe House, Edenfield’ are situated on ALC Grade 4 land, which is considered to be poor quality agricultural land. A minor positive impact would therefore be expected, as the proposed development at these three sites would be likely to help prevent the loss of BMV land across the Plan area.

**B.4.5.3 Mineral Safeguarding Area:** The majority of ‘Land south of Chatterton Old Lane, Stubbins’ coincides with a RMSA. The proposed development at this site could potentially lead to sterilisation of these resources, and therefore, a minor negative impact would be expected.

## B.4.6 SA Objective 6 – Climate Change Mitigation

**B.4.6.1 Carbon Emissions:** ‘Stubbins Vale Mill, Stubbins Vale Road, Stubbins’, ‘Land south of Chatterton Old Lane, Stubbins’ and ‘Land to east of Bury Road and rear of Horncliffe House, Edenfield’ are proposed for the development of 62 dwellings or more. The proposed development at these three sites could potentially increase local carbon emissions, as a proportion of Rossendale’s total, by more than 0.1%. Therefore, a minor negative impact would be expected. ‘Bolton Road North, Edenfield’ is proposed for the development of six dwellings. The proposed development at this site would therefore be likely to result in a negligible contribution to Rossendale’s total carbon emissions.

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## B.4.7 SA Objective 7 – Climate Change Adaptation

B.4.7.1 **Loss of Green Infrastructure:** ‘Bolton Road North, Edenfield’, ‘Land south of Chatterton Old Lane, Stubbins’ and ‘Land to east of Bury Road and rear of Horncliffe House, Edenfield’ contain areas of grassland and trees. The proposed development at these three sites would be likely to result in the loss of GI, and as such, have a minor negative impact on climate change adaptation.

## B.4.8 SA Objective 8 – Human Health

B.4.8.1 **NHS Hospital:** The closest NHS hospital with an A&E department to Edenfield and Stubbins is Fairfield General Hospital, located over 7.5km to the south east. The proposed development at the four sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.4.8.2 **GP Surgery:** The closest GP surgeries to Edenfield and Stubbins are Ramsbottom Group Practice, located over 1km to the south of ‘Stubbins Vale Mill, Stubbins Vale Road, Stubbins’, ‘Bolton Road North, Edenfield’ and ‘Land south of Chatterton Old Lane, Stubbins’, and Rossendale Primary Health Care Centre and Haslingden Health Centre, located approximately 3km north east and north west of ‘Land to east of Bury Road and rear of Horncliffe House, Edenfield’. The proposed development at the four sites in this cluster would be expected to have a minor negative impact on the access of site end users to GP surgeries.

B.4.8.3 **Leisure Facilities:** The closest leisure facility to Edenfield and Stubbins is Haslingden Sports Centre, located over 2.3km north west of the cluster. All sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.4.8.4 **AQMA:** All four sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.4.8.5 **Main Roads:** ‘Bolton Road North, Edenfield’, ‘Land south of Chatterton Old Lane, Stubbins’ and ‘Land to east of Bury Road and rear of Horncliffe House, Edenfield’ are located wholly or partially within 200m of main roads, including the A56(T), A676, and M66. The proposed development at these three sites could potentially expose site end users to higher levels

of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. ‘Stubbins Vale Mill, Stubbins Vale Road, Stubbins’ is located over 200m from a main road. The proposed development at this site would be expected to have a minor positive impact on human health, as site end users would be located away from traffic related air and noise pollution.

**B.4.8.6**                    **Access to Public Greenspace:** ‘Stubbins Vale Mill, Stubbins Vale Road, Stubbins’, ‘Bolton Road North, Edenfield’ and ‘Land south of Chatterton Old Land, Stubbins’ are located within 400m of a public greenspace. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. ‘Land to east of Bury road and rear of Horncliffe House, Edenfield’ is located over 400m from a public greenspace, and therefore, the proposed development at this site could potentially have a minor negative impact on the access of site end users to outdoor space.

#### **B.4.9**                    **SA Objective 9 – Material Assets**

**B.4.9.1**                    **Household Waste:** ‘Stubbins Vale Mill, Stubbins Vale Road, Stubbins’, ‘Land south of Chatterton Old Lane, Stubbins’ and ‘Land to east of Bury Road and rear of Horncliffe House, Edenfield’ are proposed for the development of 62 dwellings or more, and therefore, would be expected to increase household waste generation by more than 0.1% in comparison to current levels. The proposed development at these three sites could potentially result in a minor negative impact on waste generation. ‘Bolton Road North, Edenfield’ is proposed for the development of six dwellings, and therefore, the proposed development at this site would be expected to have a negligible impact on household waste generation.

#### **B.4.10**                    **SA Objective 10 – Housing**

**B.4.10.1**                    **Net Gain in Housing:** All sites in this cluster are proposed for the development of 99 dwellings or less, and therefore, a minor positive impact on housing provision would be expected at these four sites.

#### **B.4.11**                    **SA Objective 11 – Employment Location**

**B.4.11.1**                    **Primary Employment Location:** The proposed development at all four sites in this cluster would be expected to locate site end users in areas with

good access to employment opportunities in Haslingden, and therefore, have a minor positive impact on the local economy.

- B.4.11.2      **Employment Floorspace:** ‘Stubbins Vale Mill, Stubbins Vale Road, Stubbins’ currently coincides with ‘Ramsbottom Learning Centre Ltd’ and ‘Melba Swintex’ and is proposed for residential end use. The proposed residential development at this site could potentially result in the loss of these businesses, and consequently the employment opportunities they provide. Therefore, a major negative impact would be expected following the proposed development at this site.

## B.4.12      SA Objective 12 – Employment Skills

- B.4.12.1      **Primary School:** Edenfield and Stubbins are served by several primary schools, including Edenfield C of E Primary School and Stubbins Primary School. ‘Stubbins Vale Mill, Stubbins Vale Road, Stubbins’, ‘Bolton Road North, Edenfield’ and ‘Land south of Chatterton Old Lane, Stubbins’ are located within the target distance to Stubbins Primary School. The proposed development at these three sites would situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected. ‘Land to east of Bury Road and rear of Horncliffe House, Edenfield’ is located partially outside the target distance to Edenfield C of E Primary School, and therefore, the proposed development at this site would be expected to have a minor negative impact on the access of new residents to primary education.

- B.4.12.2      **Secondary School:** Edenfield and Stubbins are served by Haslingden High School. ‘Land to east of Bury Road and rear of Horncliffe House, Edenfield’ is located within the target distance to this secondary school. The proposed development at this site would situate new residents in locations with good access to secondary education, and therefore, a minor positive impact would be expected. ‘Stubbins Vale Mill, Stubbins Vale Road, Stubbins’, ‘Bolton Road North, Edenfield’ and ‘Land south of Chatterton Old Lane, Stubbins’ are located outside the target distance to this secondary school, and therefore, the proposed development at these three sites would be expected to have a minor negative impact on the access of new residents to secondary education.

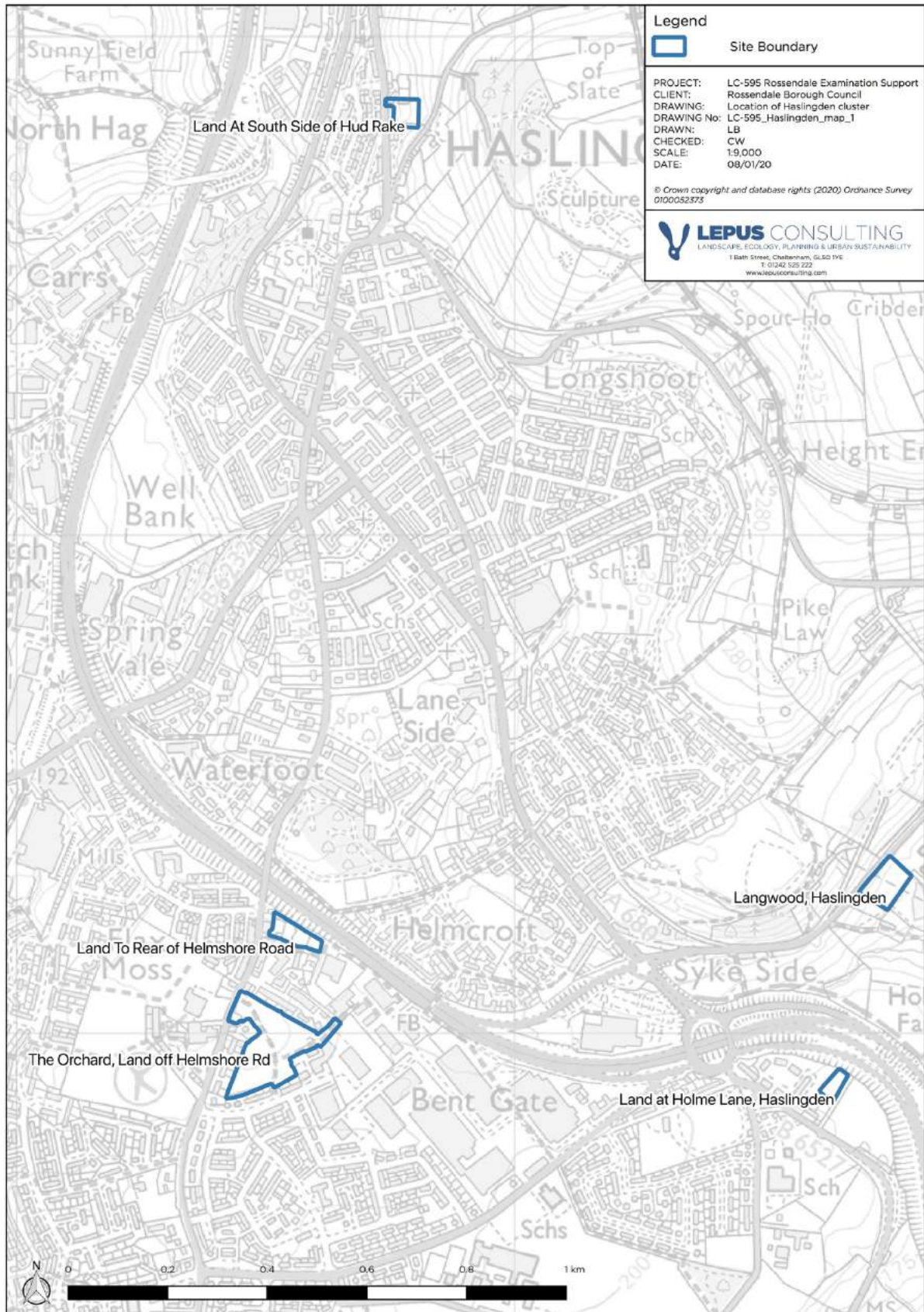
## B.4.13      SA Objective 13 – Transport

- B.4.13.1      **Bus Stop:** ‘Bolton Road North, Edenfield’, ‘Land south of Chatterton Old Lane, Stubbins’ and ‘Land to east of Bury Road and rear of Horncliffe

House, Edenfield' are located within the target distance to bus stops on Bolton Road North or Bury Road, providing regular services. The proposed development at these three sites would be likely to have a minor positive impact on site end users' access to bus services. 'Stubbins Vale Mill, Stubbins Vale Road, Stubbins' is located partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to bus services.

**B.4.13.2 Access to Public Rights of Way:** All sites in this cluster are located in areas with good access to the surrounding PRow network. The proposed development at these four sites would be expected to have a minor positive impact on site end users' opportunities to travel by foot.

# B.5 Haslingden



Site Name	Proposed Use	Net Development Area (ha)	Estimated Housing Yield
Land at Holme Lane, Haslingden	Housing	0.18	5
The Orchard, Land off Helmshore Rd	Housing	0.27	8
Land to Rear of Helmshore Road	Housing	0.37	11
Langwood, Haslingden	Housing	0.49	15
Land at South Side of Hud Rake	Housing	0.30	9

Site Name	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural heritage	Biodiversity	Water and flooding	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
Land at Holme Lane, Haslingden	-	0	0	+	-	0	-	-	0	+	+	+	+
The Orchard, Land off Helmshore Rd	-	0	0	+	-	0	-	-	0	+	+	+	+
Land to Rear of Helmshore Road	-	0	0	+	-	0	-	-	0	+	+	+	+
Langwood, Haslingden	-	0	0	+	-	0	-	-	0	+	+	-	+
Land at South Side of Hud Rake	-	0	0	+	-	0	-	-	0	+	+	-	+

## B.5.1 SA Objective 1 – Landscape

B.5.1.1 **Landscape Character:** ‘Land at Holme Lane, Haslingden’ and ‘Langwood, Haslingden’ are located within the LCT ‘Settled Valleys’. ‘Land at South Side of Hud Rake’ is partially located within the LCT ‘Enclosed Uplands’. The proposed development at ‘Langwood, Haslingden’ could potentially be discordant with the characteristics of ‘Settled Valleys’, due to the loss of the green links associated with the valley landscape. The proposed development at ‘Land at South Side of Hud Rake’ could potentially be discordant with the characteristics of ‘Enclosed Uplands’ due to the loss of woodland and green linkages. Therefore, a minor negative impact on the landscape character would be expected at these two sites.

B.5.1.2 ‘Land at Holme Lane, Haslingden’ comprises a small area of wooded scrubland adjacent to the existing built up area. ‘The Orchard, Land off

Helmshore Rd’ and ‘Land to Rear of Helmshore Road’ are located within the ‘urban’ LCT. Therefore, the proposed development at these three sites would be expected to have a negligible impact on the characteristics identified in the published landscape character assessment.

**B.5.1.3 Views for Local Residents:** ‘Land at Holme Lane, Haslingden’, ‘The Orchard, Land off Helmshore Rd’, ‘Land to Rear of Helmshore Road’ and ‘Land at South Side of Hud Rake’ comprise previously undeveloped land located in close proximity to residential dwellings within the settlement of Haslingden. The proposed development at these four sites could potentially alter the views experienced by local residents. Therefore, a minor negative impact on the local landscape would be expected.

**B.5.1.4 Views from the PRow Network:** Several PRowNs are located in close proximity to Haslingden. The proposed development at all sites in this cluster could potentially alter views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.

**B.5.1.5 Urban Sprawl:** ‘Langwood, Haslingden’ and ‘Land at South Side of Hud Rake’ are located in the open landscape surrounding Haslingden. The proposed development at these two sites would be likely to contribute towards urban sprawl into the surrounding countryside and therefore, have a minor negative impact on the local landscape.

