

SCHEDULE OF ACTIONS MATTER 8 (Action 8.1)

APPROACH TO SITE ALLOCATIONS AND GREEN BELT RELEASE

8.1	Produce a list of omission sites which were suggested during the Regulation 19 consultation stage and undertake a short technical assessment and SA (particularly for non-Green Belt sites)
------------	--

Contents

1	Introduction	1
2	List of omission sites suggested at the Regulation 19 consultation stage.....	1
3	Technical Assessment	4
4	Conclusion.....	6
	Appendix A – Maps of the omission sites	7
	Appendix B – New assessments using the Strategic Housing Land Availability Assessment methodology (2018).....	37
	Appendix C – New Heritage Impact Assessments for omitted sites.....	52

1 Introduction

1.1 This note has been produced by Rossendale Borough Council to provide further information about omission sites. ‘Omission sites’ are considered to be sites submitted at the Regulation 19 consultation stage of the Local Plan but not proposed to be allocated, or proposed to be allocated for a different use than the one proposed by the promoter of the site.

2 List of omission sites suggested at the Regulation 19 consultation stage

2.1 The list of omitted sites is presented in Table 1. The last column in the table provides the reference numbers of assessments contained in Evidence

Base studies such as the Strategic Housing Land Availability Assessment (SHLAA), Employment Land Review (ELR) and Green Belt Review.

Table 1: List of omitted sites suggested at Regulation 19

Site Name	Land Use Proposed by the Landowner / Promoter	Local Plan Allocation	Regulation 19 Consultation Reference [SD10]	Site Gross Area (Ha)	Map (Appendix A)	Other References
Riverside Business Park extension, Townsend Fold, Rawtenstall Other names: Townsend Fold (SHLAA) Site behind K Steels (ELR)	Employment	No	Reference 5192. Appendix 5.	1.94	Map 1	SHLAA16253; ELR: EMP71; Green Belt Parcel 19
Haslam Farm, Rawtenstall	Housing	No	Reference 5160. Appendix 4	4.54	Map 2	SHLAA16248; SHLAA16249; ELR: H23; Green Belt Parcels 21 and 25
Land at Union Road, Rawtenstall Other names: Kirkhill Rise (C) Land behind former Hospital site (SHLAA)	Housing	No	Reference 5188	1.77	Map 3	SHLAA16318; Green Belt Parcel 14
Land opposite 1019 Burnley Road, Loveclough	Housing	No	Reference 18. Appendix 1	0.81	Map 4	SHLAA16215
Land east of Goodshaw Lane, Crawshawbooth	Not stated	No	Reference 75. Appendix 1	1.86	Map 5	SHLAA16196
Land at Hollin Lane, Rawtenstall Other names: Land south of Hollin Lane, Rawtenstall (SHLAA)	Housing	No	Reference 94. Appendix 3	1.27	Map 6	SHLAA16184
Land at the rear of 198 Haslingden Road, Rawtenstall Other names: Land between Haslingden Road and A682 (SHLAA)	Housing	No	Reference 105. Appendix 3	0.92	Map 7	Part of SHLAA20433; Green Belt Parcel 17
Land east of Lower Clowes Road, Rawtenstall	Housing	No	Reference 5156	0.19	Map 8	Part of SHLAA16243
Land at Kirkhill Avenue & Moorland Rise, Haslingden Other name: Land at Moorland Rise (SHLAA)	Housing	No	Reference 5160. Appendix 4	5.38	Map 9	SHLAA16395; Green Belt Parcel 13
Land off Lindon Park Road Other name: Clod Lane South, Haslingden (SHLAA)	Housing	No	Reference 79. Appendix 1	8.02	Map 10	SHLAA16283; Green Belt Parcel 23
Land at Rising Bridge, Haslingden Other name: Land south of 51 Rising Bridge Road, Rising Bridge (SHLAA)	Housing	No	Reference 112. Appendix 3	0.57	Map 11	SHLAA16343; Green Belt Parcel 07

Site Name	Land Use Proposed by the Landowner / Promoter	Local Plan Allocation	Regulation 19 Consultation Reference [SD10]	Site Gross Area (Ha)	Map (Appendix A)	Other References
Land at Hud Hey, Haslingden Other name: Large site at Hud Hey (Allocation)	Mixed-Use or Housing	Yes (Existing Employment Site – EE12)	Reference 5174	7.74	Map 12	SHLAA16339; SHLAA18430; ELR: EMP09
Toll Bar Business Park, Stacksteads	Housing	Yes (Existing Employment Site – EE30)	Reference 5192. Appendix 5	0.76	Map 13	SHLAA16093; ELR: EMP31
Land by St Peter's School, Newchurch Other name: Heightside House, north of St Peter's School	Housing	No	Reference 5037. Appendix 4	1.13	Map 14	SHLAA16155
Forest Mill, Water	Housing	Yes (Existing Employment Site – EE41)	Reference 5194. Appendix 5	0.61	Map 15	SHLAA18424; ELR: EMP20
Isle of Man Garage & Mill, Water	Housing	Yes (Mixed-Use – M3)	Reference 5192	1.09	Map 16	SHLAA16397; ELR: EMP21
Western part of Hugh Business Park, Stacksteads	Housing	Yes (Existing Employment – EE44)	Reference 5322	0.41	Map 17	Part of SHLAA16115; ELR: EMP53
Waterfoot Mills, Waterfoot	Mixed-Use for whole site or Employment for northern part & Housing for southern part	Yes, partly (Existing Employment – EE42)	Reference 5192. Appendix 5	3.61	Map 18	SHLAA16139; SHLAA16385; SHLAA16387; ELR: EMP24
Former Regal Cinema, Burnley Road, Bacup	Retail	No	Reference 5192. Appendix 5	0.06	Map 19	ELR: EMP91
Wavell House, Holcombe Road, Helmshore	Housing	Yes (Existing Employment – EE20)	Reference 5193. Appendix 5	0.47	Map 20	ELR: Part of EMP22; SHLAA (new assessment: SHLAA19440)
Land south of Edinburgh Road, Helmshore Other name: Land at Former Cam Mill, Helmshore	Housing	No	Reference 5196.	0.42	Map 21	Part of SHLAA16300
Land at Lanxess Urethanes UK Ltd, Rising Bridge	Employment	No	Reference 54	0.13	Map 22	SHLAA16348; Green Belt Parcel 05
Land at Burnley Road, Edenfield	Housing	No	Reference 5160. Appendix 4	1.07	Map 23	SHLAA16258; ELR: EMP75; Green Belt Parcel 38;
Land at Elm Street, Edenfield	Not stated.	No	Reference 5139. Appendix 4	0.58	Map 24	SHLAA16268; ELR: EMP74; Green Belt Parcel 47

Site Name	Land Use Proposed by the Landowner / Promoter	Local Plan Allocation	Regulation 19 Consultation Reference [SD10]	Site Gross Area (Ha)	Map (Appendix A)	Other References
Stubbins Vale Mill, Stubbins	Housing	Yes (Existing Employment – EE37)	Reference 65. Appendix 1	3.09	Map 25	ELR: EMP41; SHLAA (new assessment: SHLAA19432)
Acre Meadow, Edenfield	Housing	No	Reference 5146. Appendix 4	1.63	Map 26	SHLAA16269; ELR: EMP80; Green Belt Parcel 49
Huttock Top, Bacup	Housing	No	Reference 5143. Appendix 4	1.08	Map 27	SHLAA18076;
Land to rear of the former Glory Public House, Burnley Road, Loveclough	Housing	No	Reference 41. Appendix 1	2.21	Map 28	SHLAA16382
Land south of Grane Road, Helmshore	Housing	No	Reference 107.	6.27	Map 29	SHLAA (new assessment: SHLAA20441)
Land south of Grane Road and west of Holcombe Road	Housing	No	Reference 109.	8.94	Map 30	SHLAA18305

2.2 Another site listed below was put forward during the Local Plan Examination via a Hearing Statement [EL2.060d].

Table 2: Omitted sites suggested via Hearing Statement

Site Name	Land Use Proposed by the Landowner / Promoter	Local Plan Allocation	Regulation 19 Consultation Reference [SD10]	Site Gross Area (Ha)	Map (Appendix A)	Other References
Land south of Loveclough Park and Penny Lodge Lane, Loveclough Other name: Extension to H13, Loveclough	Housing	No	N/A	1.7	Map 31	SHLAA (new assessment SHLAA19439)

2.3 It is to be noted that the promoters of the proposed housing allocation H60 - Johnny Barn Farm and land to the east, Cloughfold, proposed a larger site within their regulation 19 comment (consultation reference 5037). The Council decided to reduce the site boundary of the allocation considering the conclusion from the Heritage Impact Assessment [EB034] and potential landscape impact (Map 32).

3 Technical Assessment

3.1 Most of the omitted sites shown above were subject to technical assessment during the Local Plan process, as they had also been submitted prior to the Regulation 19 stage or had already been identified as a potential site. The

SHLAA assessment of those sites can be viewed in Appendix E of the SHLAA 2018 [EB004] at https://www.rossendale.gov.uk/downloads/download/10816/strategic_housing_and_availability_assessment_-_stages_1_and_2_and_site_assessment_2017.

However, four sites proposed at Regulation 19 for residential use had not been assessed in the Strategic Housing Land Availability Assessment (SHLAA) as they had not previously been identified as potential housing sites; these are:

- Wavell House, Holcombe Road, Helmshore
- Stubbins Vale Mill, Stubbins
- Land south of Loveclough Park and Penny Lodge Lane, Loveclough
- Land south of Grane Road, Helmshore

A SHLAA assessment for these sites has been undertaken and is available to view in Appendix B.

3.2 Also, certain sites had already been assessed for potential heritage impacts and the assessments can be viewed in the Heritage Impact Assessment of Housing and Employment Sites 2018 [EB034] at https://www.rossendale.gov.uk/downloads/download/11112/heritage_assessment_2018. New Heritage Impact Assessments have been undertaken for the following omitted sites:

- Riverside Business Park extension, Townsend Fold, Rawtenstall
- Haslam Farm, Rawtenstall (the southern parcel)
- Land opposite 1019, Burnley Road, Rawtenstall
- Land at the rear of 198 Haslingden Road, Rawtenstall
- Land east of Lower Clowes Road, Rawtenstall
- Land at Kirkhill Avenue & Moorland Rise, Haslingden
- Land at Rising Bridge, Haslingden
- Land at Hud Hey, Haslingden
- Toll Bar Business Park, Stacksteads
- Western part of Hugh Business Park, Stacksteads
- Wavell House, Holcombe Road, Helmshore
- Land south of Edinburgh Road, Helmshore
- Land at Burnley Road, Edenfield
- Land at Elm Street, Edenfield
- Stubbins Vale Mill, Stubbins
- Land south of Loveclough Park and Penny Lodge Lane, Loveclough

The new Heritage Impact Assessments can be found in Appendix C.

3.3 Some of the omitted sites have previously been assessed in the Sustainability Appraisal (SA) as they were considered reasonable alternatives for development. The results of these assessments can be found in the SA of the Local Plan 2017 [SD037] at

https://www.rossendale.gov.uk/downloads/file/13688/sustainability_appraisal_of_the_local_plan_2017.

In order to complete Action 8.1, the omitted sites not assessed previously in the SA, will be assessed in the SA Addendum 2020; these are:

- Riverside Business Park Extension (for employment use)
- Land at the rear of 198 Haslingden Road, Rawtenstall
- Land by St Peter's School, Newchurch (other name: Heightside House)
- Forest Mill, Water
- Western part of Hugh Business Park, Stacksteads
- Former Regal Cinema, Bacup
- Wavell House, Helmshore
- Stubbins Vale Mill
- Land south of Loveclough Park and Penny Lane Lodge (Extension to H13), Loveclough
- Huttock Top, Bacup
- Land to rear of former Glory Public House, Loveclough
- Land south of Grane Road, Helmshore

These assessments will be shown in the SA Addendum 2020 to be published later on under Action 1.3.