## **B.5.2 SA Objective 2 – Cultural Heritage**

**B.5.2.1 Heritage Assets:** The proposed development at the sites in this cluster would be unlikely to impact surrounding heritage assets. A negligible impact on the local historic environment would be expected.

## **B.5.3 SA Objective 3 – Biodiversity and Geodiversity**

**B.5.3.1 Biodiversity Assets:** The proposed development at the five sites in this cluster would be unlikely to impact any surrounding biodiversity or geodiversity assets, and therefore, a negligible impact would be expected.

## **B.5.4 SA Objective 4 – Water and Flooding**

**B.5.4.1 Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these



five sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

## **B.5.5 SA Objective 5 – Natural Resources**

**B.5.5.1 Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at these five sites would be likely to result in a minor negative impact on natural resources, due to an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

**B.5.5.2 Agricultural Land Classification:** All sites in this cluster are situated on ALC Grade 4 or 5 land, which are considered to be poor or very poor quality agricultural land. A minor positive impact would therefore be expected, as the proposed development at these five sites would be likely to help prevent the loss of BMV land across the Plan area.

**B.5.5.3 Contaminated Land:** ‘Land at Holme Lane, Haslingden’ coincides with an area of confirmed contaminated land. This area should be investigated, and if necessary, remediated against prior to development. A minor negative impact on natural resources would be expected.

**B.5.5.4 Mineral Safeguarding Area:** ‘Land at south side of Hud Rake’ partially coincides with a RMSA. The proposed development at this site could potentially lead to sterilisation of these resources, and therefore, a minor negative impact would be expected.

## **B.5.6 SA Objective 6 – Climate Change Mitigation**

**B.5.6.1 Carbon Emissions:** All sites in this cluster are proposed for the development of 15 dwellings or less. The proposed development at these five sites would therefore be likely to result in a negligible contribution to Rossendale’s total carbon emissions.

## **B.5.7 SA Objective 7 – Climate Change Adaptation**

**B.5.7.1 Loss of Green Infrastructure:** ‘Land at Holme Lane, Haslingden’, ‘The Orchard, land off Helmshore Rd’, ‘Langwood, Haslingden’ and ‘Land at south side of Hud Rake’ contain areas of grassland and trees. ‘Land to rear of Helmshore Road’ comprises allotments. The proposed development at these five sites would be likely to result in the loss of GI, and as such, have a minor negative impact on climate change adaptation.

## B.5.8 SA Objective 8 – Human Health

- B.5.8.1 **NHS Hospital:** The closest NHS hospitals with an A&E department to Haslingden are Royal Blackburn Hospital, located over 9.5km to the north west, and Fairfield General Hospital, located over 9.5km to the south east. The proposed development at the five sites in this cluster could potentially restrict the access of site end users to these essential health facilities. Therefore, a minor negative impact would be expected.
- B.5.8.2 **GP Surgery:** The closest GP surgery to Haslingden is Haslingden Health Centre, located in the town centre. ‘Land to rear of Helmshore Road’ and ‘Land at south side of Hud Rake’ are located within the target distance to this GP surgery. The proposed development at these two sites would be expected to have a minor positive impact on the access of site end users to GP surgeries. ‘Land at Holme Lane, Haslingden’, ‘The Orchard, Land off Helmshore Rd’ and ‘Langwood, Haslingden’ are located outside the target distance to this GP surgery. The proposed development at these three sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.
- B.5.8.3 **Leisure Facilities:** The closest leisure facility to Haslingden is Haslingden Sports Centre, located in the town centre. All sites in this cluster are located within the target distance to this leisure facility, and therefore, the proposed development at these five sites would be expected to have a minor positive impact on the access of site end users to this facility.
- B.5.8.4 **AQMA:** All five sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.
- B.5.8.5 **Main Roads:** ‘Land at Holme Lane, Haslingden’, ‘Land to rear of Helmshore Road’, ‘Langwood, Haslingden’ and ‘Land at south side of Hud Rake’ are located within 200m of main roads, including the A56(T), A680 or A681. The proposed development at these four sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. ‘The Orchard, Land off Helmshore Rd’ is located over 200m from a main road. The proposed development at this site would be expected to have a minor positive impact on human health, as site end users would be located away from traffic related air and noise pollution.

**B.5.8.6**                    **Access to Public Greenspace:** ‘Land at Holme Lane, Haslingden’, ‘The Orchard, Land off Helmshore Rd’, ‘Land to rear of Helmshore Road’ and ‘Land at south side of Hud Rake’ are located within 400m of a public greenspace. Therefore, a minor positive impact would be expected at these four sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. ‘Langwood, Haslingden’ is located over 400m from a public greenspace, and therefore, the proposed development at this site could potentially have a minor negative impact on the access of site end users to outdoor space.

## **B.5.9**                    **SA Objective 9 – Material Assets**

**B.5.9.1**                    **Household Waste:** All sites in this cluster are proposed for the development of 15 dwellings or less. Therefore, the proposed development at these five sites would be expected to have a negligible impact on household waste generation.

## **B.5.10**                    **SA Objective 10 – Housing**

**B.5.10.1**                    **Net Gain in Housing:** All sites in this cluster are proposed for the development of 99 dwellings or less, and therefore, a minor positive impact on housing provision would be expected at these five sites.

## **B.5.11**                    **SA Objective 11 – Employment Location**

**B.5.11.1**                    **Primary Employment Location:** The proposed development at all five sites in this cluster would be expected to locate site end users in areas with good access to employment opportunities in Haslingden, and therefore, have a minor positive impact on the local economy.

## **B.5.12**                    **SA Objective 12 – Employment Skills**

**B.5.12.1**                    **Primary School:** Haslingden is served by several primary schools, including St James C of E Primary School, St Mary’s Roman Catholic Primary School, Haslingden Primary School, Broadway Primary School, Helmshore Primary School and St Veronicas Roman Catholic Primary School. ‘Land at Holme Lane, Haslingden’, ‘The Orchard, Land off Helmshore Rd’, ‘Land to rear of Helmshore Road’ and ‘Land at south side of Hud Rake’ are located within the target distance to one or more of these primary schools. The proposed development at these four sites would situate new residents in locations with good access to primary education,

and therefore, a minor positive impact would be expected. ‘Langwood, Haslingden’ is located partially outside the target distance to St Mary’s Roman Catholic Primary School, and therefore, the proposed development at this site would be expected to have a minor negative impact on the access of new residents to primary education.

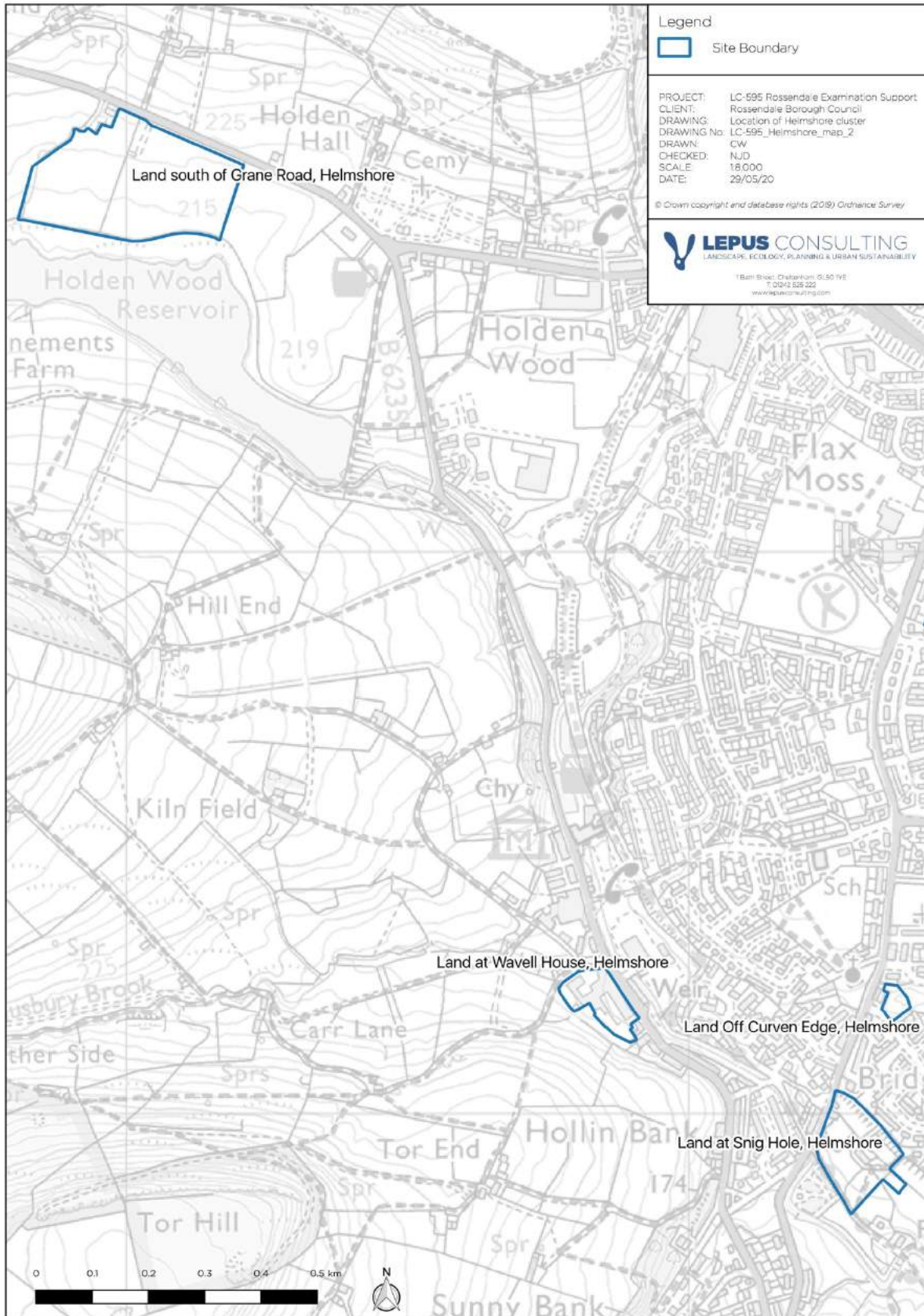
- B.5.12.2      **Secondary School:** Haslingden is served by Haslingden High School and All Saints Catholic High School. ‘Land at Holme Lane, Haslingden’, ‘The Orchard, Land off Helmshore Rd’, ‘Land to rear of Helmshore Road’ and ‘Langwood, Haslingden’ are located within the target distance to both of these secondary schools. The proposed development at these four sites would situate new residents in locations with good access to secondary education, and therefore, a minor positive impact would be expected. ‘Land at south side of Hud Rake’ is located outside the target distance to this secondary school, and therefore, the proposed development at this site would be expected to have a minor negative impact on the access of new residents to secondary education.

### B.5.13      SA Objective 13 – Transport

- B.5.13.1      **Bus Stop:** All sites in this cluster are located within the target distance to bus stops on Manchester Road, Helmshore Road, Haslingden Road or Blackburn Road, providing regular services. The proposed development at these five sites would be likely to have a minor positive impact on site end users’ access to bus services.

- B.5.13.2      **Access to Public Rights of Way:** All sites in this cluster are located in areas with good access to the surrounding PRow network. The proposed development at these five sites would be expected to have a minor positive impact on site end users’ opportunities to travel by foot.

# B.6 Helmshore



Site Name	Proposed Use	Net Development Area (ha)	Estimated Housing Yield
Land at Wavell House, Helmshore	Housing	0.47	14
Land off Curven Edge, Helmshore	Housing	0.18	5
Land at Snig Hole, Helmshore	Housing	0.25	7
Land south of Grane Road, Helmshore	Housing	1.08	Unknown

Site Name	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural heritage	Biodiversity	Water and flooding	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
Land at Wavell House, Helmshore	0	0	0	-	+	0	0	-	0	+	--	+	+
Land Off Curven Edge, Helmshore	-	-	0	-	-	0	-	-	0	+	+	+	+
Land at Snig Hole, Helmshore	-	-	-	-	-	0	-	-	0	+	+	+	+
Land south of Grane Road, Helmshore	-	-	-	-	-	+/-	-	-	+/-	+/-	+	-	-

## B.6.1 SA Objective 1 – Landscape

B.6.1.1 **Landscape Character:** ‘Land off Curven Edge, Helmshore’ and ‘Land at Snig Hole, Helmshore’ are located within the LCT ‘Settled Valleys’. ‘Land at Wavell House, Helmshore’ and ‘Land south of Grane Road, Helmshore’ are located within the LCT ‘Reservoir Valleys’. The proposed development at ‘Land at Snig Hole, Helmshore’ could potentially result in the loss of pockets of pastureland and degradation of views towards woodland which characterise the ‘Settled Valleys’ LCT. The proposed development at ‘Land south of Grane Road, Helmshore’ could potentially result in the loss of “attractive areas of pasture ... surrounding and linking the water bodies” which characterise the ‘Reservoir Valleys’ LCT. Therefore, a minor negative impact on the landscape character would be expected at these two sites.

B.6.1.2 ‘Land off Curven Edge, Helmshore’ comprises a small area of enclosed grassland within Helmshore. ‘Land at Wavell House, Helmshore’ comprises previously developed land within the urban area of Helmshore. The proposed development at these two sites would be expected to have a

negligible impact on the characteristics identified in the published landscape character assessment.

**B.6.1.3 Views for Local Residents:** ‘Land off Curven Edge, Helmshore’ and ‘Land at Snig Hole, Helmshore’ comprise previously undeveloped land located in close proximity to residential dwellings within the settlement of Helmshore. The proposed development at these two sites could potentially alter the views experienced by local residents. Therefore, a minor negative impact on the local landscape would be expected.

**B.6.1.4 Views from the PRow Network:** Several PRowNs are located in close proximity to Helmshore. The proposed development at ‘Land at Snig Hole, Helmshore’ and ‘Land south of Grane Road, Helmshore’ could potentially alter views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.

**B.6.1.5 Urban Sprawl:** ‘Land south of Grane Road, Helmshore’ is located in the open landscape surrounding Helmshore. The proposed development at this site would be likely to contribute towards urban sprawl into the surrounding countryside and therefore, have a minor negative impact on the local landscape.