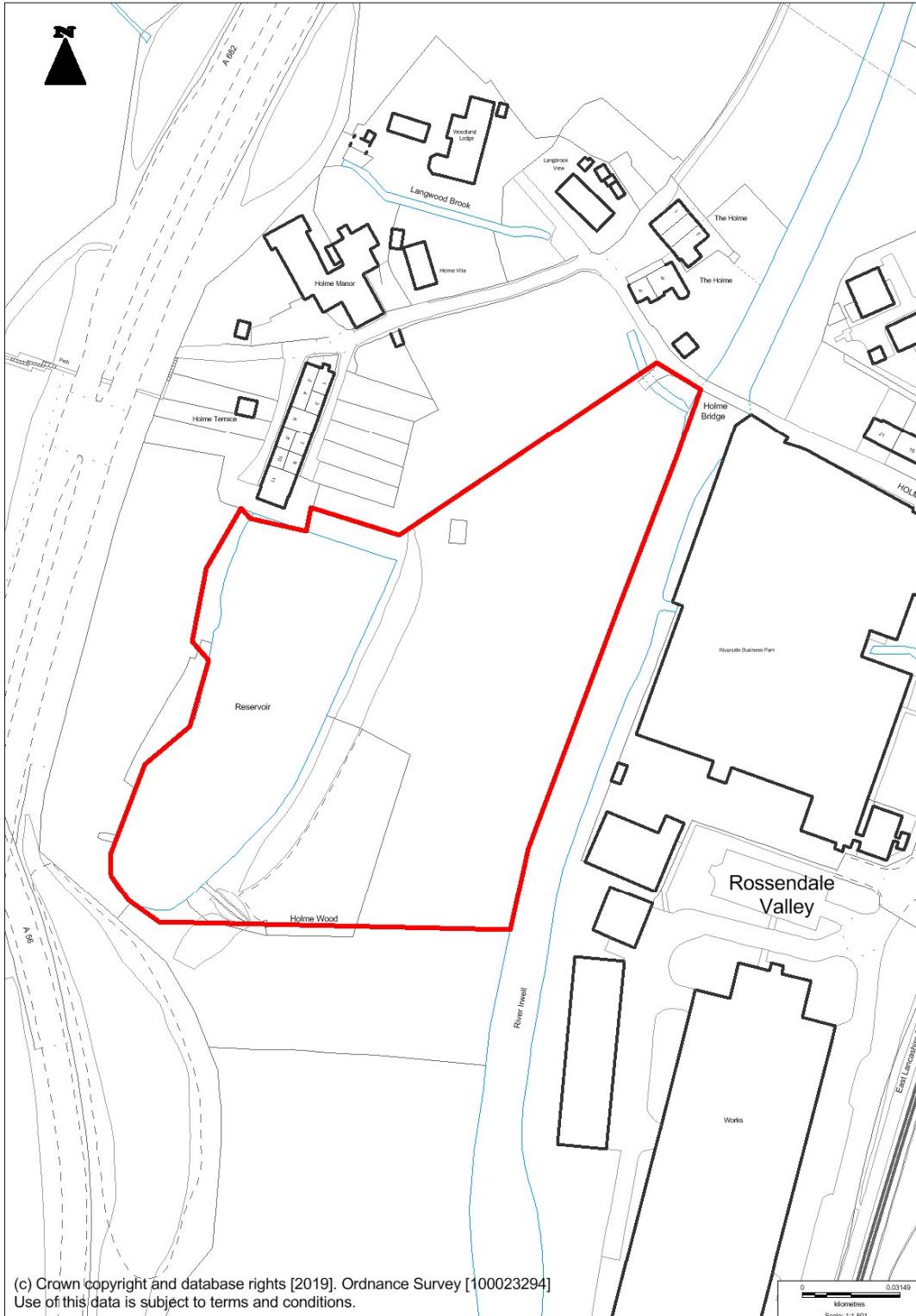
4 Conclusion

4.1 Table 1 shows that most of the omitted sites proposed at Regulation 19 have been previously assessed during the Local Plan process. New assessments have been undertaken to provide further information about certain sites. For example, four new SHLAA assessments have been undertaken, including two for sites currently or last used for employment for which the land owner is promoting a change to residential use. In addition, sixteen Heritage Impact Assessments were produced and twelve sites will be assessed in the SA Addendum 2020.

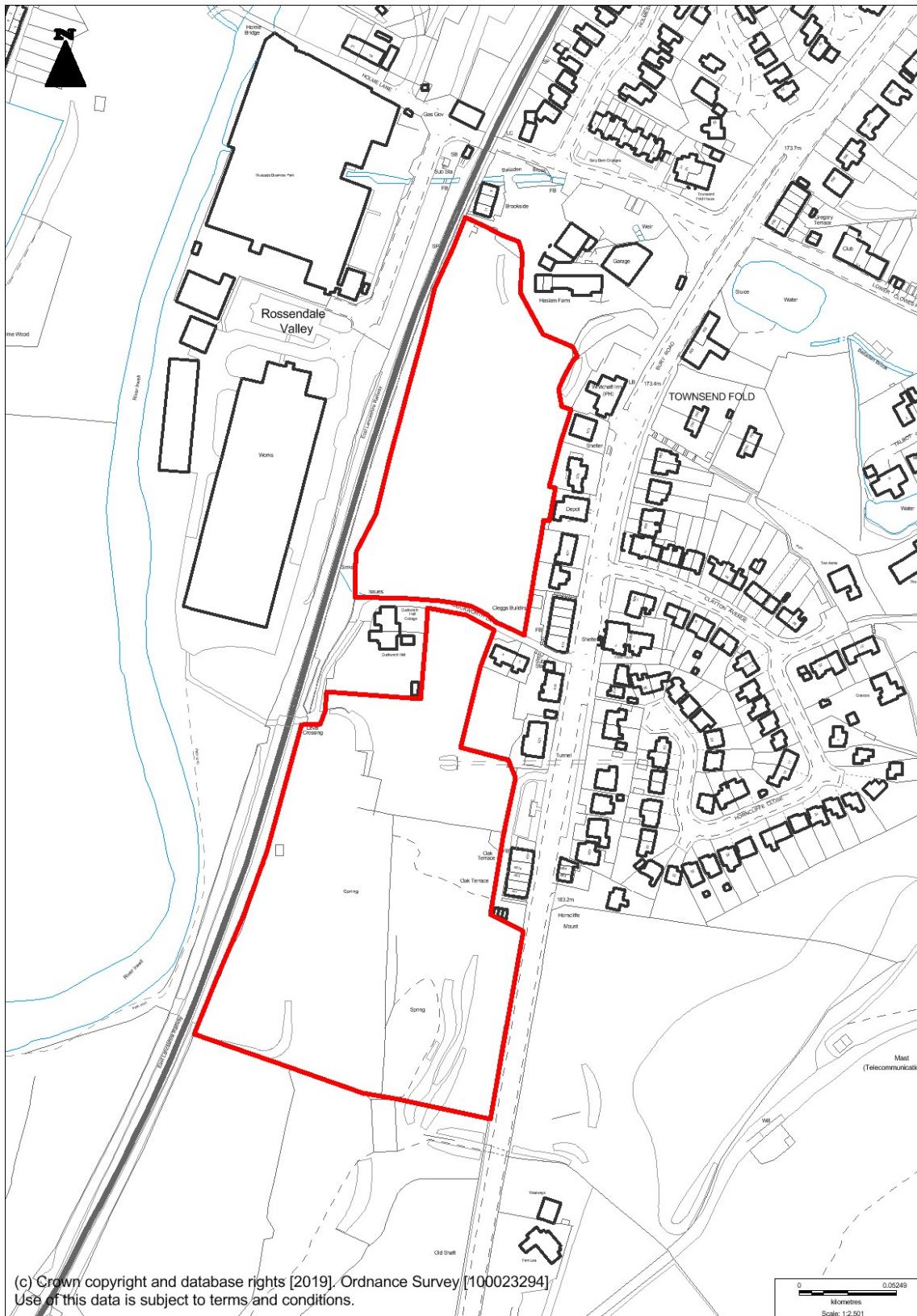
4.3 Reasons for which these sites were not proposed for allocation or proposed to be allocated for a different use than the one proposed by the promoter are set out in action 8.7 and the SA Addendum 2020 (action 1.3).

Appendix A – Maps of the omission sites

**Map 1: Riverside Business Park extension, Townsend Fold, Rawtenstall.
Other names: Townsend Fold (SHLAA); Site behind K Steels (ELR)**



Map 2: Haslam Farm, Rawtenstall



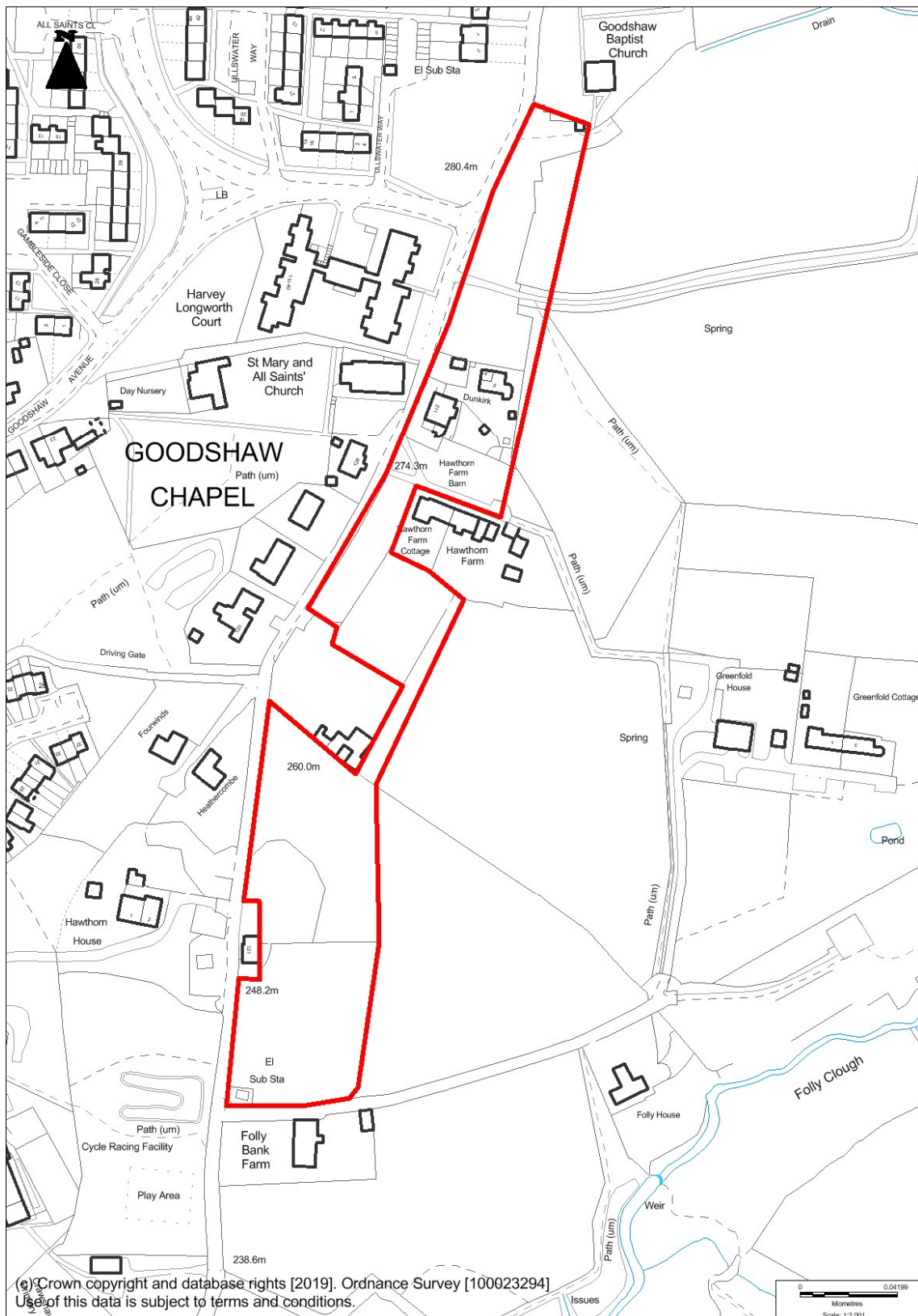
**Map 3: Land at Union Road, Rawtenstall. Other names: Kirkhill Rise (C)
Land behind former Hospital site (SHLAA)**



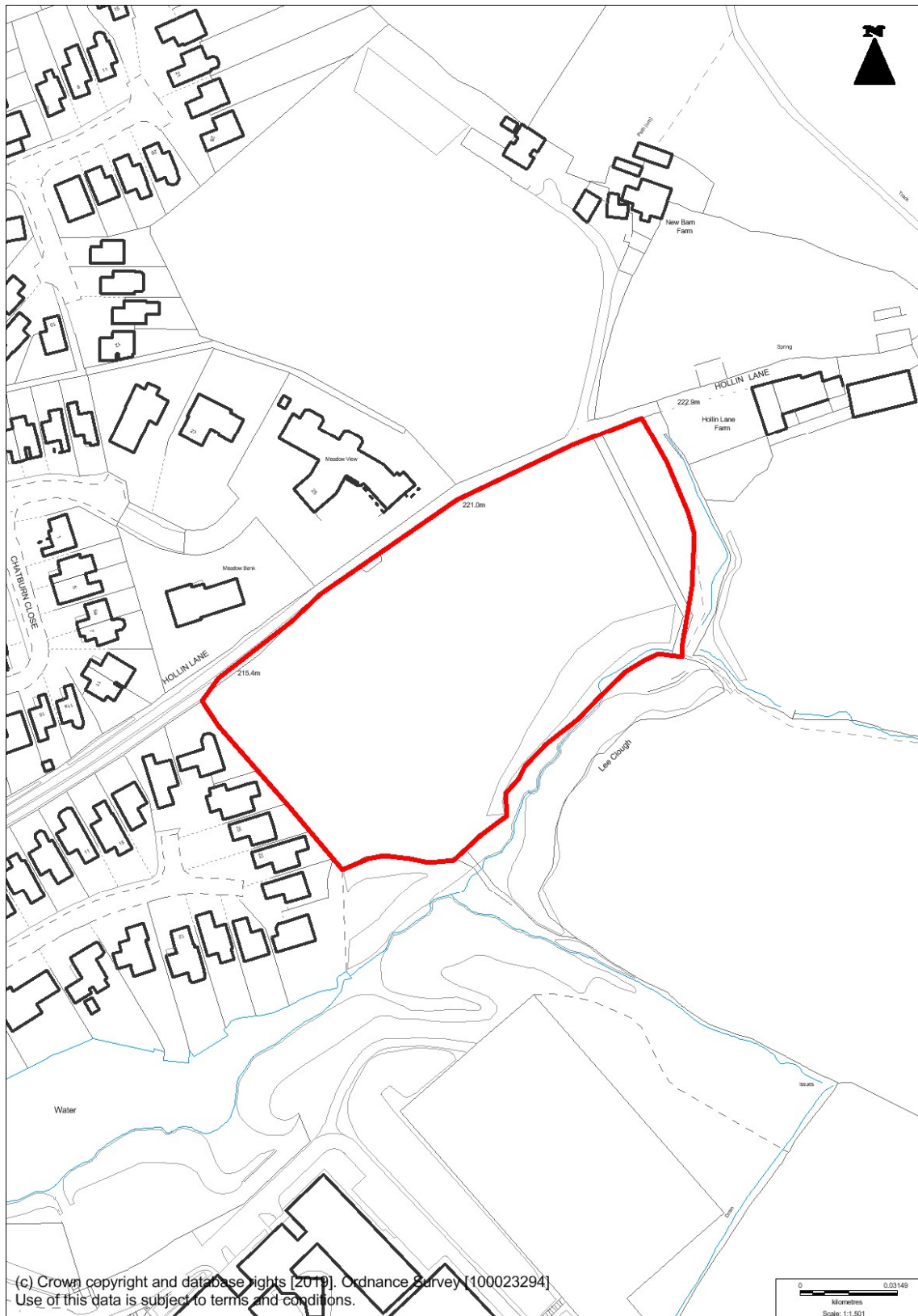
Map 4: Land opposite 1019 Burnley Road, Loveclough



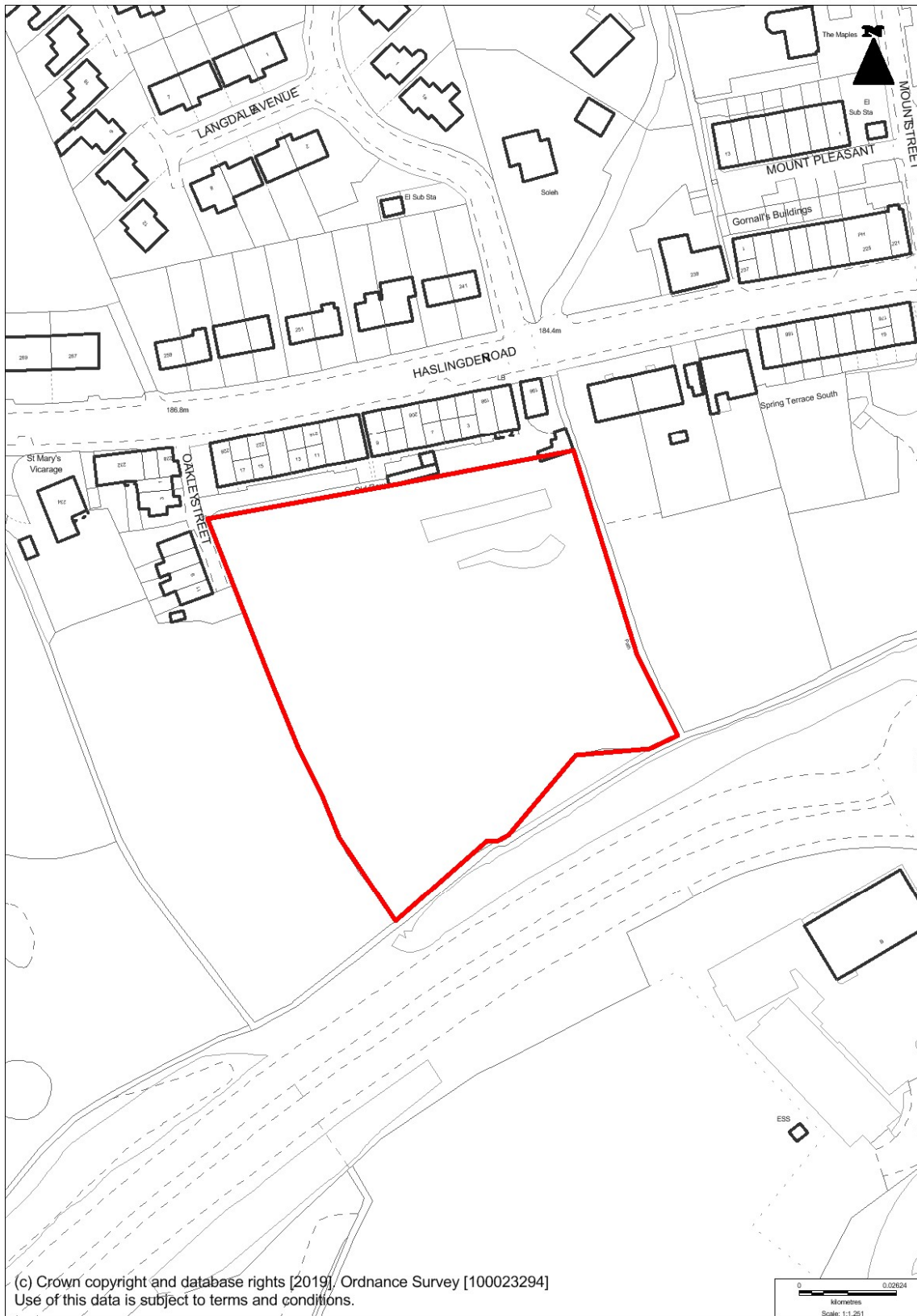
Map 5: Land east of Goodshaw Lane, Crawshawbooth



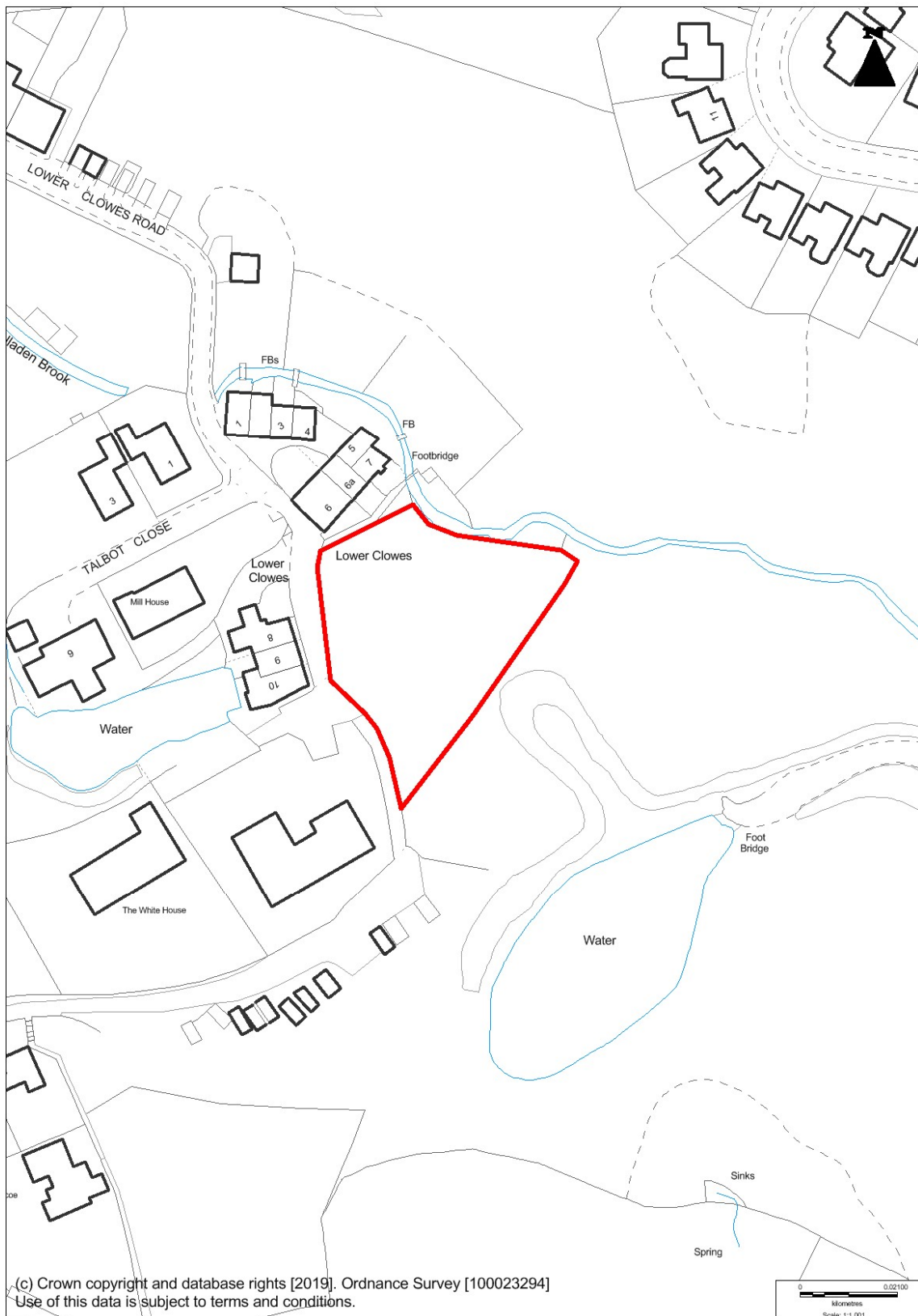
Map 6: Land at Hollin Lane, Rawtenstall. Other name: Land south of Hollin Lane (SHLAA)