## **B.6.2 SA Objective 2 – Cultural Heritage**

**B.6.2.1 Grade II Listed Building:** ‘Land at Snig Hole, Helmshore’ is located approximately 60m from the Grade II Listed Building ‘Helmshore War Memorial Clock Tower’ and approximately 100m from ‘Snig Hole Cottages’. ‘Land off Curven Edge, Helmshore’ is located approximately 60m from ‘Church of St Thomas’, which is listed on the Heritage at Risk register and is identified as being in poor condition<sup>1</sup>. ‘Land south of Grane Road, Helmshore’ is located approximately 210m from ‘Former Church of St Stephen’. The proposed development at these three sites could potentially have a minor negative impact on the setting of these Listed Buildings.

**B.6.2.2 Scheduled Monument:** ‘Land at Wavell House, Helmshore’ is located approximately 150m from the Scheduled Monument (SM) ‘Higher Mill, Helmshore’. However, due to the distance between this site and SM and

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<sup>1</sup> Historic England (2017) Heritage at Risk. Church of St Thomas, Helmshore Road, Haslingden – Rossendale. Available at: <http://www.historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/20280> [Date Accessed: 06/01/20]

the character of the intervening development, the proposed development would be unlikely to impact the setting of the SM.

### B.6.3 SA Objective 3 – Biodiversity and Geodiversity

**B.6.3.1 SSSI IRZ:** ‘West Pennine Moors’ SSSI is situated to the north west of Helmshore. ‘Land at Wavell House, Helmshore’ is located within an IRZ which states that “*residential development of 100 units or more*” should be consulted on. The proposed residential development of 14 dwellings at this site would be expected to have a negligible impact on this SSSI. ‘Land south of Grane Road, Helmshore’ is located within an IRZ which states that “*any residential development of 10 or more houses outside existing settlements/urban areas*” should be consulted on. The number of dwellings proposed at this site is currently unknown, and therefore, the potential impact on nearby SSSIs is uncertain at this stage.

**B.6.3.2 Important Wildlife Sites & Biological Heritage Sites:** ‘Land at Snig Hole, Helmshore’ is located adjacent to ‘Ogden Valley (Raven Shore and Lower Cockham)’ BHS and IWS. ‘Land south of Grane Road, Helmshore’ is located adjacent to ‘Haslingden Grane, Valley and Reservoirs’ BHS and IWS. The proposed development at these two sites could potentially have a minor negative impact on these IWSs and BHSs due to an increased risk of development related threats and pressures.

**B.6.3.3 Priority Habitats:** The north east of ‘Land at Snig Hole, Helmshore’ coincides with deciduous woodland priority habitat. The proposed development at this site would be likely to result in the loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

### B.6.4 SA Objective 4 – Water and Flooding

**B.6.4.1 Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these four sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

**B.6.4.2 Surface Water Flooding:** The majority of ‘Land off Curven Edge, Helmshore’ and a small proportion of ‘Land at Wavell House, Helmshore’, ‘Land at Snig Hole, Helmshore’ and ‘Land south of Grane Road, Helmshore’ coincide with areas at risk of surface water flooding. Therefore, the proposed development at these four sites would be expected to have a



minor negative impact on pluvial flood risk, as development would be likely to locate some site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

## **B.6.5 SA Objective 5 – Natural Resources**

**B.6.5.1 Previously Developed Land:** ‘Land at Wavell House, Helmshore’ comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land. ‘Land off Curven Edge, Helmshore’, ‘Land at Snig Hole, Helmshore’ and ‘Land south of Grane Road, Helmshore’ comprise previously undeveloped land. The proposed development at these three sites would be likely to result in a minor negative impact on natural resources, due to an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

**B.6.5.2 Agricultural Land Classification:** ‘Land off Curven Edge, Helmshore’, ‘Land at Snig Hole, Helmshore’ and ‘Land south of Grane Road, Helmshore’ are situated on ALC Grade 4 land, which is considered to be poor quality agricultural land. A minor positive impact would therefore be expected, as the proposed development at these three sites would be likely to help prevent the loss of BMV land across the Plan area.

## **B.6.6 SA Objective 6 – Climate Change Mitigation**

**B.6.6.1 Carbon Emissions:** ‘Land off Curven Edge, Helmshore’, ‘Land at Wavell House, Helmshore’ and ‘Land at Snig Hole, Helmshore’ are proposed for the development of 14 dwellings or less. The proposed development at these three sites would therefore be likely to result in a negligible contribution to Rossendale’s total carbon emissions. The number of dwellings proposed at ‘Land south of Grane Road, Helmshore’ is currently unknown, and as such, the potential increase in carbon emissions is uncertain at this stage.

## **B.6.7 SA Objective 7 – Climate Change Adaptation**

**B.6.7.1 Loss of Green Infrastructure:** ‘Land off Curven Edge, Helmshore’, ‘Land at Snig Hole, Helmshore’ and ‘Land south of Grane Road, Helmshore’ contain areas of grassland and trees. The proposed development at these three sites would be likely to result in the loss of GI, and as such, have a minor negative impact on climate change adaptation.

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## B.6.8 SA Objective 8 – Human Health

- B.6.8.1 **NHS Hospital:** The closest NHS hospital with an A&E department to Helmshore is Royal Blackburn Hospital, located over 9.5km to the north west. The proposed development at the four sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.
- B.6.8.2 **GP Surgery:** The closest GP surgery to Helmshore is Haslingden Health Centre, located over 1.5km north east of the cluster. The proposed development at the four sites in this cluster would be expected to have a minor negative impact on the access of site end users to GP surgeries.
- B.6.8.3 **Leisure Facilities:** The closest leisure facility to Helmshore is Haslingden Sports Centre, located in Haslingden town centre. All sites in this cluster are located within the target distance to this leisure facility, and therefore, the proposed development at these four sites would be expected to have a minor positive impact on the access of site end users to this facility.
- B.6.8.4 **AQMA:** All four sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.
- B.6.8.5 **Main Roads:** All sites in this cluster are located over 200m from a main road. The proposed development at these four sites would be expected to have a minor positive impact on human health, as site end users would be located away from traffic related air and noise pollution.
- B.6.8.6 **Access to Public Greenspace:** ‘Land off Curven Edge, Helmshore’ and ‘Land at Snig Hole, Helmshore’ are located within 400m of a public greenspace. Therefore, a minor positive impact would be expected at these two sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. ‘Land at Wavell House, Helmshore’ and ‘Land south of Grane Road, Helmshore’ are located wholly or partially over 400m from a public greenspace, and therefore, the proposed development at these two sites could potentially have a minor negative impact on the access of site end users to outdoor space.

**B.6.8.7**                    **Loss of Public Greenspace:** ‘Land at Snig Hole, Helmshore’ coincides with a public greenspace, comprising a bowling green. The proposed development at this site would be likely to result in the net loss of public greenspace, and therefore, have a minor negative impact on the provision of greenspace across the Plan area.

## **B.6.9**                    **SA Objective 9 – Material Assets**

**B.6.9.1**                    **Household Waste:** ‘Land off Curven Edge, Helmshore’, ‘Land at Wavell House, Helmshore’ and ‘Land at Snig Hole, Helmshore’ are proposed for the development of 14 dwellings or less. Therefore, the proposed development at these three sites would be expected to have a negligible impact on household waste generation. The number of dwellings proposed at ‘Land south of Grane Road, Helmshore’ is currently unknown, and therefore, an uncertain impact on household waste generation would be expected.

## **B.6.10**                    **SA Objective 10 – Housing**

**B.6.10.1**                    **Net Gain in Housing:** ‘Land off Curven Edge, Helmshore’, ‘Land at Wavell House, Helmshore’ and ‘Land at Snig Hole, Helmshore’ are proposed for the development of 99 dwellings or less, and therefore, a minor positive impact on housing provision would be expected at these three sites. The number of dwellings proposed at ‘Land south of Grane Road, Helmshore’ is currently unknown, and therefore, an uncertain impact on housing provision would be expected at this stage.

## **B.6.11**                    **SA Objective 11 – Employment Location**

**B.6.11.1**                    **Primary Employment Location:** The proposed development at all four sites in this cluster would be expected to locate site end users in areas with good access to employment opportunities in Haslingden, and therefore, have a minor positive impact on the local economy.

**B.6.11.2**                    **Employment Floorspace:** ‘Land at Wavell House, Helmshore’ currently coincides with ‘Albert Mill Antiques’ and ‘Rossendales Ltd’ and is proposed for residential end use. The proposed residential development at this site could potentially result in the loss of these businesses, and consequently, the employment opportunities they provide. Therefore, a major negative impact would be expected following the proposed development at this site.

## B.6.12 SA Objective 12 – Employment Skills

B.6.12.1 **Primary School:** Helmshore is served by several primary schools, including Helmshore Primary School and St Veronicas Roman Catholic Primary School. ‘Land off Curven Edge, Helmshore’, ‘Land at Wavell House, Helmshore’ and ‘Land at Snig Hole, Helmshore’ are located within the target distance to both of these primary schools. The proposed development at these three sites would situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected. ‘Land south of Grane Road, Helmshore’ is located outside the target distance to these primary schools, and therefore, the proposed development at this site would be expected to have a minor negative impact on the access of new residents to primary education.

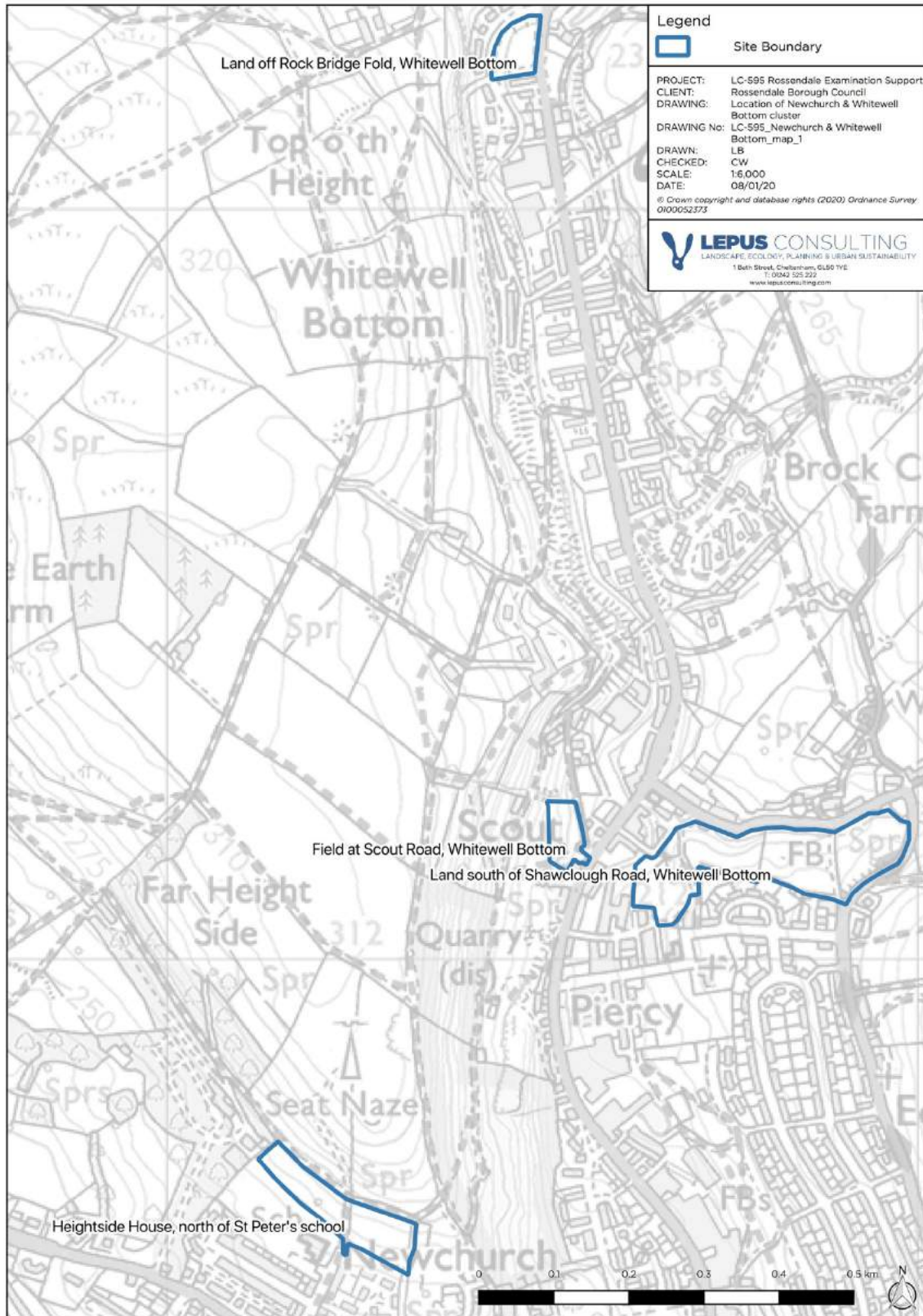
B.6.12.2 **Secondary School:** Helmshore is served by Haslingden High School. ‘Land off Curven Edge, Helmshore’, ‘Land at Wavell House, Helmshore’ and ‘Land at Snig Hole, Helmshore’ are located within the target distance to this secondary school. The proposed development at these three sites would situate new residents in locations with good access to secondary education, and therefore, a minor positive impact would be expected. ‘Land south of Grane Road, Helmshore’ is located outside the target distance to this secondary school, and therefore, the proposed development at this site would be expected to have a minor negative impact on the access of new residents to secondary education.

## B.6.13 SA Objective 13 – Transport

B.6.13.1 **Bus Stop:** ‘Land off Curven Edge, Helmshore’, ‘Land at Wavell House, Helmshore’ and ‘Land at Snig Hole, Helmshore’ are located within the target distance to bus stops on Holcombe Road or Helmshore Road, providing regular services. The proposed development at these three sites would be likely to have a minor positive impact on site end users’ access to bus services. ‘Land south of Grane Road, Helmshore’ is located partially outside the target distance to a bus stop on Grane Road. Therefore, the proposed development at this site could potentially have a minor negative impact on site end users’ access to bus services.

B.6.13.2 **Access to Public Rights of Way:** All sites in this cluster are located in areas with good access to the surrounding PRow network. The proposed development at these four sites would be expected to have a minor positive impact on site end users’ opportunities to travel by foot.