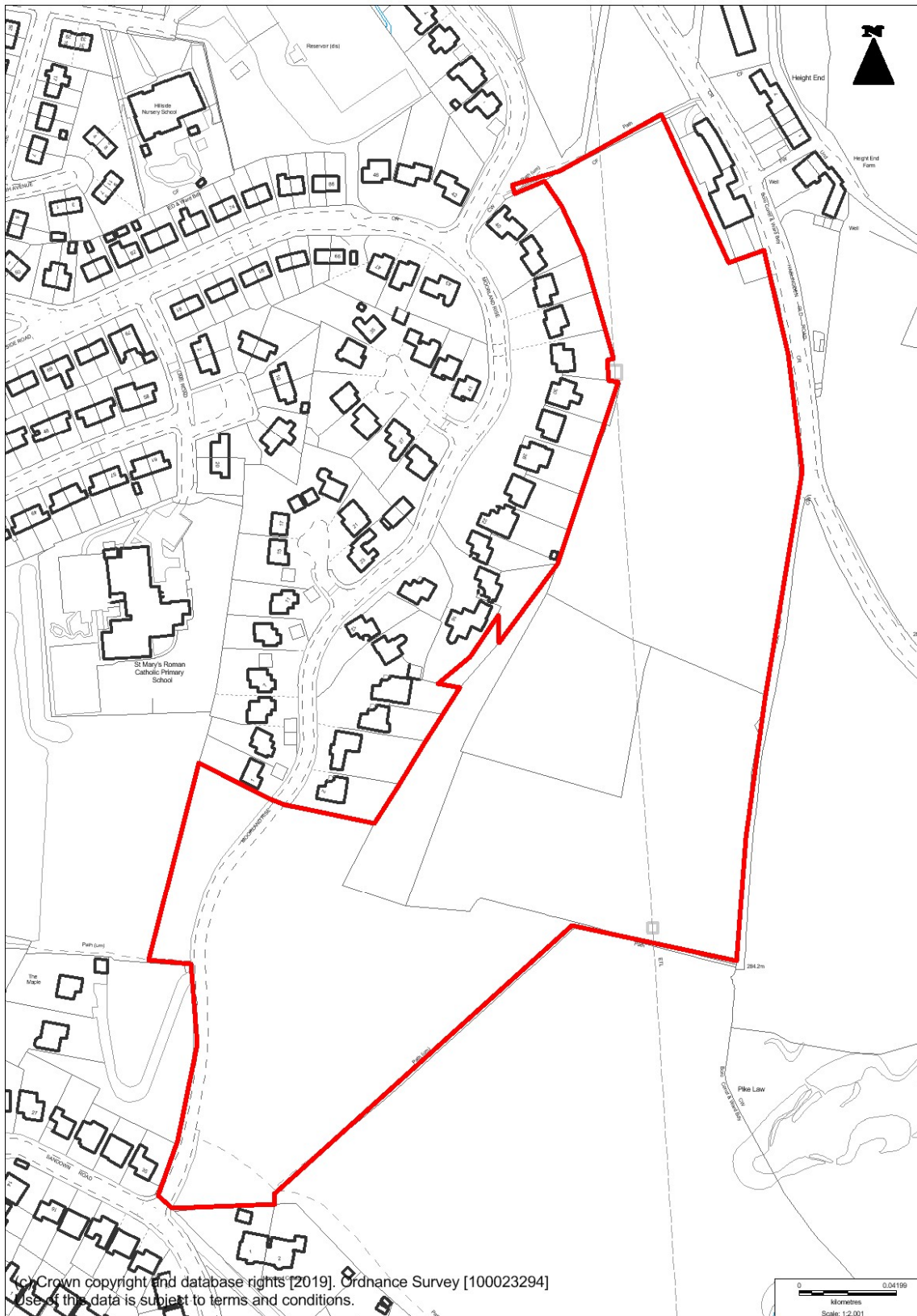
Map 7: Land at the rear of 198 Haslingden Road, Rawtenstall. Other names: Land between Haslingden Road and A682 (SHLAA)



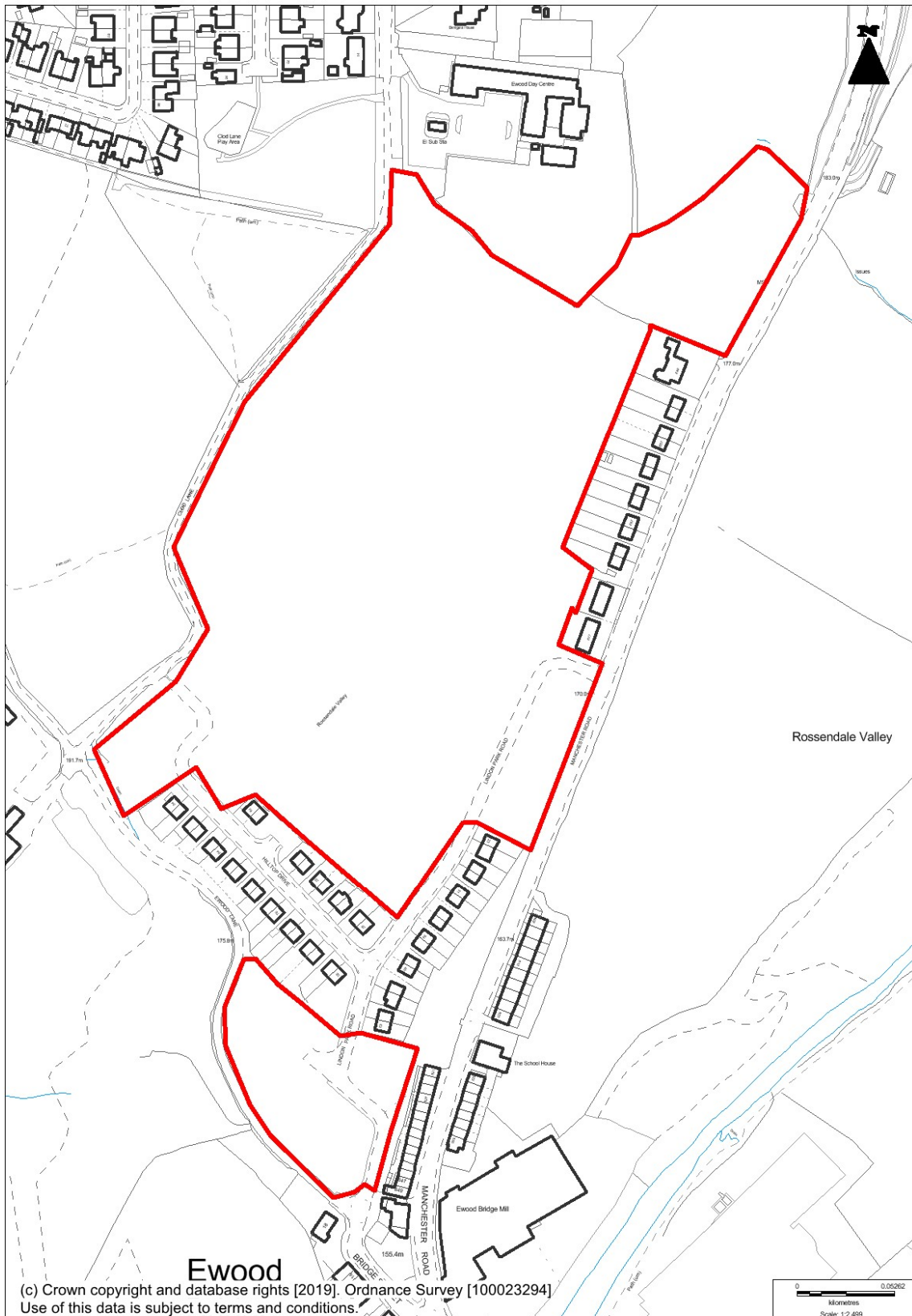
Map 8: Land east of Lower Clowes Road, Rawtenstall



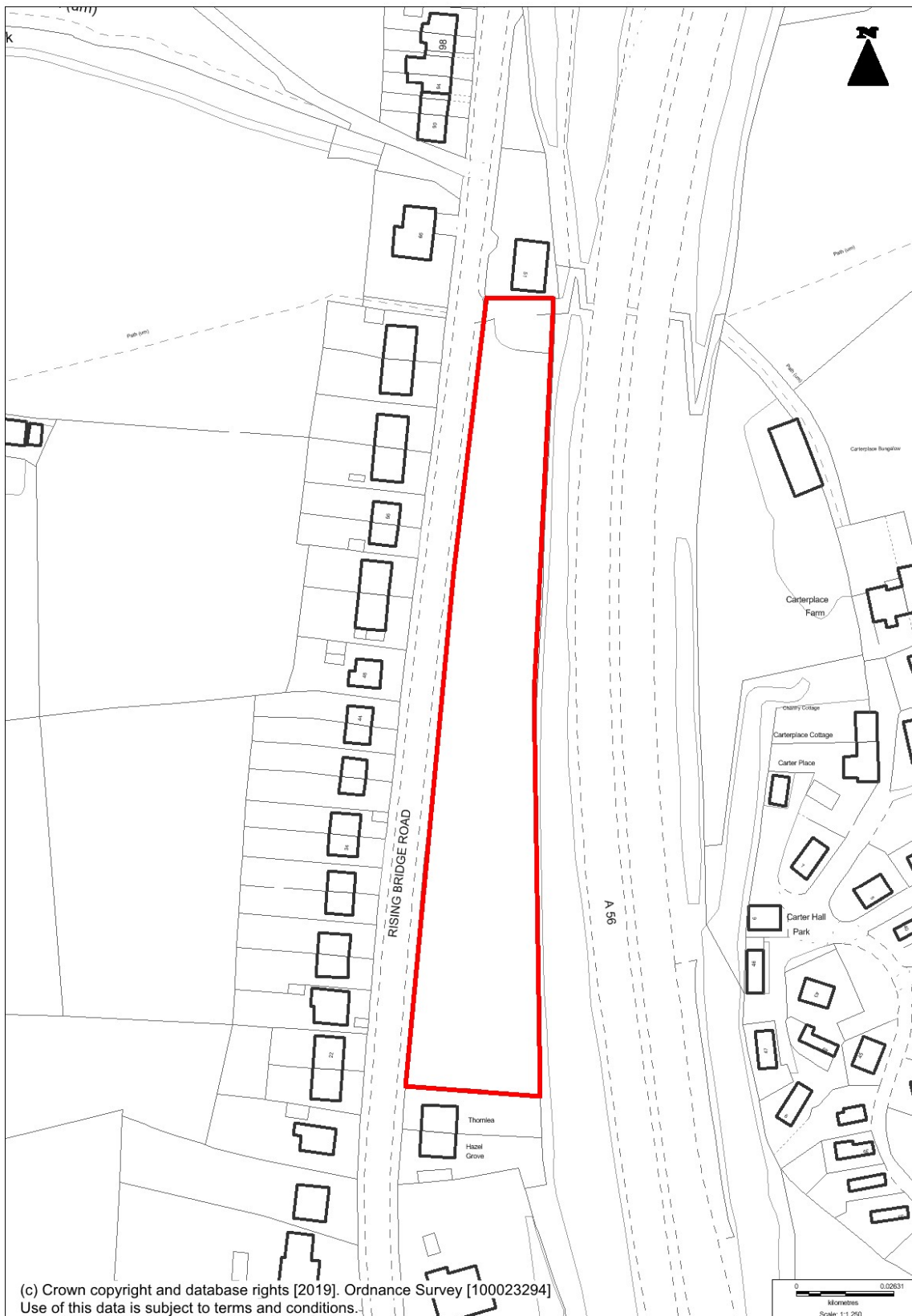
Map 9: Land at Kirkhill Avenue & Moorland Rise, Haslingden. Other name: Land at Moorland Rise (SHLAA)