# B.7 Newchurch and Whitewell Bottom



Site Name	Proposed Use	Net Development Area (ha)	Estimated Housing Yield
Heightside House, north of St Peter's school	Housing	0.32	9
Field at Scout Road, Whitewell Bottom	Housing	0.17	5
Land off Rock Bridge Fold, Whitewell Bottom	Housing	0.16	5
Land south of Shawclough Road, Whitewell Bottom	Housing	1.08	32

Site Name	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural heritage	Biodiversity	Water and flooding	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
Heightside House, north of St Peter's school	-	0	0	+	-	0	-	-	0	+	+	+	+
Field at Scout Road, Whitewell Bottom	-	0	-	+	-	0	-	-	0	+	+	+	+
Land off Rock Bridge Fold, Whitewell Bottom	-	0	0	--	-	0	-	-	0	+	+	-	+
Land south of Shawclough Road, Whitewell Bottom	-	-	-	-	-	0	-	-	-	+	+	+	+

## B.7.1 SA Objective 1 – Landscape

**B.7.1.1 Landscape Character:** All sites in this cluster are located within the LCT 'Settled Valleys'. 'Heightside House, North of St Peter's School' is also located partially within the LCT 'Enclosed Uplands'. The proposed development at all four sites could potentially be discordant with the characteristics of the LCTs, due to the loss of pastureland, green linkages or woodland, located outside of the existing built-up areas of Whitewell Bottom and Newchurch. Therefore, a minor negative impact on the landscape character would be expected at these four sites.

**B.7.1.2 Views for Local Residents:** As all sites in this cluster comprise previously undeveloped land located in close proximity to residential dwellings within the settlements of Newchurch and Whitewell Bottom, the proposed development at these four sites could potentially alter the views

experienced by local residents. Therefore, a minor negative impact on the local landscape would be expected.

**B.7.1.3 Views from the PRow Network:** Several PRowS are located in close proximity to Newchurch and Whitewell Bottom. The proposed development at all sites in this cluster could potentially alter views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.

**B.7.1.4 Urban Sprawl:** ‘Heightside House, North of St Peter’s School’ and ‘Field at Scout Road, Whitewell Bottom’ are located in the open landscape surrounding Newchurch and Whitewell Bottom. ‘Land south of Shawclough Road, Whitewell Bottom’ comprises a large area, extending outside of the built up area. The proposed development at these three sites would be likely to contribute towards urban sprawl into the surrounding countryside and therefore, have a minor negative impact on the local landscape.

## **B.7.2 SA Objective 2 – Cultural Heritage**

**B.7.2.1 Grade II Listed Building:** ‘Land south of Shawclough Road, Whitewell Bottom’ is located approximately 20m from the Grade II Listed Building ‘Penrallt Cottage’ and approximately 30m from ‘16 and 18, Shaw Clough Road’. The proposed development at this site could potentially have a minor negative impact on the setting of these Listed Buildings.

## **B.7.3 SA Objective 3 – Biodiversity and Geodiversity**

**B.7.3.1 Priority Habitats:** The west of ‘Field at Scout Road, Whitewell Bottom’ and the east of ‘Land south of Shawclough Road, Whitewell Bottom’ coincide with deciduous woodland priority habitat. The proposed development at these two sites would be likely to result in the partial loss of these habitats, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

## **B.7.4 SA Objective 4 – Water and Flooding**

**B.7.4.1 Fluvial Flooding:** The north west of ‘Land off Rock Bridge Fold, Whitewell Bottom’ is located within Flood Zones 2 and 3. The proposed development at this site could potentially locate some site end users in areas at risk of fluvial flooding; therefore, a major negative impact would be expected. ‘Heightside House, north of St Peter’s School’, ‘Field at Scout

Road, Whitewell Bottom’ and ‘Land south of Shawclough Road, Whitewell Bottom’ are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

**B.7.4.2**                    **Surface Water Flooding:** A large proportion of ‘Land off Rock Bridge Fold, Whitewell Bottom’ and the northern edge of ‘Land south of Shawclough Road, Whitewell Bottom’ coincide with areas at risk of surface water flooding. Therefore, the proposed development at these two sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate some site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

## **B.7.5**                    **SA Objective 5 – Natural Resources**

**B.7.5.1**                    **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at these four sites would be likely to result in a minor negative impact on natural resources, due to an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

**B.7.5.2**                    **Agricultural Land Classification:** All sites in this cluster are situated on ALC Grade 4 or 5 land, which are considered to be poor or very poor quality agricultural land. A minor positive impact would therefore be expected, as the proposed development at these four sites would be likely to help prevent the loss of BMV land across the Plan area.

## **B.7.6**                    **SA Objective 6 – Climate Change Mitigation**

**B.7.6.1**                    **Carbon Emissions:** All sites in this cluster are proposed for the development of 32 dwellings or less. The proposed development at these four sites would therefore be likely to result in a negligible contribution to Rossendale’s total carbon emissions.

## **B.7.7**                    **SA Objective 7 – Climate Change Adaptation**

**B.7.7.1**                    **Loss of Green Infrastructure:** ‘Heightside House, north of St Peter’s School’, ‘Field at Scout Road, Whitewell Bottom’, ‘Land off Rock Bridge Fold, Whitewell Bottom’ and ‘Land south of Shawclough Road, Whitewell Bottom’ contain areas of grassland and/or woodland. The proposed



development at these four sites would be likely to result in the loss of GI, and as such, have a minor negative impact on climate change adaptation.

## **B.7.8 SA Objective 8 – Human Health**

**B.7.8.1 NHS Hospital:** The closest NHS hospital with an A&E department to Newchurch and Whitewell Bottom is Fairfield General Hospital, located over 10km to the south. The proposed development at the four sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

**B.7.8.2 GP Surgery:** The closest GP surgeries to Newchurch and Whitewell Bottom include Waterfoot Health Centre and Rossendale Primary Health Care Trust, located to the south and south west of the cluster. The majority of ‘Heightside House, north of St Peter’s School’ is located within the target distance to Waterfoot Health Centre. The proposed development at this site would be expected to have a minor positive impact on the access of site end users to GP surgeries. ‘Field at Scout Road, Whitewell Bottom’, ‘Land off Rock Bridge Fold, Whitewell Bottom’ and ‘Land south of Shawclough Road, Whitewell Bottom’ are located outside the target distance to these GP surgeries. The proposed development at these three sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.

**B.7.8.3 Leisure Facilities:** The closest leisure facility to Newchurch and Whitewell Bottom is Marl Pits Leisure Centre, located to the west of the cluster. All sites in this cluster are located within the target distance to this leisure facility, and therefore, the proposed development at these four sites would be expected to have a minor positive impact on the access of site end users to this facility.

**B.7.8.4 AQMA:** All four sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

**B.7.8.5 Main Roads:** All sites in this cluster are located over 200m from a main road. The proposed development at these four sites would be expected to have a minor positive impact on human health, as site end users would be located away from traffic related air and noise pollution.

**B.7.8.6**                    **Access to Public Greenspace:** ‘Heightside House, north of St Peter’s School’, ‘Field at Scout Road, Whitewell Bottom’ and ‘Land south of Shawclough Road, Whitewell Bottom’ are located within 400m of a public greenspace. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. ‘Land off Rock Bridge Fold, Whitewell Bottom’ is located over 400m from a public greenspace, and therefore, the proposed development at this site could potentially have a minor negative impact on the access of site end users to outdoor space.

## **B.7.9**                    **SA Objective 9 – Material Assets**

**B.7.9.1**                    **Household Waste:** ‘Land south of Shawclough Road, Whitewell Bottom’ is proposed for the development of 32 dwellings, and therefore would be expected to increase household waste generation by more than 0.1% in comparison to current levels. The proposed development at this site could potentially result in a minor negative impact on waste generation. ‘Heightside House, north of St Peter’s School’ is proposed for the development of nine dwellings, and ‘Field at Scout Road, Whitewell Bottom’ and ‘Land off Rock Bridge Fold, Whitewell Bottom’ are both proposed for the development of five dwellings, and therefore, the proposed development at these three sites would be expected to have a negligible impact on household waste generation.

## **B.7.10**                    **SA Objective 10 – Housing**

**B.7.10.1**                    **Net Gain in Housing:** All sites in this cluster are proposed for the development of 99 dwellings or less, and therefore, a minor positive impact on housing provision would be expected at these four sites.

## **B.7.11**                    **SA Objective 11 – Employment Location**

**B.7.11.1**                    **Primary Employment Location:** The proposed development at all four sites in this cluster would be expected to locate site end users in areas with good access to employment opportunities in Waterfoot and Rawtenstall, and therefore, have a minor positive impact on the local economy.

## **B.7.12**                    **SA Objective 12 – Employment Skills**

**B.7.12.1**                    **Primary School:** Newchurch and Whitewell Bottom are served by several primary schools, including St Anne’s Edgeside C of E Primary School, St

Peter's C of E Primary School, Newchurch C of E Primary School and Waterfoot Primary School. 'Heightside House, north of St Peter's School', 'Field at Scout Road, Whitewell Bottom' and 'Land south of Shawclough Road, Whitewell Bottom' are located within the target distance to one or more of these primary schools. The proposed development at these three sites would situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected. 'Land off Rock Bridge Fold, Whitewell Bottom' is located outside the target distance to these primary schools, and therefore, the proposed development at this site would be expected to have a minor negative impact on the access of new residents to primary education.

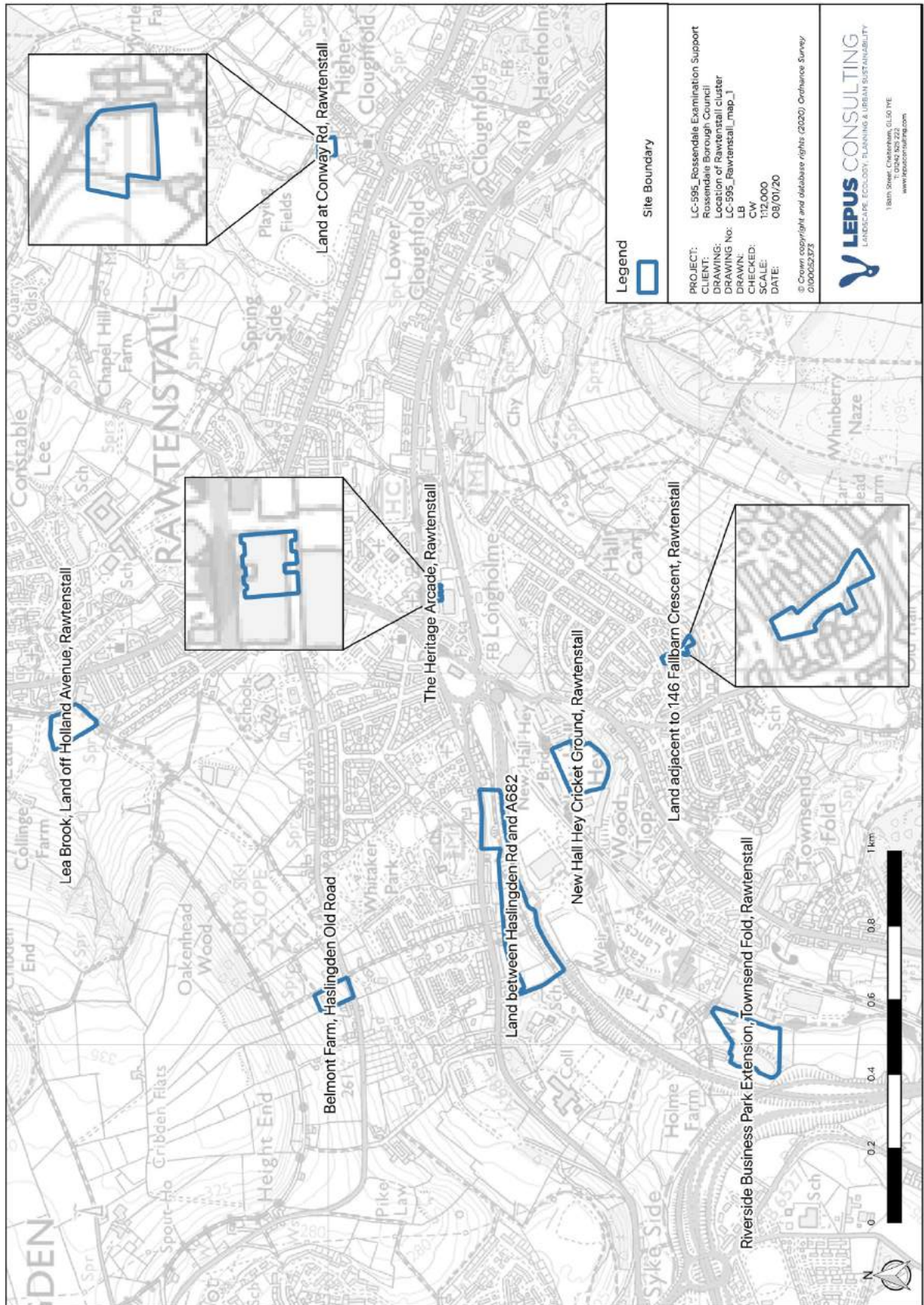
**B.7.12.2 Secondary School:** Newchurch and Whitewell Bottom are served by Fearn Community Sports College. 'Heightside House, north of St Peter's School', 'Field at Scout Road, Whitewell Bottom' and 'Land south of Shawcough Road, Whitewell Bottom' are located within the target distance to this secondary school. The proposed development at these three sites would situate new residents in locations with good access to secondary education, and therefore, a minor positive impact would be expected. 'Land off Rock Bridge Fold, Whitewell Bottom' is located outside the target distance to this secondary school, and therefore, the proposed development at this site would be expected to have a minor negative impact on the access of new residents to secondary education.

### **B.7.13 SA Objective 13 – Transport**

**B.7.13.1 Bus Stop:** All sites in this cluster are located within the target distance to bus stops on Church Street, Staghills Road, Burnley Road East or Ashworth Lane, providing regular services. The proposed development at these four sites would be likely to have a minor positive impact on site end users' access to bus services.

**B.7.13.2 Access to Public Rights of Way:** All sites in this cluster are located in areas with good access to the surrounding PRow network. The proposed development at these four sites would be expected to have a minor positive impact on site end users' opportunities to travel by foot.