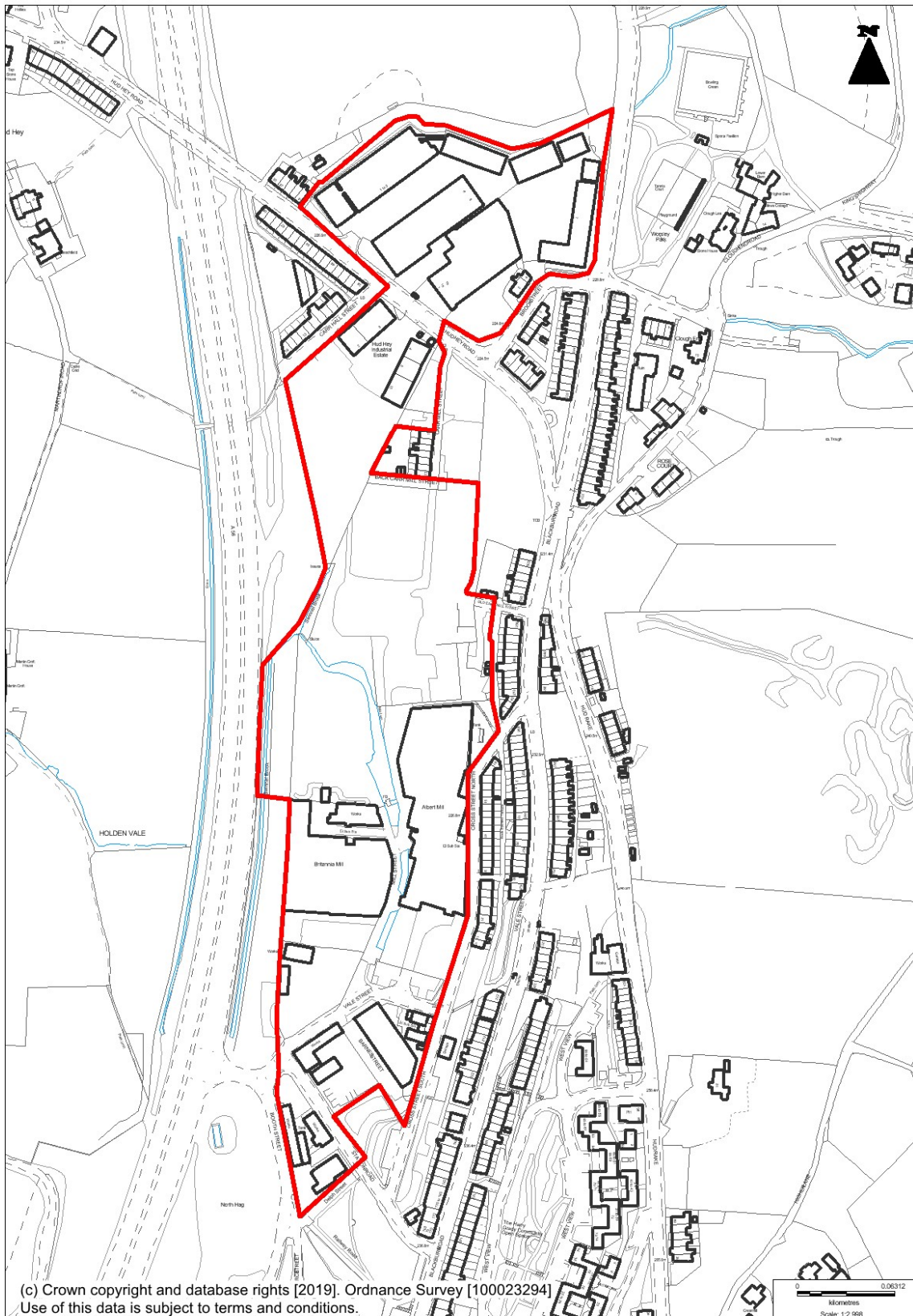
Map 10: Land off Lindon Park Road. Other name: Clod Lane South, Haslingden (SHLAA)



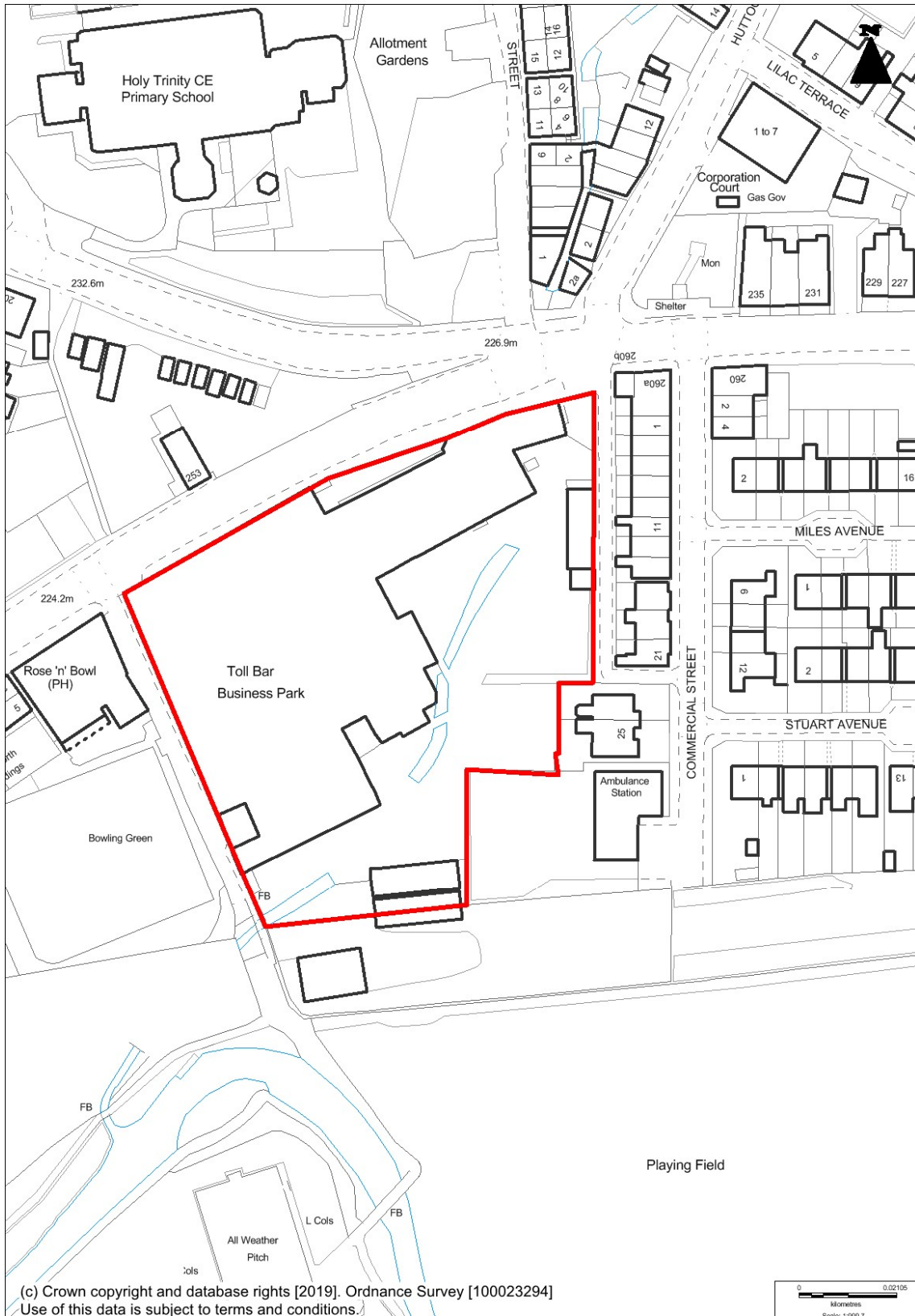
Map 11: Land at Rising Bridge, Haslingden. Other name: Land south of 51 Rising Bridge Road, Rising Bridge (SHLAA)



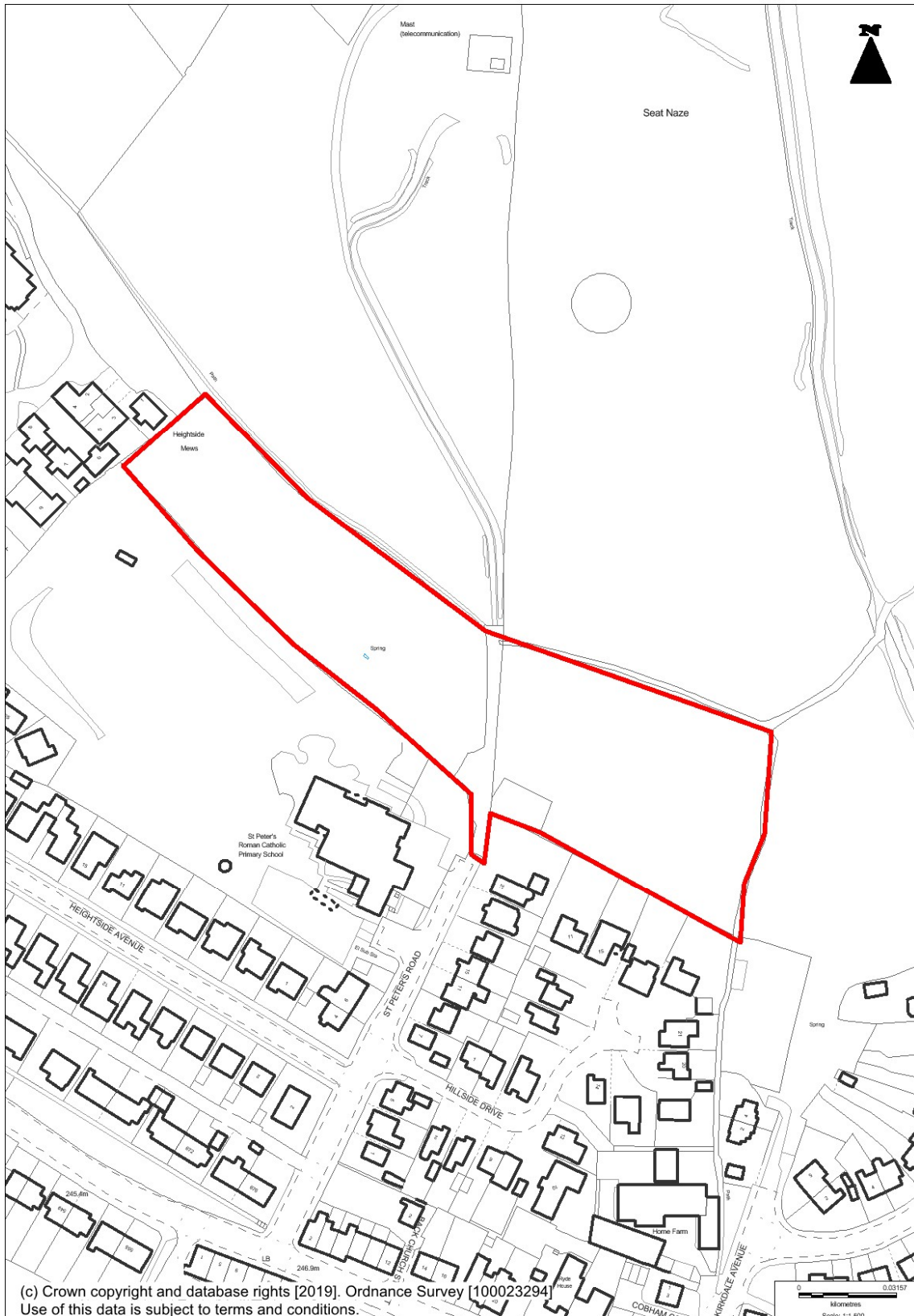
Map 12: Land at Hud Hey, Haslingden. Other name: Large site at Hud Hey (Allocation)



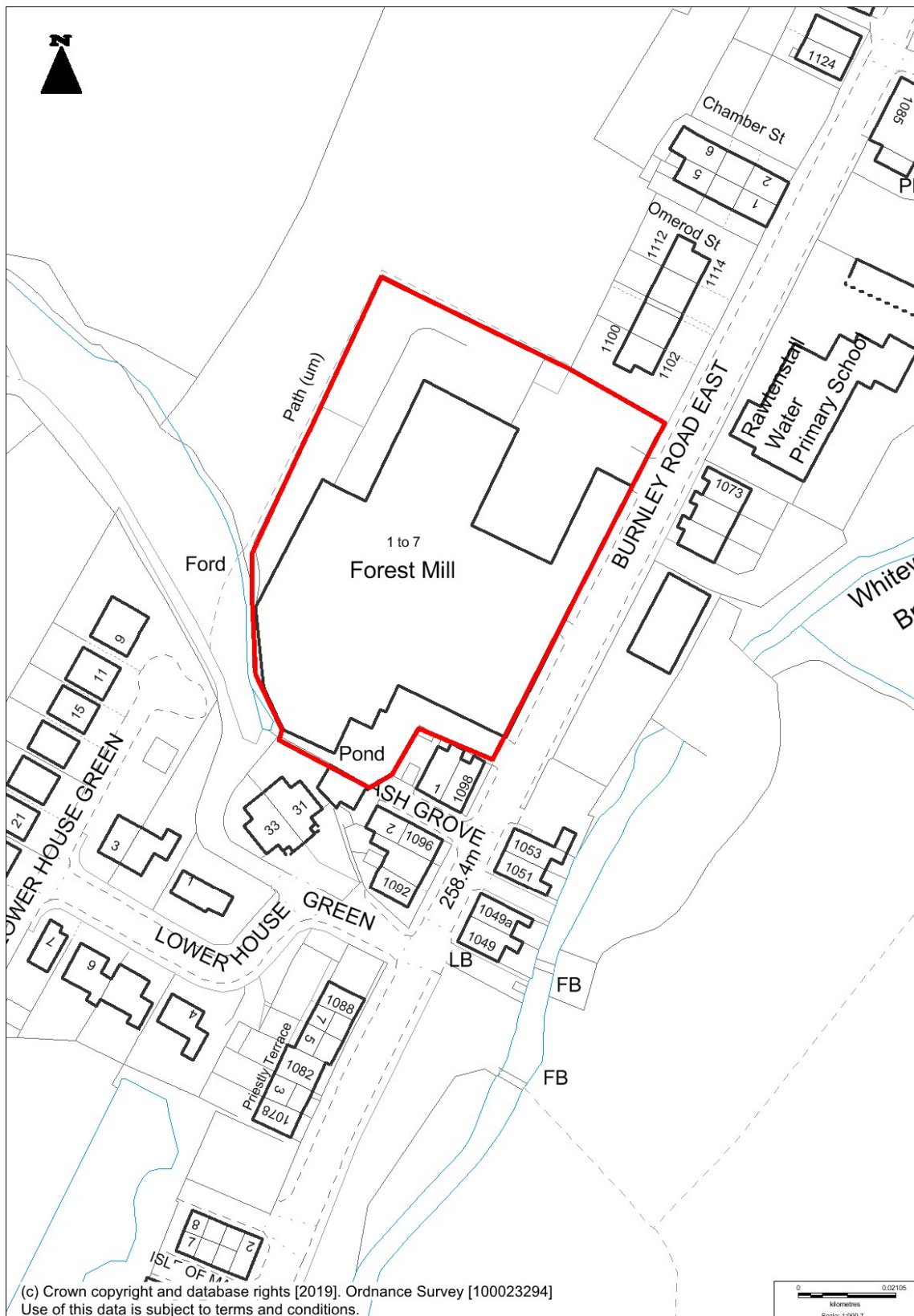
Map 13: Toll Bar Business Park, Stacksteads



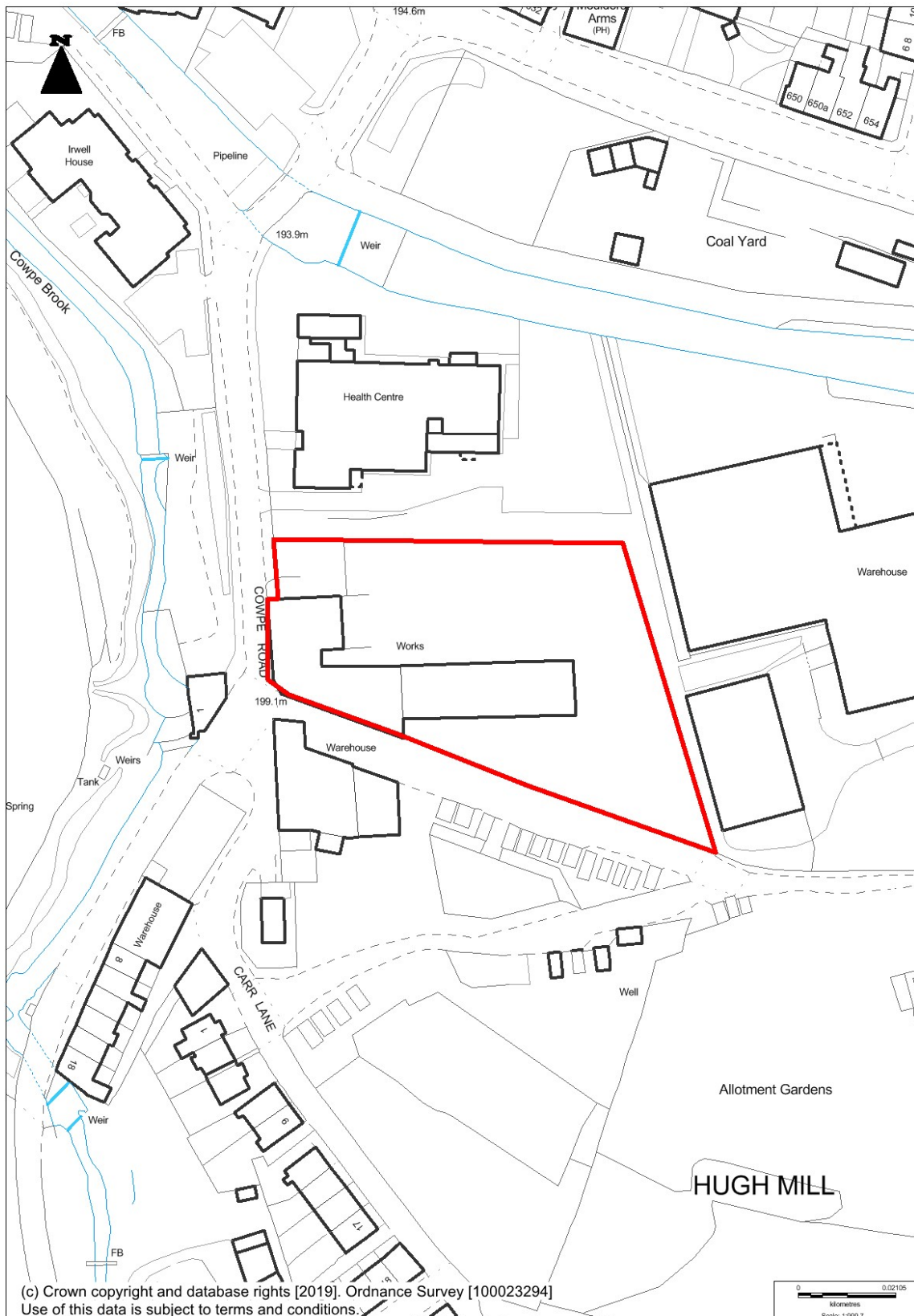
Map 14: Land by St Peter's School, Newchurch



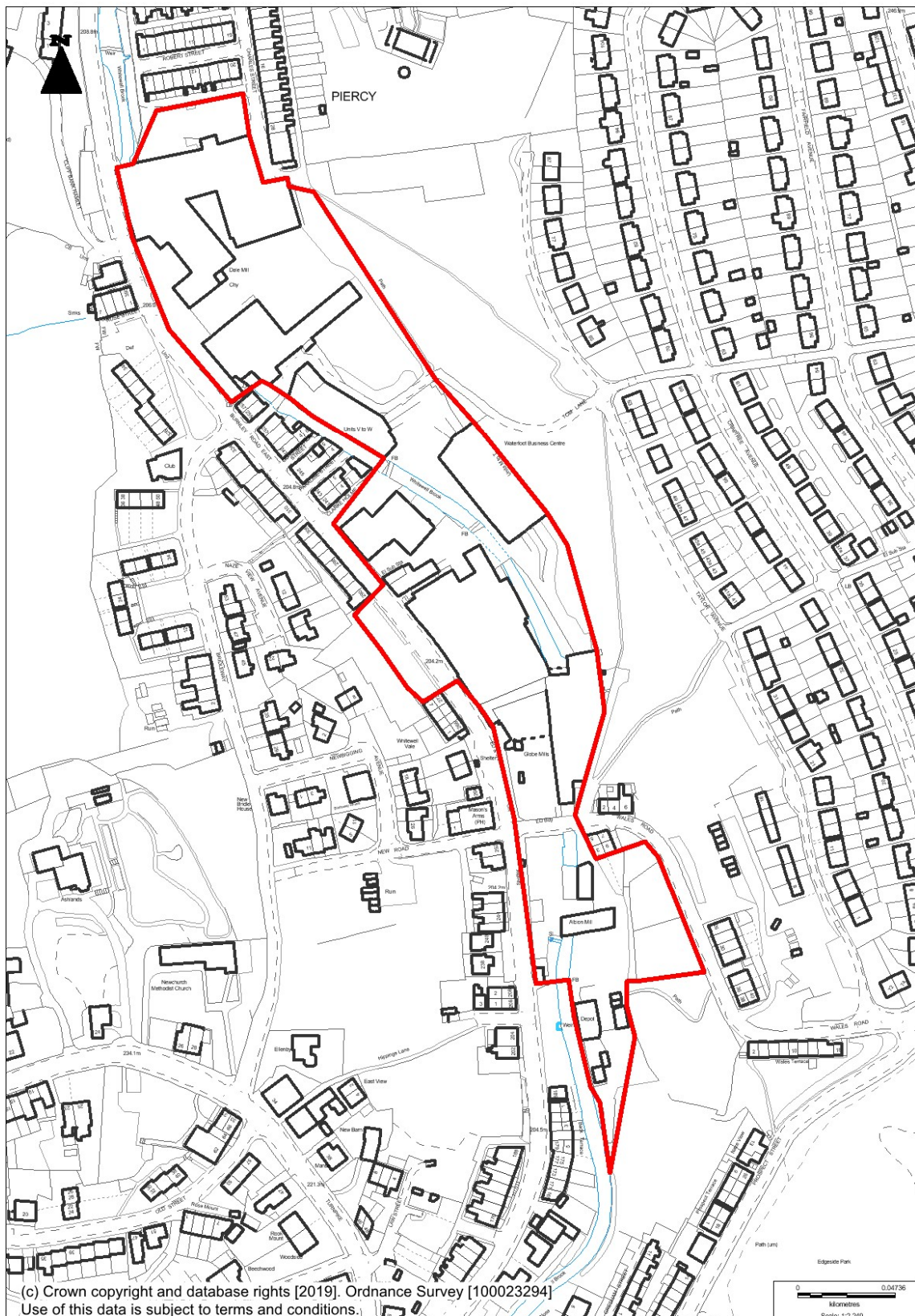
Map 15: Forest Mill, Water



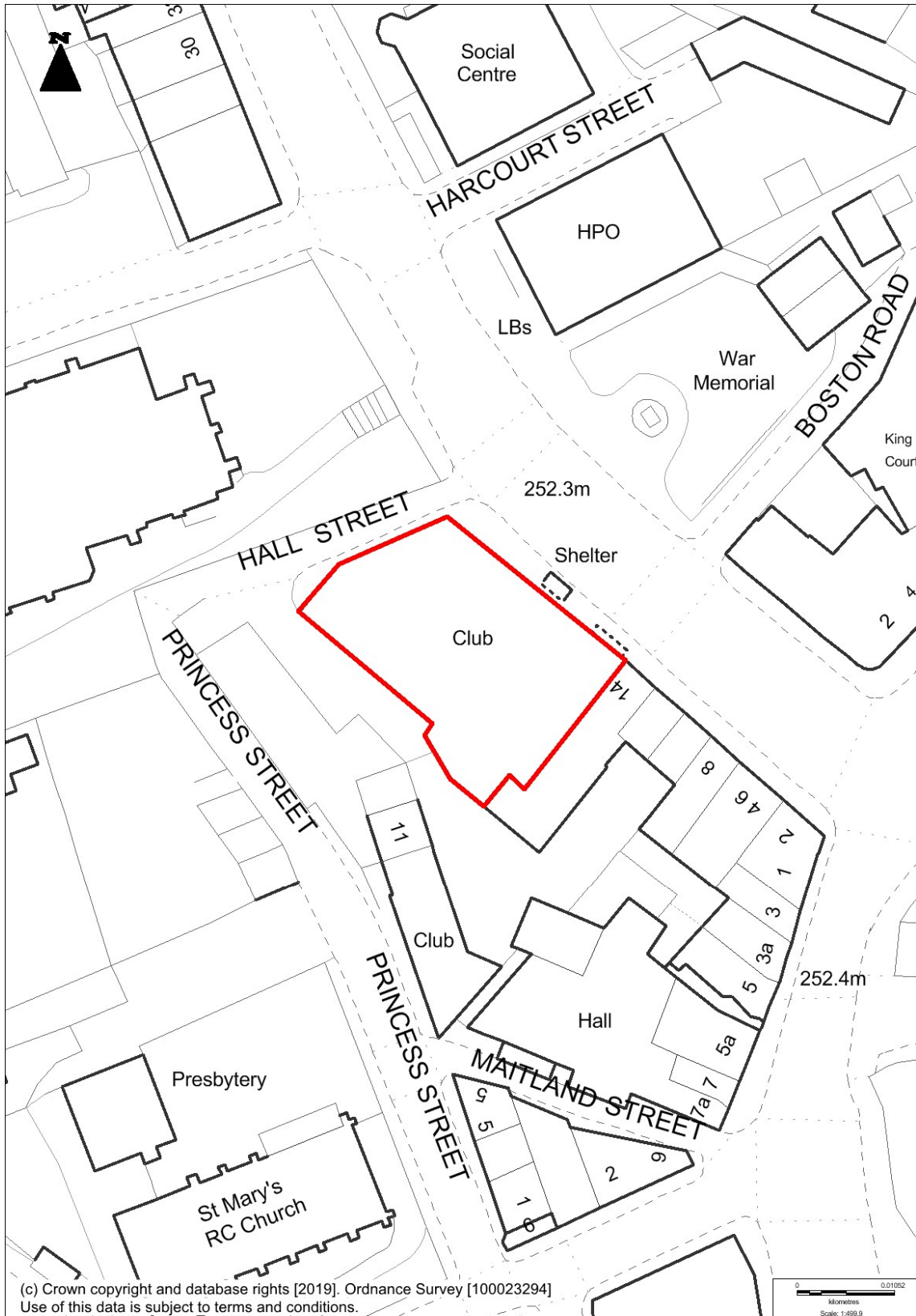
Map 17: Western part of Hugh Business Park, Stacksteads