# B.8 Rawtenstall



Site Name	Proposed Use	Net Development Area (ha)	Estimated Housing Yield
Riverside Business Park Extension, Townsend Fold, Rawtenstall	Employment	1.51	N/A
Land at Conway Rd, Rawtenstall	Housing	0.16	5
Lea Brook, Land off Holland Avenue, Rawtenstall	Housing	0.63	19
Belmont Farm, Haslingden Old Road	Housing	0.46	13
Land adjacent to 146 Fallbarn Crescent, Rawtenstall	Housing	0.20	6
The Heritage Arcade, Rawtenstall	Housing	0.14	40
New Hall Hey Cricket Ground, Rawtenstall	Housing	1.35	40
Land between Haslingden Rd and A682	Housing	1.23	36

Site Name	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural heritage	Biodiversity	Water and flooding	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
Riverside Business Park Extension, Townsend Fold, Rawtenstall	-	-	-	--	-	0	-	-	0	0	++	0	+
Land at Conway Rd, Rawtenstall	-	-	-	+	-	0	-	-	0	+	+	-	+
Lea Brook, Land off Holland Avenue, Rawtenstall	-	0	--	+	-	0	-	-	0	+	+	+	+
Belmont Farm, Haslingden Old Road	-	-	0	+	-	0	-	-	0	+	+	+	+
Land adjacent to 146 Fallbarn Crescent, Rawtenstall	-	0	0	+	-	0	-	-	0	+	+	+	+
The Heritage Arcade, Rawtenstall	0	-	0	-	+	-	0	-	-	+	+	+	+
New Hall Hey Cricket Ground, Rawtenstall	-	0	0	-	-	-	-	-	-	+	+	+	+
Land between Haslingden Rd and A682	-	-	-	-	-	-	-	-	-	+	+	-	+

## B.8.1 SA Objective 1 – Landscape

- B.8.1.1 **Landscape Character:** ‘Riverside Business Park Extension, Townsend Fold, Rawtenstall’, ‘Lea Brook, Land off Holland Avenue, Rawtenstall’, ‘Belmont Farm, Haslingden Old Road’, ‘Land Adjacent to 146 Fallbarn Crescent, Rawtenstall’, ‘The Heritage Arcade, Rawtenstall’, ‘New Hall Hey Cricket Ground, Rawtenstall’ and ‘Land Between Haslingden Rd and A682’ are located within the LCT ‘Settled Valleys’. ‘Land at Conway Rd, Rawtenstall’ is located within the LCT ‘Enclosed Uplands’. The proposed development at ‘Riverside Business Park Extension, Townsend Fold, Rawtenstall’, ‘Lea Brook, Land off Holland Avenue, Rawtenstall’ and ‘Land Between Haslingden Rd and A682’ could potentially be discordant with the characteristics of ‘Settled Valleys’ due to the loss of woodland and pasture. Therefore, a minor negative impact on the landscape character would be expected at these three sites.
- B.8.1.2 ‘Land Adjacent to 146 Fallbarn Crescent, Rawtenstall’ and ‘Land at Conway Rd, Rawtenstall’ comprise small areas of grassland amongst the built up area of Rawtenstall. ‘New Hall Hey Cricket Ground, Rawtenstall’ comprises a cricket ground amongst the urban area. ‘Belmont Farm, Haslingden Old Road’ and ‘The Heritage Arcade, Rawtenstall’ comprise previously developed land within the urban area. The proposed development at these five sites would be expected to have a negligible impact on the characteristics identified in the published landscape character assessment.
- B.8.1.3 **Views for Local Residents:** As ‘Riverside Business Park Extension, Townsend Fold, Rawtenstall’, ‘Land at Conway Rd, Rawtenstall’, ‘Lea Brook, Land off Holland Avenue, Rawtenstall’, ‘Land Adjacent to 146 Fallbarn Crescent, Rawtenstall’, ‘New Hall Hey Cricket Ground, Rawtenstall’ and ‘Land Between Haslingden Rd and A682’ comprise previously undeveloped land located in close proximity to residential dwellings within the settlement of Rawtenstall, the proposed development at these seven sites could potentially alter the views experienced by local residents. Therefore, a minor negative impact on the local landscape would be expected.
- B.8.1.4 **Views from the PRoW Network:** Several PRoWs are located in close proximity to Rawtenstall. The proposed development at ‘Riverside Business Park Extension, Townsend Fold, Rawtenstall’, ‘Land at Conway Rd, Rawtenstall’, ‘Lea Brook, Land off Holland Avenue, Rawtenstall’, ‘Belmont Farm, Haslingden Old Road’, ‘Land Adjacent to 146 Fallbarn

Crescent, Rawtenstall’ and ‘Land Between Haslingden Rd and A682’ could potentially alter views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.

- B.8.1.5 **Urban Sprawl:** ‘Riverside Business Park Extension, Townsend Fold, Rawtenstall’ and ‘Lea Brook, Land off Holland Avenue, Rawtenstall’ are located in the open landscape surrounding Rawtenstall. ‘Land between Haslingden Rd and A682’ comprises a large area, extending outside of the built up area. The proposed development at these three sites would be likely to contribute towards urban sprawl into the surrounding countryside and therefore, have a minor negative impact on the local landscape.

## B.8.2 SA Objective 2 – Cultural Heritage

- B.8.2.1 **Grade II Listed Building:** ‘Riverside Business Park Extension, Townsend Fold, Rawtenstall’ is located adjacent to the Grade II Listed Building ‘Holme Bridge’. ‘Belmont Farm, Haslingden Old Road’ is located approximately 70m from ‘373 and 375, Haslingden Old Road’. ‘Land between Haslingden Rd and A682’ is located approximately 90m from ‘Cribden House School’. The proposed development at these three sites could potentially have a minor negative impact on the setting of these Listed Buildings.

- B.8.2.2 **Conservation Area:** ‘The Heritage Arcade, Rawtenstall’ is located wholly within Rawtenstall Town Centre Conservation Area. This Conservation Area is listed on the Heritage at Risk register and is identified as being in poor condition<sup>2</sup>. ‘Land at Conway Rd, Rawtenstall’ is located adjacent to Cloughfold Conservation Area. The proposed development at these two sites could potentially have a minor negative impact on the character or setting of these Conservation Areas.

## B.8.3 SA Objective 3 – Biodiversity and Geodiversity

- B.8.3.1 **Important Wildlife Sites & Biological Heritage Sites:** The eastern edge of ‘Lea Brook, Land off Holland Avenue, Rawtenstall’ coincides with an IWS. The proposed development at this site could potentially result in the partial loss of this IWS, and therefore, have a major negative impact on local biodiversity.

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<sup>2</sup> Historic England (2017) Heritage at Risk. Rawtenstall Town Centre, Rossendale – Rossendale. Available at: <http://www.historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/8609> [Date Accessed: 18/12/19]

**B.8.3.2**                    **Priority Habitats:** The centre of ‘Land between Haslingden Rd and A682’ and a small proportion in the south of ‘Crabtree Hurst, Waterfoot’ coincide with deciduous woodland priority habitat. The proposed development at these two sites would be likely to result in the partial loss of these habitats, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

## **B.8.4**                    **SA Objective 4 – Water and Flooding**

**B.8.4.1**                    **Fluvial Flooding:** The eastern edge of ‘Riverside Business Park Extension, Townsend Fold, Rawtenstall’ is located within Flood Zones 2 and 3. The proposed development at this site could potentially locate some site end users in areas at risk of fluvial flooding; therefore, a major negative impact would be expected. ‘The Heritage Arcade, Rawtenstall’ and the majority of ‘New Hall Hey Cricket Ground, Rawtenstall’ are located within Flood Zone 2. The proposed development at these two sites would be likely locate site end users in areas at risk of fluvial flooding; therefore, a minor negative impact would be expected. ‘Land at Conway Rd, Rawtenstall’, ‘Lea Brook, land off Holland Avenue, Rawtenstall’, ‘Belmont Farm, Haslingden Old Road’, ‘Land adjacent to 146 Fallbarn Crescent, Rawtenstall’ and ‘Land between Haslingden Rd and A682’ are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these five sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

**B.8.4.2**                    **Surface Water Flooding:** The entirety of ‘New Hall Hey Cricket Ground, Rawtenstall, the east and west of ‘Riverside Business Park extension, Townsend Fold, Rawtenstall’ and a small proportion of ‘Land between Haslingden Rd and A682’ coincide with areas at risk of surface water flooding. Therefore, the proposed development at these three sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate some site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

## **B.8.5**                    **SA Objective 5 – Natural Resources**

**B.8.5.1**                    **Previously Developed Land:** ‘The Heritage Arcade, Rawtenstall’ comprises previously developed land. The proposed development at this site would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land. ‘Riverside Business Park extension, Townsend Fold, Rawtenstall’, ‘Land at



Conway Rd, Rawtenstall', 'Lea Brook, Land off Holland Avenue, Rawtenstall', 'Belmont Farm, Haslingden Old Road', 'Land adjacent to 146 Fallbarn Crescent, Rawtenstall', 'New Hall Hey cricket ground, Rawtenstall' and 'Land between Haslingden Rd and A682' comprise previously undeveloped land. The proposed development at these seven sites would be likely to result in a minor negative impact on natural resources, due to an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

**B.8.5.2 Agricultural Land Classification:** 'Riverside Business Park extension, Townsend Fold, Rawtenstall', 'Land at Conway Rd, Rawtenstall', 'Lea Brook, Land off Holland Avenue, Rawtenstall', 'Belmont Farm, Haslingden Old Road', 'Land adjacent to 146 Fallbarn Crescent, Rawtenstall', 'New Hall Hey cricket ground, Rawtenstall' and 'Land between Haslingden Rd and A682' are situated on ALC Grade 4 land, which is considered to be poor quality agricultural land. A minor positive impact would therefore be expected, as the proposed development at these seven sites would be likely to help prevent the loss of BMV land across the Plan area.

**B.8.5.3 Mineral Safeguarding Area:** 'Riverside Business Park extension, Townsend Fold, Rawtenstall' and 'Land between Haslingden Rd and A682' partially coincide with RMSAs. The proposed development at these two sites could potentially lead to sterilisation of these resources, and therefore, a minor negative impact would be expected.

## **B.8.6 SA Objective 6 – Climate Change Mitigation**

**B.8.6.1 Carbon Emissions:** 'The Heritage Arcade, Rawtenstall' and 'New Hall Hey cricket ground, Rawtenstall' are both proposed for the development of 40 dwellings, and 'Land between Haslingden Rd and A682' is proposed for the development of 36 dwellings. The proposed development at these three sites could potentially increase local carbon emissions, as a proportion of Rossendale's total, by more than 0.1%. Therefore, a minor negative impact would be expected. 'Land at Conway Rd, Rawtenstall', 'Lea Brook, Land off Holland Avenue, Rawtenstall', 'Belmont Farm, Haslingden Old Road' and 'Land adjacent to 146 Fallbarn Crescent, Rawtenstall' are proposed for the development of 19 dwellings or less. 'Riverside Business Park Extension, Townsend Fold, Rawtenstall' is proposed for employment end use. The proposed development at these five sites would therefore be likely to result in a negligible contribution to Rossendale's total carbon emissions.

## B.8.7 SA Objective 7 – Climate Change Adaptation

**B.8.7.1 Loss of Green Infrastructure:** ‘Riverside Business Park extension, Townsend Fold, Rawtenstall’, ‘Land at Conway Rd, Rawtenstall’, ‘Lea Brook, Land off Holland Avenue, Rawtenstall’, ‘Belmont Farm, Haslingden Old Road’, ‘Land adjacent to 146 Fallbarn Crescent, Rawtenstall’, ‘New Hall Hey cricket ground, Rawtenstall’ and ‘Land between Haslingden Rd and A682’ contain areas of grassland, woodland, scrub and trees. The proposed development at these seven sites would be likely to result in the loss of GI, and as such, have a minor negative impact on climate change adaptation.

## B.8.8 SA Objective 8 – Human Health

**B.8.8.1 NHS Hospital:** The closest NHS hospitals with an A&E department to Rawtenstall are Royal Blackburn Hospital, located over 10km to the north west, and Fairfield General Hospital, located over 10km to the south. The proposed development at the eight sites in this cluster could potentially restrict the access of site end users to these essential health facilities. Therefore, a minor negative impact would be expected.

**B.8.8.2 GP Surgery:** The closest GP surgeries to Rawtenstall are Rossendale Primary Health Care Centre and St James Medical Centre, both located in Rawtenstall. ‘Land at Conway Rd, Rawtenstall’, ‘Lea Brook, Land off Holland Avenue, Rawtenstall’, ‘Land adjacent to 146 Fallbarn Crescent, Rawtenstall’, ‘The Heritage Arcade, Rawtenstall’ and ‘New Hall Hey cricket ground, Rawtenstall’ are located within the target distance to one or both of these GP surgeries. The proposed development at these five sites would be expected to have a minor positive impact on the access of site end users to GP surgeries. ‘Riverside Business Park Extension, Townsend Fold, Rawtenstall’, ‘Belmont Farm, Haslingden Old Road’ and ‘Land between Haslingden Rd and A682’ are located wholly or partially outside the target distance to these GP surgeries. The proposed development at these three sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.

**B.8.8.3 Leisure Facilities:** The closest leisure facilities to Rawtenstall are Haslingden Sports Centre, located to the west, and Marl Pits Leisure Centre, located to the east. All sites in this cluster are located within the target distance to one or both of these leisure facilities, and therefore, the proposed development at these eight sites would be expected to have a minor positive impact on the access of site end users to leisure facilities.

- B.8.8.4 AQMA:** ‘The Heritage Arcade, Rawtenstall’ is located partially within ‘Rossendale AQMA 2’. The proposed development at this site could potentially expose site end users to poor air quality associated with this AQMA, and therefore, have a minor negative impact on human health. ‘Riverside Business Park Extension’, ‘Land at Conway Road, Rawtenstall’, ‘Lea Brook, Land off Holland Avenue, Rawtenstall’, ‘Belmont Farm, Haslingden Old Road’, ‘Land adjacent to 146 Fallbarn Crescent, Rawtenstall’, ‘New Hall Hey cricket ground, Rawtenstall’ and ‘Land between Haslingden Rd and A682’ are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users at these seven sites.
- B.8.8.5 Main Roads:** ‘Riverside Business Park Extension, Townsend Fold, Rawtenstall’, ‘Lea Brook, Land off Holland Avenue, Rawtenstall’, ‘The Heritage Arcade, Rawtenstall’, ‘New Hall Hey cricket ground, Rawtenstall’ and ‘Land between Haslingden Rd and A682’ are located wholly or partially within 200m of main roads, including the A56(T), A681 or A682. The proposed development at these five sites could potentially expose site end users to higher levels of traffic related emissions, which would be likely to have a minor negative impact on the health of site end users. ‘Land at Conway Rd, Rawtenstall’, ‘Belmont Farm, Haslingden Old Road’ and ‘Land adjacent to 146 Fallbarn Crescent, Rawtenstall’ are located over 200m from a main road. The proposed development at these three sites would be expected to have a minor positive impact on human health, as site end users would be located away from traffic related air and noise pollution.
- B.8.8.6 Access to Public Greenspace:** ‘Land at Conway Rd, Rawtenstall’, ‘Lea Brook, Land off Holland Avenue, Rawtenstall’, ‘Belmont Farm, Haslingden Old Road’, ‘Land adjacent to 146 Fallbarn Crescent, Rawtenstall’, ‘The Heritage Arcade, Rawtenstall’, ‘New Hall Hey cricket ground, Rawtenstall’ and ‘Land between Haslingden Rd and A682’ are located within 400m of a public greenspace. Therefore, a minor positive impact would be expected at these seven sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. ‘Riverside Business Park Extension, Townsend Fold, Rawtenstall’ is located over 400m from a public greenspace, and therefore, the proposed development at this site could potentially have a minor negative impact on the access of site end users to outdoor space.

**B.8.8.7**                    **Loss of Public Greenspace:** ‘New Hall Hey cricket ground, Rawtenstall’ coincides with a public greenspace. The proposed development at this site would be likely to result in the net loss of public greenspace, and therefore, have a minor negative impact on the provision of greenspace across the Plan area.

## **B.8.9**                    **SA Objective 9 – Material Assets**

**B.8.9.1**                    **Household Waste:** ‘The Heritage Arcade, Rawtenstall’ and ‘New Hall Hey cricket ground, Rawtenstall’ are both proposed for the development of 40 dwellings, and ‘Land between Haslingden Rd and A682’ is proposed for the development of 36 dwellings, and therefore, would be expected to increase household waste generation by more than 0.1% in comparison to current levels. The proposed development at these three sites could potentially result in a minor negative impact on waste generation. ‘Land at Conway Rd, Rawtenstall’, ‘Lea Brook, Land off Holland Avenue, Rawtenstall’, ‘Belmont Farm, Haslingden Old Road’ and ‘Land adjacent to 146 Fallbarn Crescent, Rawtenstall’ are proposed for the development of 19 dwellings or less. ‘Riverside Business Park Extension, Townsend Fold, Rawtenstall’ is proposed for non-residential end use. Therefore, the proposed development at these five sites would be expected to have a negligible impact on household waste generation.

## **B.8.10**                    **SA Objective 10 – Housing**

**B.8.10.1**                    **Net Gain in Housing:** ‘Riverside Business Park Extension, Townsend Fold, Rawtenstall’ is proposed for employment end use. The proposed development at this site would therefore be expected to have a negligible impact on housing provision. ‘Land at Conway Rd, Rawtenstall’, ‘Lea Brook, Land off Holland Avenue, Rawtenstall’, ‘Belmont Farm, Haslingden Old Road’, ‘Land adjacent to 146 Fallbarn Crescent, Rawtenstall’, ‘The Heritage Arcade, Rawtenstall’, ‘New Hall Hey cricket ground, Rawtenstall’ and ‘Land between Haslingden Rd and A682’ are proposed for the development of 99 dwellings or less, and therefore, a minor positive impact on housing provision would be expected at these seven sites.

## **B.8.11**                    **SA Objective 11 – Employment Location**

**B.8.11.1**                    **Primary Employment Location:** The proposed development at ‘Land at Conway Rd, Rawtenstall’, ‘Lea Brook, Land off Holland Avenue, Rawtenstall’, ‘Belmont Farm, Haslingden Old Road’, ‘Land adjacent to 146 Fallbarn Crescent, Rawtenstall’, ‘The Heritage Arcade, Rawtenstall’, ‘New Hall Hey cricket ground, Rawtenstall’ and ‘Land between Haslingden Rd

and A682' would be expected to locate site end users in areas with good access to employment opportunities in Rawtenstall, and therefore, have a minor positive impact on the local economy.

**B.8.11.2**            **Employment Floorspace:** 'Riverside Business Park Extension, Townsend Fold, Rawtenstall' comprises previously undeveloped land and is proposed for employment development. The proposed development would be expected to result in a net gain in employment floorspace and provide local employment opportunities. Therefore, a major positive impact on the local economy would be expected as a result of the proposed development at this site.

## **B.8.12**            **SA Objective 12 – Employment Skills**

**B.8.12.1**            **Primary School:** Rawtenstall is served by several primary schools, including St Paul's Constable Lee C of E Primary School, St Mary's C of E Primary School, St James-the-Less Roman Catholic Primary School and Balladen Community Primary School. 'Lea Brook, Land off Holland Avenue, Rawtenstall', 'Belmont Farm, Haslingden Old Road', 'Land adjacent to 146 Fallbarn Crescent, Rawtenstall', 'The Heritage Arcade, Rawtenstall' and 'New Hall Hey Cricket Ground, Rawtenstall' are located within the target distance to one or more of these primary schools. The proposed development at these five sites would situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected. 'Land at Conway Rd, Rawtenstall' and 'Land between Haslingden Rd and A682' are located wholly or partially outside the target distance to these primary schools, and therefore, the proposed development at these two sites would be expected to have a minor negative impact on the access of new residents to primary education.

**B.8.12.2**            **Secondary School:** Rawtenstall is served by Alder Grange High School, All Saints Catholic High School and Haslingden High School. All residential sites in this cluster are located within the target distance to one or more of these secondary schools. The proposed development at these seven sites would situate new residents in locations with good access to secondary education, and therefore, a minor positive impact would be expected.

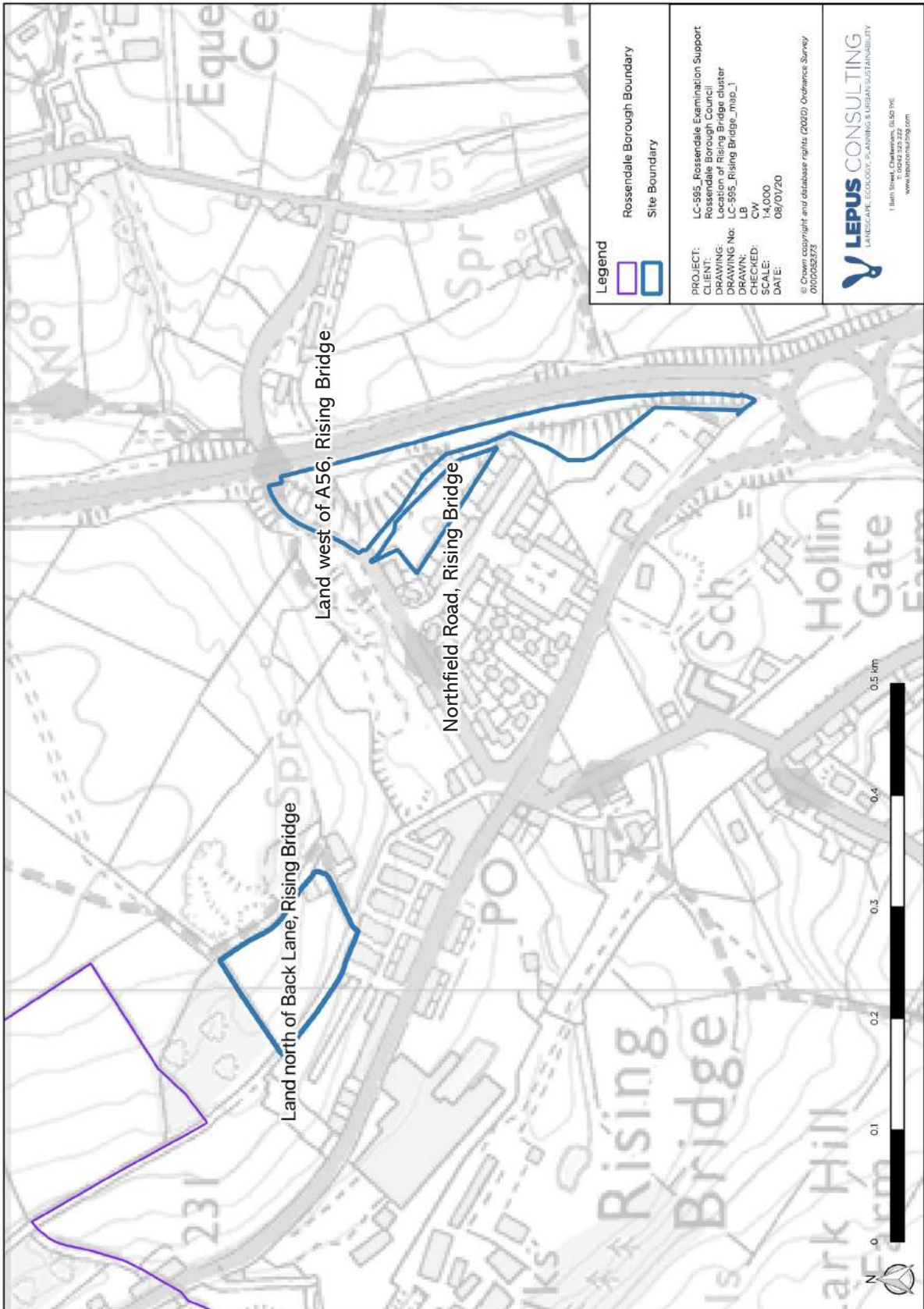
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## B.8.13 SA Objective 13 – Transport

B.8.13.1 **Bus Stop:** All sites in this cluster are located within the target distance to bus stops on Bury Road, Newchurch Road, Burnley Road, Haslingden Old Road, Fallbarn Crescent, Bacup Road, New Hall Hey Road or Haslingden Road, providing regular services. The proposed development at these eight sites would be likely to have a minor positive impact on site end users' access to bus services.

B.8.13.2 **Access to Public Rights of Way:** All sites in this cluster are located in areas with good access to the surrounding PRow network. The proposed development at these eight sites would be expected to have a minor positive impact on site end users' opportunities to travel by foot.

# B.9 Rising Bridge



Site Name	Proposed Use	Net Development Area (ha)	Estimated Housing Yield
Northfield Road, Rising Bridge	Housing	0.23	7
Land north of Back Lane, Rising Bridge	Housing	0.68	20
Land west of A56, Rising Bridge	Housing	0.68	20

Site Name	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural heritage	Biodiversity	Water an flooding	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
Northfield Road, Rising Bridge	-	0	0	-	-	0	-	-	0	+	+	-	+
Land north of Back Lane, Rising Bridge	-	0	0	+	-	-	-	-	0	+	+	-	+
Land west of A56, Rising Bridge	-	-	0	+	-	-	-	-	0	+	+	-	+

## B.9.1 SA Objective 1 – Landscape

**B.9.1.1 Landscape Character:** All sites in this cluster are located within the LCT ‘Moorland Fringes/Upland Pastures’. The proposed development at these three sites could potentially be discordant with the key characteristics of this LCT, due to the loss of pockets of pastureland and the transitional grassland landscape between Rising Bridge and the surrounding moorland. Therefore, a minor negative impact on the landscape character would be expected at these three sites.

**B.9.1.2 Views for Local Residents:** As all sites in this cluster comprise previously undeveloped land located in close proximity to residential dwellings within the settlement of Rising Bridge, the proposed development at these three sites could potentially alter the views experienced by local residents. Therefore, a minor negative impact on the local landscape would be expected.

**B.9.1.3 Views from the PRow Network:** Several PRowNs are located in close proximity to Rising Bridge. The proposed development at all sites in this cluster could potentially alter views experienced by users of these



footpaths. As a result, a minor negative impact on the local landscape would be expected.

- B.9.1.4 **Urban Sprawl:** ‘Northfield Road, Rising Bridge’, ‘Land north of Back Lane, Rising Bridge’ and ‘Land west of A56, Rising Bridge’ are located in the open landscape surrounding Rising Bridge. The proposed development at these three sites would be likely to contribute towards urban sprawl into the surrounding countryside and therefore, have a minor negative impact on the local landscape.

## B.9.2 SA Objective 2 – Cultural Heritage

- B.9.2.1 **Grade II Listed Building:** ‘Land west of A56, Rising Bridge’ is located approximately 110m from the Grade II Listed Building ‘Church of St John the Evangelist’, separated by a flat car park. The proposed development at this site could potentially have a minor negative impact on the setting of this Listed Building.

## B.9.3 SA Objective 3 – Biodiversity and Geodiversity

- B.9.3.1 **Biodiversity Assets:** The proposed development at the three sites in this cluster would be unlikely to impact any surrounding biodiversity or geodiversity assets, and therefore, a negligible impact would be expected.

## B.9.4 SA Objective 4 – Water and Flooding

- B.9.4.1 **Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

- B.9.4.2 **Surface Water Flooding:** A small proportion of ‘Northfield Road, Rising Bridge’ coincides with areas at risk of surface water flooding. Therefore, the proposed development at this site would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate some site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

## B.9.5 SA Objective 5 – Natural Resources

- B.9.5.1 **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at these three sites would be likely to result in a minor negative impact on natural resources, due to

an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

**B.9.5.2 Agricultural Land Classification:** All sites in this cluster are situated on ALC Grade 4 land, which is considered to be poor quality agricultural land. A minor positive impact would therefore be expected, as the proposed development at these three sites would be likely to help prevent the loss of BMV land across the Plan area.

**B.9.5.3 Mineral Safeguarding Area:** ‘Land north of Back Lane, Rising Bridge’ and ‘Land west of A56, Rising Bridge’ partially coincide with RMSAs. The proposed development at these two sites could potentially lead to sterilisation of these resources, and therefore, a minor negative impact would be expected.

## **B.9.6 SA Objective 6 – Climate Change Mitigation**

**B.9.6.1 Carbon Emissions:** All sites in this cluster are proposed for the development of 20 dwellings or less. The proposed development at these three sites would therefore be likely to result in a negligible contribution to Rossendale’s total carbon emissions.

## **B.9.7 SA Objective 7 – Climate Change Adaptation**

**B.9.7.1 Loss of Green Infrastructure:** ‘Northfield Road, Rising Bridge’, ‘Land north of Back Lane, Rising Bridge’ and ‘Land west of A56, Rising Bridge’ contain areas of scrub and grassland. The proposed development at these three sites would be likely to result in the loss of GI, and as such, have a minor negative impact on climate change adaptation.