Map 18: Waterfoot Mills, Waterfoot



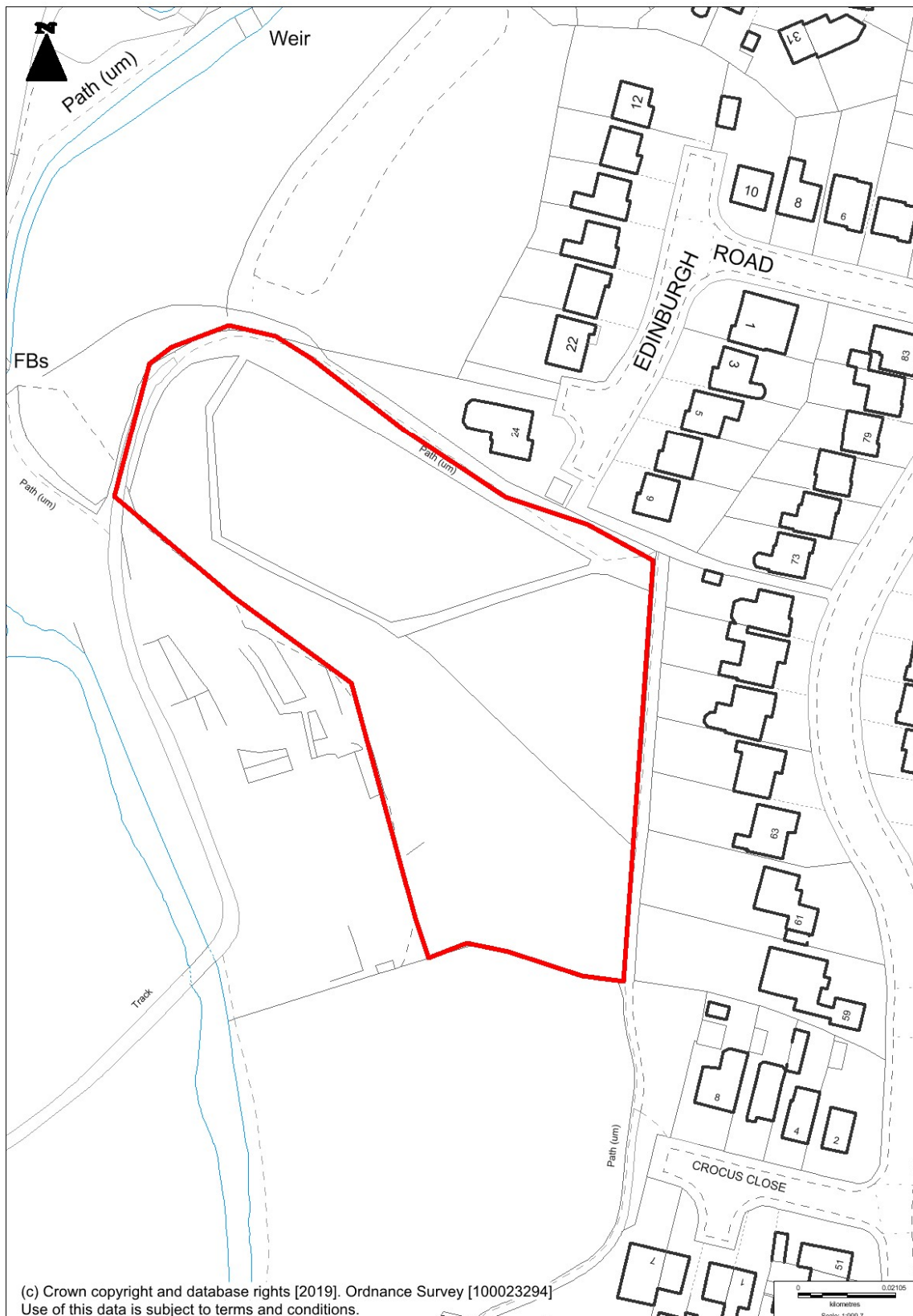
Map 19: Formal Regal Cinema, Burnley Road, Bacup



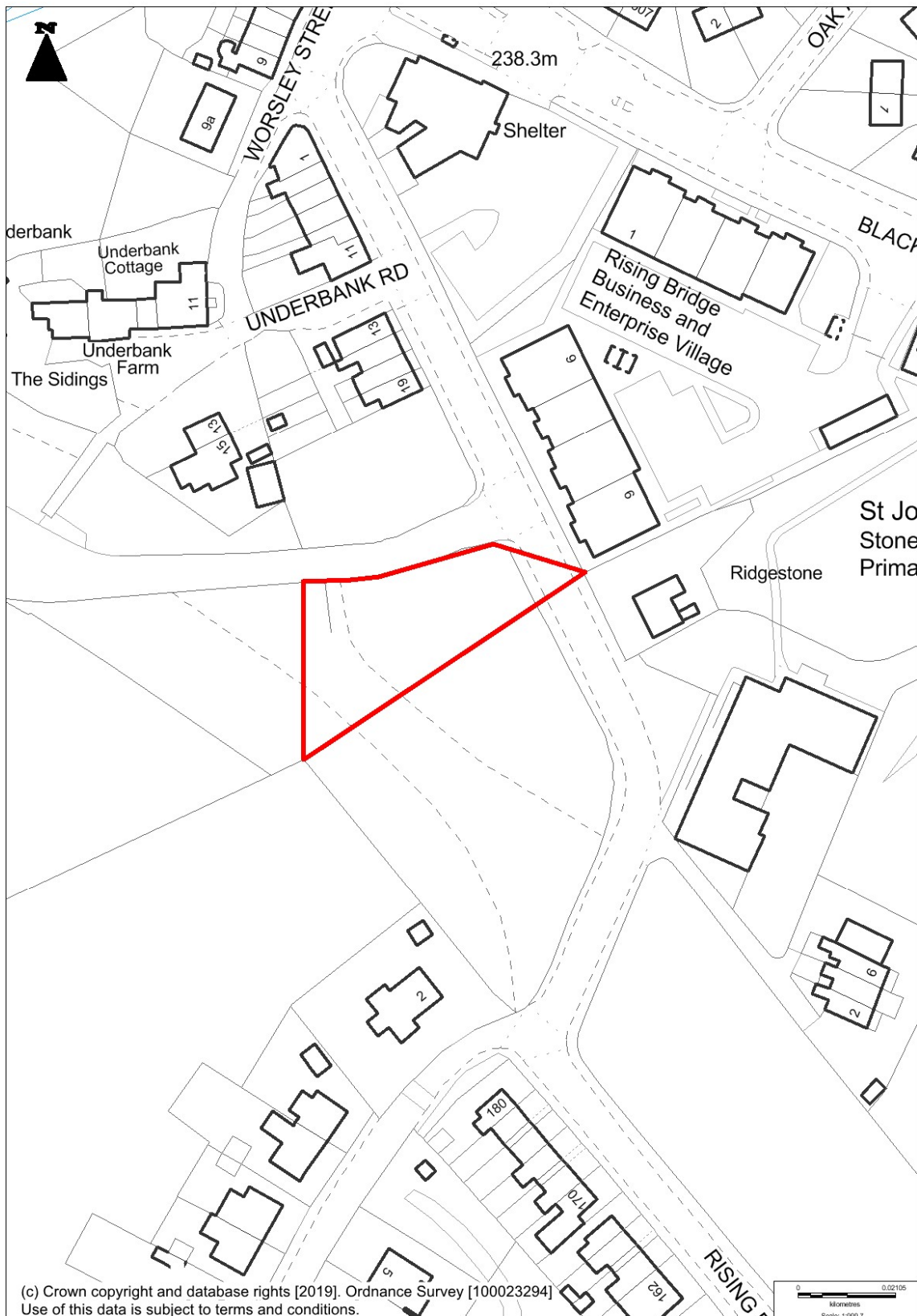
Map 20: Wavell House, Holcombe Road, Helmshore



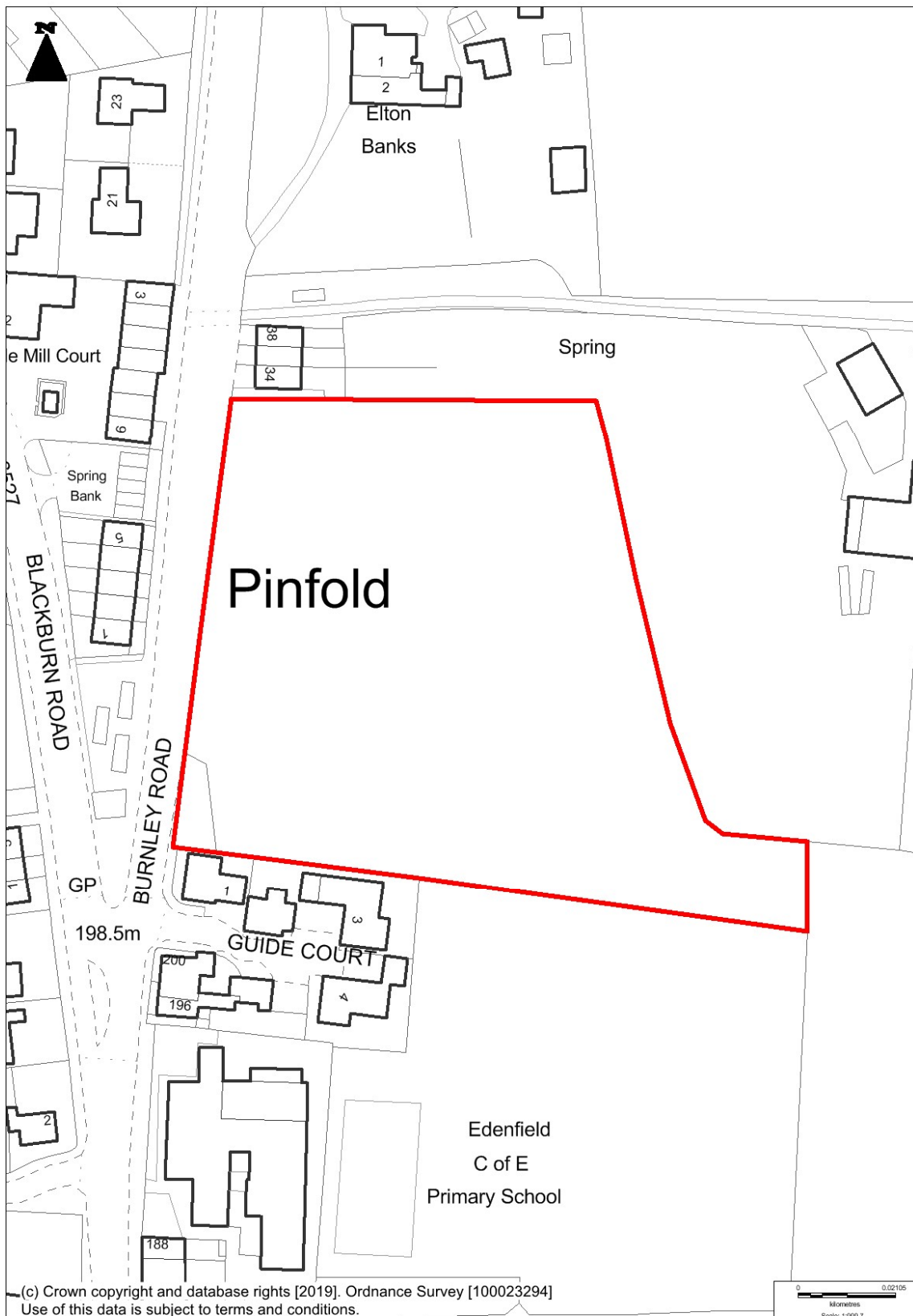
Map 21: Land south of Edinburgh Road, Helmshore