## **B.9.8 SA Objective 8 – Human Health**

**B.9.8.1 NHS Hospital:** The closest NHS hospital with an A&E department to Rising Bridge is Royal Blackburn Hospital, located over 8km to the west. The proposed development at the three sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

**B.9.8.2 GP Surgery:** The closest GP surgery to Rising Bridge is Haslingden Health Centre, located over 2.5km south of the cluster. The proposed development at the three sites in this cluster would be expected to have a minor negative impact on the access of site end users to GP surgeries.

- B.9.8.3**            **Leisure Facilities:** The closest leisure facility to Rising Bridge is Haslingden Sports Centre, located over 3.5km south of the cluster. All sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.
- B.9.8.4**            **AQMA:** All three sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.
- B.9.8.5**            **Main Roads:** All sites in this cluster are located within 200m of the A56(T) and/or the A680. The proposed development at these three sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users.
- B.9.8.6**            **Access to Public Greenspace:** All sites in this cluster are located within 400m of a public greenspace. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.
- B.9.8.7**            **Loss of Public Greenspace:** ‘Northfield Road, Rising Bridge’ coincides with a public greenspace, comprising allotments. The proposed development at this site would be likely to result in the net loss of public greenspace, and therefore, have a minor negative impact on the provision of greenspace across the Plan area.
- B.9.9**              **SA Objective 9 – Material Assets**
- B.9.9.1**            **Household Waste:** All sites in this cluster are proposed for the development of 20 dwellings or less. Therefore, the proposed development at these three sites would be expected to have a negligible impact on household waste generation.
- B.9.10**            **SA Objective 10 – Housing**
- B.9.10.1**          **Net Gain in Housing:** All sites in this cluster are proposed for the development of 99 dwellings or less, and therefore, a minor positive impact on housing provision would be expected at these three sites.

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## B.9.11 SA Objective 11 – Employment Location

B.9.11.1 **Primary Employment Location:** The proposed development at all three sites in this cluster would be expected to locate site end users in areas with good access to employment opportunities in Haslingden, and therefore, have a minor positive impact on the local economy.

## B.9.12 SA Objective 12 – Employment Skills

B.9.12.1 **Primary School:** Rising Bridge is served by St John’s Stonefold C of E Primary School. All sites in this cluster are located within the target distance to this primary school. The proposed development at these three sites would situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected.

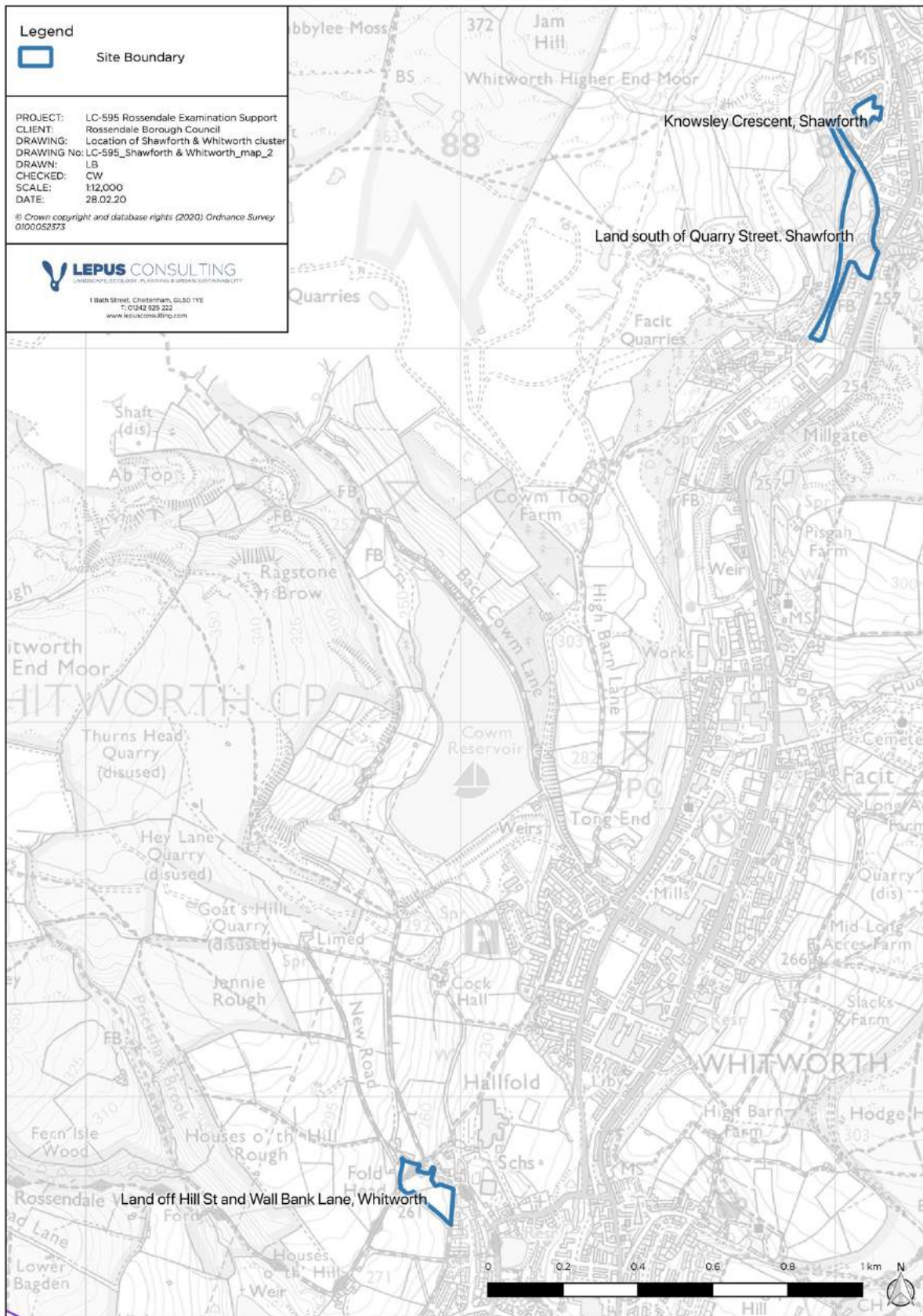
B.9.12.2 **Secondary School:** The closest secondary school to Rising Bridge is The Hollins Technology College, located approximately 2km north west of the cluster. The proposed development at the three sites in this cluster would be expected to have a minor negative impact on the access of new residents to secondary education.

## B.9.13 SA Objective 13 – Transport

B.9.13.1 **Bus Stop:** All sites in this cluster are located within the target distance to bus stops on Blackburn Road, providing regular services. The proposed development at these three sites would be likely to have a minor positive impact on site end users’ access to bus services.

B.9.13.2 **Access to Public Rights of Way:** All sites in this cluster are located in areas with good access to the surrounding PRow network. The proposed development at these three sites would be expected to have a minor positive impact on site end users’ opportunities to travel by foot.

# B.10 Shawforth and Whitworth



Site Name	Proposed Use	Net Development Area (ha)	Estimated Housing Yield
Knowsley Crescent, Shawforth	Housing	0.27	8
Land south of Quarry Street, Shawforth	Housing	0.42	13
Land off Hill St and Wall Bank Lane, Whitworth	Housing	1.00	30

Site Name	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural heritage	Biodiversity	Water and flooding	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
Knowsley Crescent, Shawforth	-	0	-	+	-	0	-	-	0	+	+	-	+
Land south of Quarry Street, Shawforth	-	0	-	--	-	0	-	-	0	+	+	-	+
Land off Hill St and Wall Bank Lane, Whitworth	-	0	-	-	-	0	-	-	-	+	+	+	+

## B.10.1 SA Objective 1 – Landscape

- B.10.1.1 **Landscape Character:** ‘Knowsley Crescent, Shawforth’ and ‘Land south of Quarry Street, Shawforth’ are located within the LCT ‘Settled Valleys’. ‘Land off Hill St and Wall Bank Lane, Whitworth’ is located within the LCT ‘Moorland Fringes/Upland Pastures’. The proposed development at ‘Land south of Quarry Street, Shawforth’ could potentially be discordant with the characteristics of ‘Settled Valleys’ due to the loss of woodland and/or pastureland. The proposed development at ‘Land off Hill St and Wall Bank Lane, Whitworth’ could potentially be discordant with the characteristics of ‘Moorland Fringes/Upland Pastures’ due to the loss of *“large regular fields enclosed by stone walls”*. Therefore, a minor negative impact on the landscape character would be expected at these two sites.
- B.10.1.2 ‘Knowsley Crescent, Shawforth’ comprises an enclosed park area, situated within the urban area of Shawforth. The proposed development at this site would be expected to have a negligible impact on the characteristics identified in the published landscape character assessment.
- B.10.1.3 **Views for Local Residents:** As all sites in this cluster comprise previously undeveloped land located in close proximity to residential dwellings within

the settlement of Rawtenstall, the proposed development at these three sites could potentially alter the views experienced by local residents. Therefore, a minor negative impact on the local landscape would be expected.

**B.10.1.4 Views from the PRow Network:** Several PRowS are located in close proximity to Shawforth and Whitworth. The proposed development at all sites in this cluster could potentially alter views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.

**B.10.1.5 Urban Sprawl:** ‘Land south of Quarry Street, Shawforth’ and ‘Land off Hill St and Wall Bank Lane, Whitworth’ are located in the open landscape surrounding Shawforth and Whitworth. The proposed development at these two sites would be likely to contribute towards urban sprawl into the surrounding countryside and therefore, have a minor negative impact on the local landscape.

## **B.10.2 SA Objective 2 – Cultural Heritage**

**B.10.2.1 Heritage Assets:** The proposed development at the sites in this cluster would be unlikely to impact surrounding heritage assets. A negligible impact on the local historic environment would be expected.

## **B.10.3 SA Objective 3 – Biodiversity and Geodiversity**

**B.10.3.1 Natura 2000:** All sites in this cluster are located wholly or partially within 7km of the ‘South Pennine Moors’ SAC and ‘South Pennine Moors Phase 2’ SPA. A minor negative impact would be expected as a result of the proposed development at these three sites, due to the increased risk of development related threats and pressures on these European designated sites.

**B.10.3.2 Priority Habitats:** The centre of ‘Land south of Quarry Street, Shawforth’ coincides with deciduous woodland priority habitat. The proposed development at this site would be likely to result in the loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

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## B.10.4 SA Objective 4 – Water and Flooding

B.10.4.1 **Fluvial Flooding:** A small proportion in the east of ‘Land south of Quarry Street, Shawforth’ is located within Flood Zones 2 and 3. The proposed development at this site could potentially locate some site end users in areas at risk of fluvial flooding; therefore, a major negative impact would be expected. ‘Knowsley Crescent, Shawforth’ and ‘Land off Hill St and Wall Bank Lane, Whitworth’ are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these two sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.10.4.2 **Surface Water Flooding:** A small proportion of ‘Land south of Quarry Street, Shawforth’ and ‘Land off Hill St and Wall Bank Lane, Whitworth’ coincide with areas at risk of surface water flooding. Therefore, the proposed development at these two sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate some site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

## B.10.5 SA Objective 5 – Natural Resources

B.10.5.1 **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at these three sites would be likely to result in a minor negative impact on natural resources, due to an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.10.5.2 **Agricultural Land Classification:** All sites in this cluster are situated on ALC Grade 4 land, which is considered to be poor quality agricultural land. A minor positive impact would therefore be expected, as the proposed development at these three sites would be likely to help prevent the loss of BMV land across the Plan area.

B.10.5.3 **Mineral Safeguarding Area:** ‘Land south of Quarry Street, Shawforth’ and ‘Land off Hill St and Wall Bank Lane, Whitworth’ partially coincide with RMSAs. The proposed development at these two sites could potentially lead to sterilisation of these resources, and therefore, a minor negative impact would be expected.



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## B.10.6 SA Objective 6 – Climate Change Mitigation

B.10.6.1 **Carbon Emissions:** All sites in this cluster are proposed for the development of 30 dwellings or less. The proposed development at these three sites would therefore be likely to result in a negligible contribution to Rossendale’s total carbon emissions.

## B.10.7 SA Objective 7 – Climate Change Adaptation

B.10.7.1 **Loss of Green Infrastructure:** ‘Land south of Quarry Street, Shawforth’ and ‘Land off Hill St and Wall Bank Lane, Whitworth’ contain areas of woodland and grassland. ‘Knowsley Crescent, Shawforth’ comprises a public park. The proposed development at these three sites would be likely to result in the loss of GI, and as such, have a minor negative impact on climate change adaptation.

## B.10.8 SA Objective 8 – Human Health

B.10.8.1 **NHS Hospital:** The closest NHS hospital with an A&E department to Shawforth and Whitworth is Fairfield General Hospital, located over 7.5km to the south west. The proposed development at the three sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.10.8.2 **GP Surgery:** The closest GP surgery to Shawforth and Whitworth is Whitworth Medical Centre, located within Whitworth. ‘Land off Hill St and Wall Bank Lane, Whitworth’ is located within the target distance to this GP surgery. The proposed development at this site would be expected to have a minor positive impact on the access of site end users to GP surgeries. ‘Knowsley Crescent, Shawforth’ and ‘Land south of Quarry Street, Shawforth’ are located outside the target distance to this GP surgery. The proposed development at these two sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.

B.10.8.3 **Leisure Facilities:** The closest leisure facility to Shawforth and Whitworth is Whitworth Leisure Centre. All sites in this cluster are located within the target distance to this leisure facility, and therefore, the proposed development at these three sites would be expected to have a minor positive impact on the access of site end users to this facility.

- B.10.8.4            **AQMA:** All three sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.
- B.10.8.5            **Main Roads:** ‘Knowsley Crescent, Shawforth’ and ‘Land south of Quarry Street, Shawforth’ are located within 200m of the A671. The proposed development at these two sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. ‘Land off Hill St and Wall Bank Lane, Whitworth’ is located over 200m from a main road. The proposed development at this site would be expected to have a minor positive impact on human health, as site end users would be located away from traffic related air and noise pollution.
- B.10.8.6            **Access to Public Greenspace:** All sites in this cluster are located within 400m of a public greenspace. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.
- B.10.8.7            **Loss of Public Greenspace:** ‘Knowsley Crescent, Shawforth’ coincides with a public greenspace, comprising play space. The proposed development at this site would be likely to result in the net loss of public greenspace, and therefore, have a minor negative impact on the provision of greenspace across the Plan area.
- B.10.9            SA Objective 9 – Material Assets**
- B.10.9.1            **Household Waste:** ‘Land off Hill St and Wall Bank Lane, Whitworth’ is proposed for the development of 30 dwellings, and therefore, would be expected to increase household waste generation by more than 0.1% in comparison to current levels. The proposed development at this site could potentially result in a minor negative impact on waste generation. ‘Knowsley Crescent, Shawforth’ and ‘Land south of Quarry Street, Shawforth’ are proposed for the development of eight and 13 dwellings respectively, and therefore the proposed development at these two sites would be expected to have a negligible impact on household waste generation.

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## B.10.10 SA Objective 10 – Housing

B.10.10.1 **Net Gain in Housing:** All sites in this cluster are proposed for the development of 99 dwellings or less, and therefore, a minor positive impact on housing provision would be expected at these three sites.

## B.10.11 SA Objective 11 – Employment Location

B.10.11.1 **Primary Employment Location:** The proposed development at all three sites in this cluster would be expected to locate site end users in areas with good access to employment opportunities in Whitworth and/or Bacup, and therefore, have a minor positive impact on the local economy.

## B.10.12 SA Objective 12 – Employment Skills

B.10.12.1 **Primary School:** Shawforth and Whitworth are served by several primary schools, including St John and St Michael C of E Primary School, Our Lady and St Anselm’s Roman Catholic Primary School and St Bartholomew’s C of E Primary School. All sites in this cluster are located within the target distance to one of these primary schools. The proposed development at these three sites would situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected.

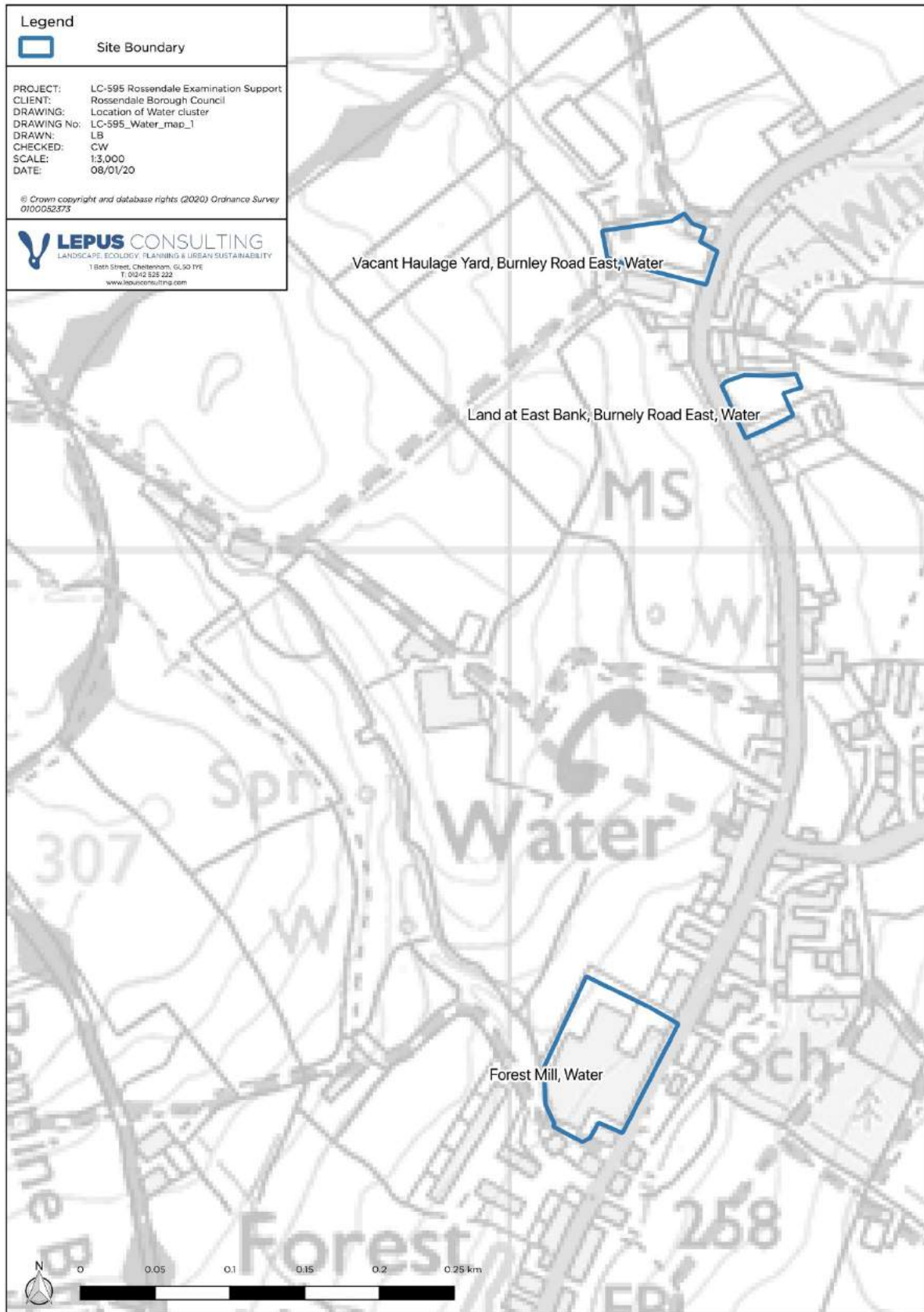
B.10.12.2 **Secondary School:** Shawforth and Whitworth are served by Whitworth High School. ‘Land off Hill St and Wall Bank Lane, Whitworth’ is located within the target distance to this secondary school. The proposed development at this site would situate new residents in locations with good access to secondary education, and therefore, a minor positive impact would be expected. ‘Knowsley Crescent, Shawforth’ and ‘Land south of Quarry Street, Shawforth’ are located outside the target distance to this secondary school, and therefore, the proposed development at these two sites would be expected to have a minor negative impact on the access of new residents to secondary education.

## B.10.13 SA Objective 13 – Transport

B.10.13.1 **Bus Stop:** All sites in this cluster are located within the target distance to bus stops on Market Street or Wallbank Drive, providing regular services. The proposed development at these three sites would be likely to have a minor positive impact on site end users’ access to bus services.

B.10.13.2      **Access to Public Rights of Way:** All sites in this cluster are located in areas with good access to the surrounding PRow network. The proposed development at these three sites would be expected to have a minor positive impact on site end users' opportunities to travel by foot.

# B.11 Water



Site Name	Proposed Use	Net Development Area (ha)	Estimated Housing Yield
Forest Mill, Water	Housing	0.55	16
Land at East Bank, Burnley Road East, Water	Housing	0.14	10
Vacant Haulage Yard, Burnley Road East, Water	Housing	0.19	8

Site Name	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural heritage	Biodiversity	Water and flooding	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
Forest Mill, Water	0	0	-	-	+	0	0	-	0	+	--	-	+
Land at East Bank, Burnley Road East, Water	-	0	-	+	-	0	-	-	0	+	+	-	+
Vacant Haulage Yard, Burnley Road East, Water	-	0	-	-	-	0	-	-	0	+	+	-	+

## B.11.1 SA Objective 1 – Landscape

B.11.1.1 **Landscape Character:** All sites in this cluster are located within the LCT ‘Settled Valleys’. The proposed development at ‘Land at East Bank, Burnley Road East, Water’ could potentially be discordant with the key characteristics of this LCT, due to the loss of the “*patchwork of in-bye pastures*”. Therefore, a minor negative impact on the landscape character would be expected at this site.

B.11.1.2 ‘Forest Mill, Water’ and ‘Vacant Haulage Yard, Burnley Road East, Water’ comprise previously developed land within Water. The proposed development at these two sites would be expected to have a negligible impact on the characteristics identified in the published landscape character assessment.

B.11.1.3 **Views for Local Residents:** ‘Land at East Bank, Burnley Road East, Water’ comprises previously undeveloped land located adjacent to residential dwellings within the settlement of Water, and ‘Vacant Haulage Yard, Burnley Road East, Water’ comprises a hardstanding yard area that is currently unoccupied, located in close proximity to residential dwellings.

The proposed development at these two sites could potentially alter the views experienced by local residents. Therefore, a minor negative impact on the local landscape would be expected.

- B.11.1.4 **Views from the PRow Network:** Several PRowNs are located in close proximity to Water. The proposed development at ‘Land at East Bank, Burnley Road East, Water’ and ‘Vacant Haulage Yard, Burnley Road East, Water’ could potentially alter views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.

## B.11.2 SA Objective 2 – Cultural Heritage

- B.11.2.1 **Heritage Assets:** The proposed development at the sites in this cluster would be unlikely to impact surrounding heritage assets. A negligible impact on the local historic environment would be expected.

## B.11.3 SA Objective 3 – Biodiversity and Geodiversity

- B.11.3.1 **Natura 2000:** All sites in this cluster are located within 7km of the ‘South Pennine Moors’ SAC and ‘South Pennine Moors Phase 2’ SPA. A minor negative impact would be expected as a result of the proposed development at these three sites, due to the increased risk of development related threats and pressures on these European designated sites.

## B.11.4 SA Objective 4 – Water and Flooding

- B.11.4.1 **Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

- B.11.4.2 **Surface Water Flooding:** A small proportion of ‘Forest Mill, Water’ and the west of ‘Vacant Haulage Yard, Burnley Road East, Water’ coincide with areas at risk of surface water flooding. Therefore, the proposed development at these two sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate some site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

## B.11.5 SA Objective 5 – Natural Resources

B.11.5.1 **Previously Developed Land:** ‘Forest Mill, Water’ and ‘Vacant Haulage Yard, Burnley Road East, Water’ comprise previously developed land. The proposed development at these two sites would be expected to have a minor positive impact on natural resources as development would be classed as an efficient use of land. ‘Land at East Bank, Burnley Road East, Water’ comprises previously undeveloped land. The proposed development at this site would be likely to result in a minor negative impact on natural resources, due to an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.11.5.2 **Agricultural Land Classification:** ‘Land at East Bank, Burnley Road East, Water’ is situated on ALC Grade 4 land, which is considered to be poor quality agricultural land. A minor positive impact would therefore be expected, as the proposed development at this site would be likely to help prevent the loss of BMV land across the Plan area.

B.11.5.3 **Mineral Safeguarding Area:** ‘Vacant Haulage Yard, Burnley Road East, Water’ partially coincides with a RMSA. The proposed development at this site could potentially lead to sterilisation of these resources, and therefore, a minor negative impact would be expected.

## B.11.6 SA Objective 6 – Climate Change Mitigation

B.11.6.1 **Carbon Emissions:** All sites in this cluster are proposed for the development of 16 dwellings or less. The proposed development at these three sites would therefore be likely to result in a negligible contribution to Rossendale’s total carbon emissions.

## B.11.7 SA Objective 7 – Climate Change Adaptation

B.11.7.1 **Loss of Green Infrastructure:** ‘Land at East Bank, Burnley Road East, Water’ comprises grassland. ‘Vacant Haulage Yard, Burnley Road East, Water’ comprises previously developed land, however, the site contains areas of scrub and trees. The proposed development at these two sites would be likely to result in the loss of GI, and as such, have a minor negative impact on climate change adaptation.



## B.11.8 SA Objective 8 – Human Health

B.11.8.1 **NHS Hospital:** The closest NHS hospitals with an A&E department to Water are Royal Blackburn Hospital, located over 14km to the west, and Fairfield General Hospital, located over 14km to the south. The proposed development at the three sites in this cluster could potentially restrict the access of site end users to these essential health facilities. Therefore, a minor negative impact would be expected.

B.11.8.2 **GP Surgery:** The closest GP surgery to Water is St James Medical Centre, located over 3.5km south west of the cluster. The proposed development at the three sites in this cluster would be expected to have a minor negative impact on the access of site end users to GP surgeries.

B.11.8.3 **Leisure Facilities:** The closest leisure facility to Water is Marl Pits Centre, located over 3.3km south west of the cluster. All sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.11.8.4 **AQMA:** All three sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.11.8.5 **Main Roads:** All sites in this cluster are located over 200m from a main road. The proposed development at these three sites would be expected to have a minor positive impact on human health, as site end users would be located away from traffic related air and noise pollution.

B.11.8.6 **Access to Public Greenspace:** All sites in this cluster are located within 400m of a public greenspace. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

## B.11.9 SA Objective 9 – Material Assets

B.11.9.1 **Household Waste:** All sites in this cluster are proposed for the development of 16 dwellings or less. Therefore, the proposed

development at these three sites would be expected to have a negligible impact on household waste generation.

## **B.11.10 SA Objective 10 – Housing**

**B.11.10.1 Net Gain in Housing:** All sites in this cluster are proposed for the development of 99 dwellings or less, and therefore, a minor positive impact on housing provision would be expected at these three sites.

## **B.11.11 SA Objective 11 – Employment Location**

**B.11.11.1 Primary Employment Location:** The proposed development at all three sites in this cluster would be expected to locate site end users in areas with good access to employment opportunities in Waterfoot, and therefore, have a minor positive impact on the local economy.

**B.11.11.2 Employment Floorspace:** ‘Forest Mill, Water’ currently comprises ‘Forest Mill Business Park’ and is proposed for residential end use. The proposed residential development at this site could potentially result in the loss of employment opportunities. Therefore, a major negative impact would be expected following the proposed development at this site.

## **B.11.12 SA Objective 12 – Employment Skills**

**B.11.12.1 Primary School:** Water is served by Water Primary School. All sites in this cluster are located within the target distance to this primary school. The proposed development at these three sites would situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected.

**B.11.12.2 Secondary School:** The closest secondary school to Water is Alder Grange High School, located approximately 3.8km south west of the cluster. The proposed development at the three sites in this cluster would be expected to have a minor negative impact on the access of new residents to secondary education.

## **B.11.13 SA Objective 13 – Transport**

**B.11.13.1 Bus Stop:** All sites in this cluster are located within the target distance to bus stops on Burnley Road East, providing regular services. The proposed development at these three sites would be likely to have a minor positive impact on site end users’ access to bus services.

## B.11.13.2

**Access to Public Rights of Way:** All sites in this cluster are located in areas with good access to the surrounding PRow network. The proposed development at these three sites would be expected to have a minor positive impact on site end users' opportunities to travel by foot.



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