Map 22: Land at Lanxess Urethanes UK Ltd, Rising Bridge



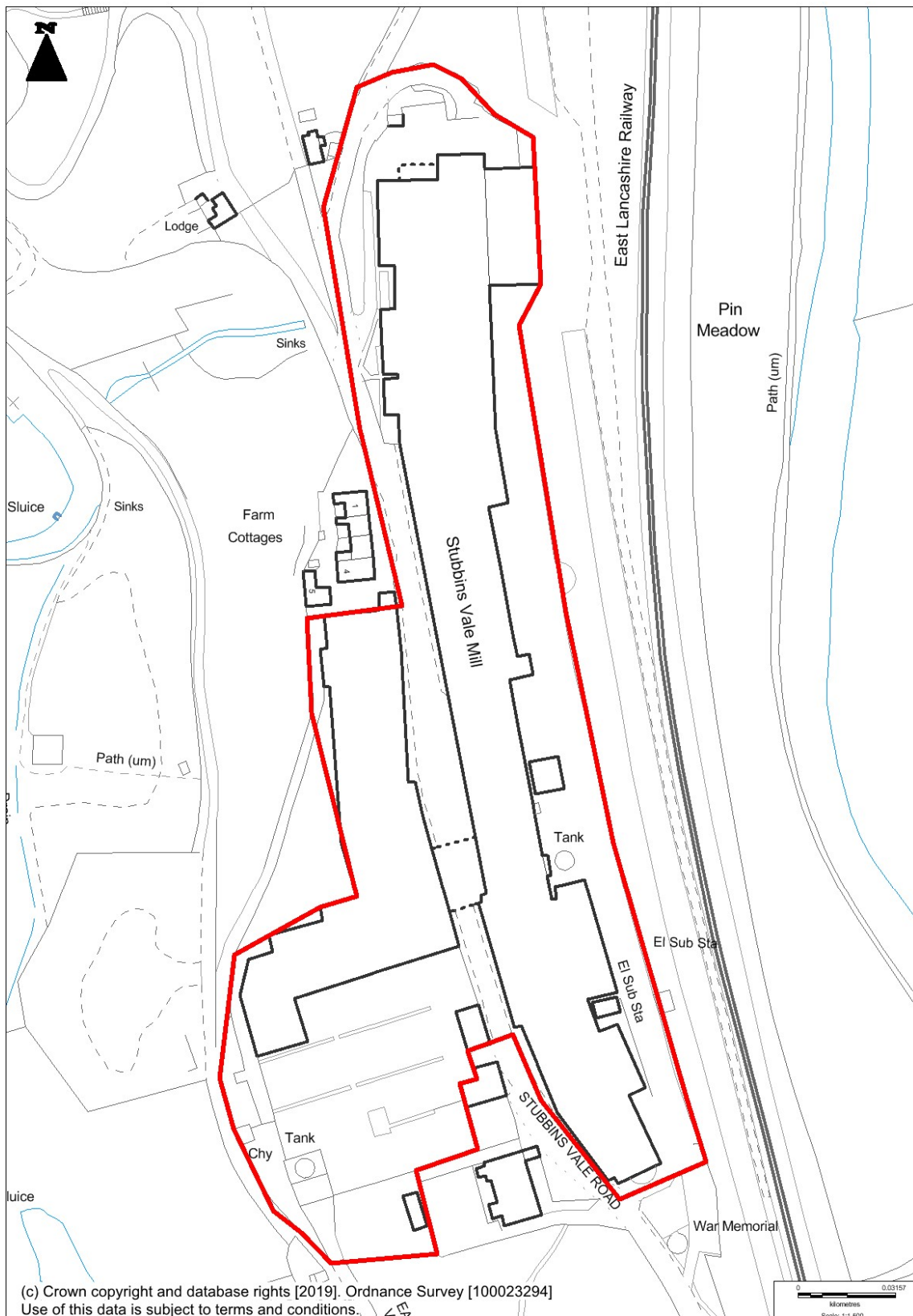
Map 23: Land at Burnley Road, Edenfield



Map 24: Land at Elm Street, Edenfield



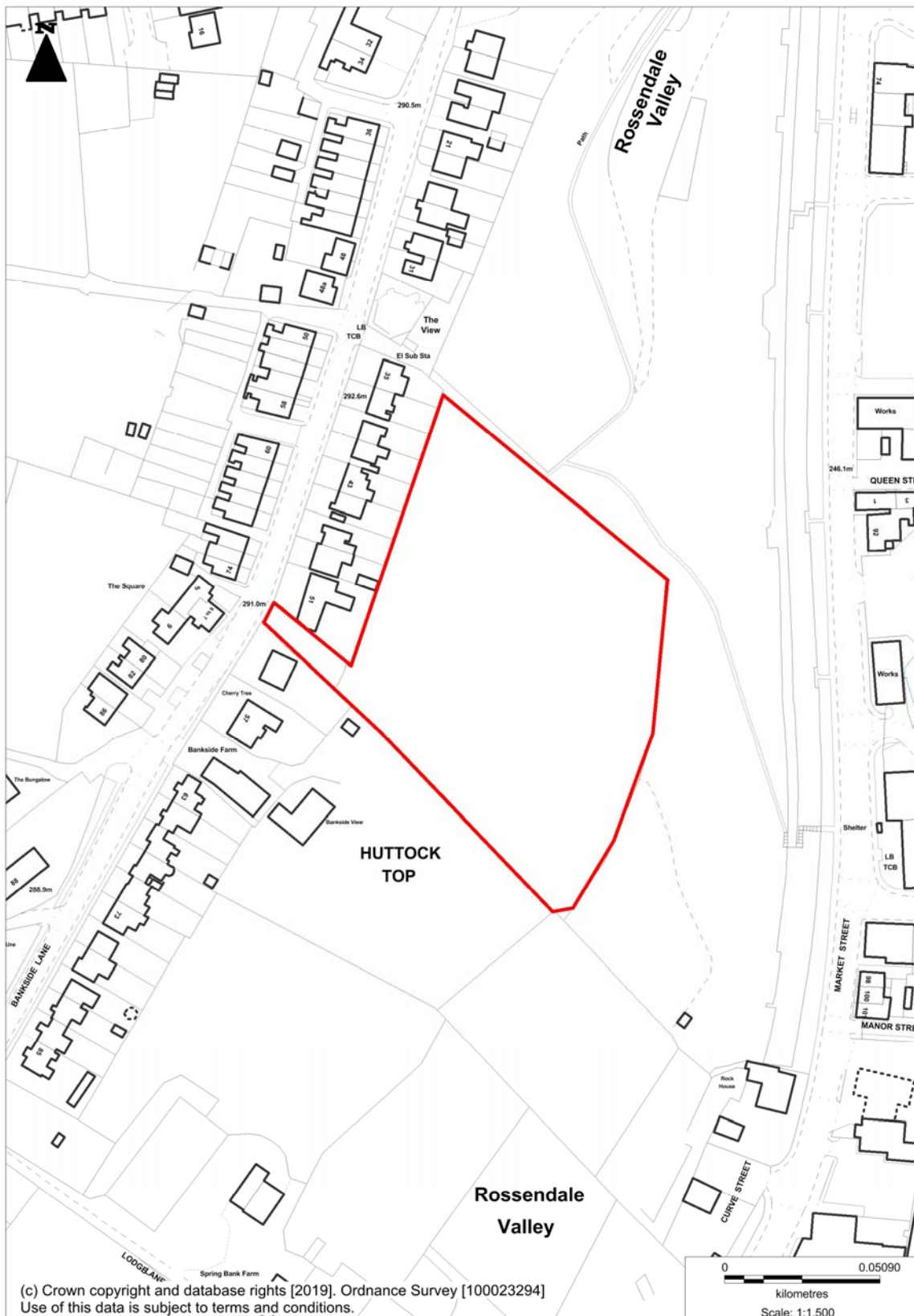
Map 25: Stubbins Vale Mill, Stubbins



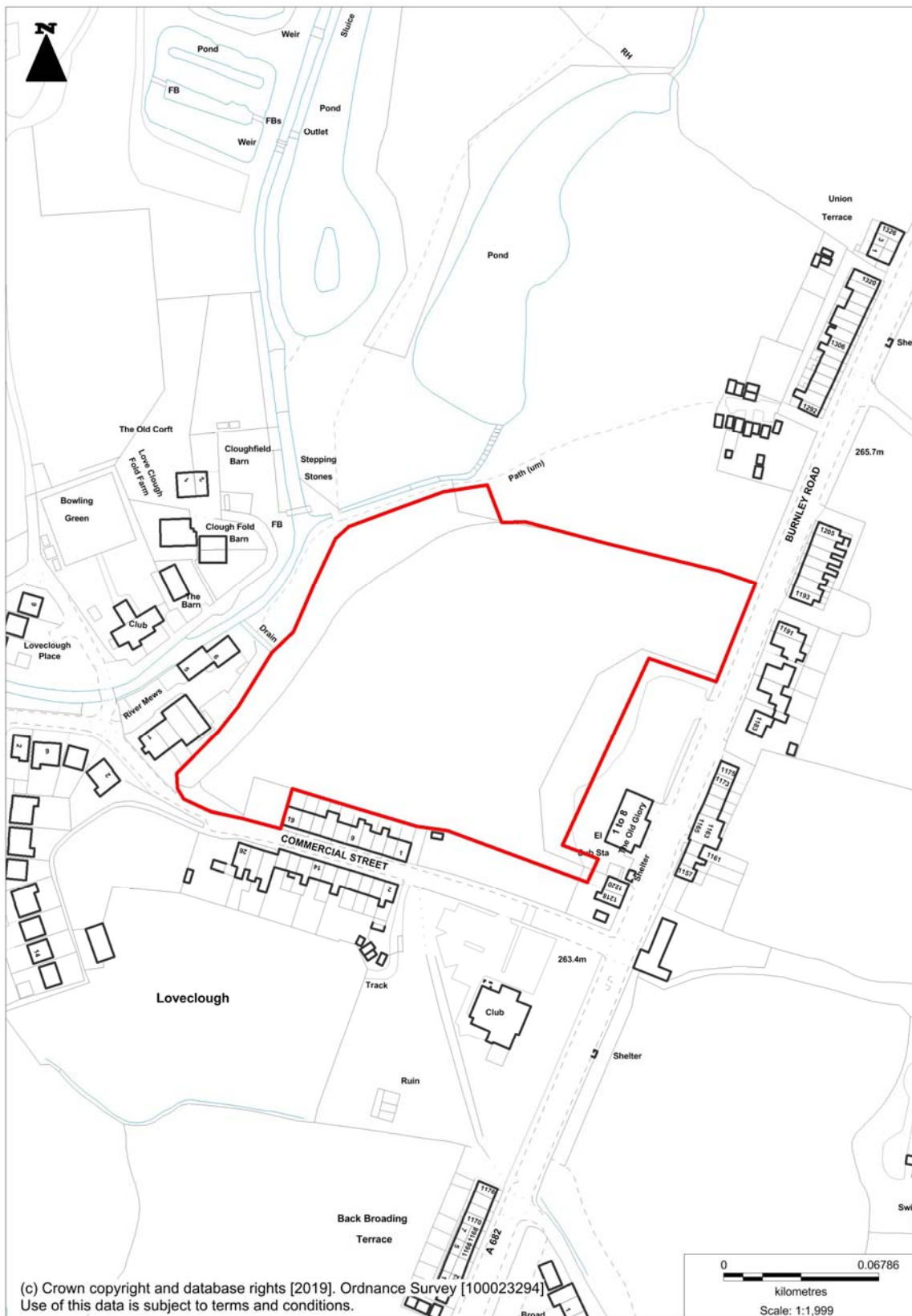
Map 26: Acre Meadow, Edenfield



Map 27: Huttock Top, Bacup



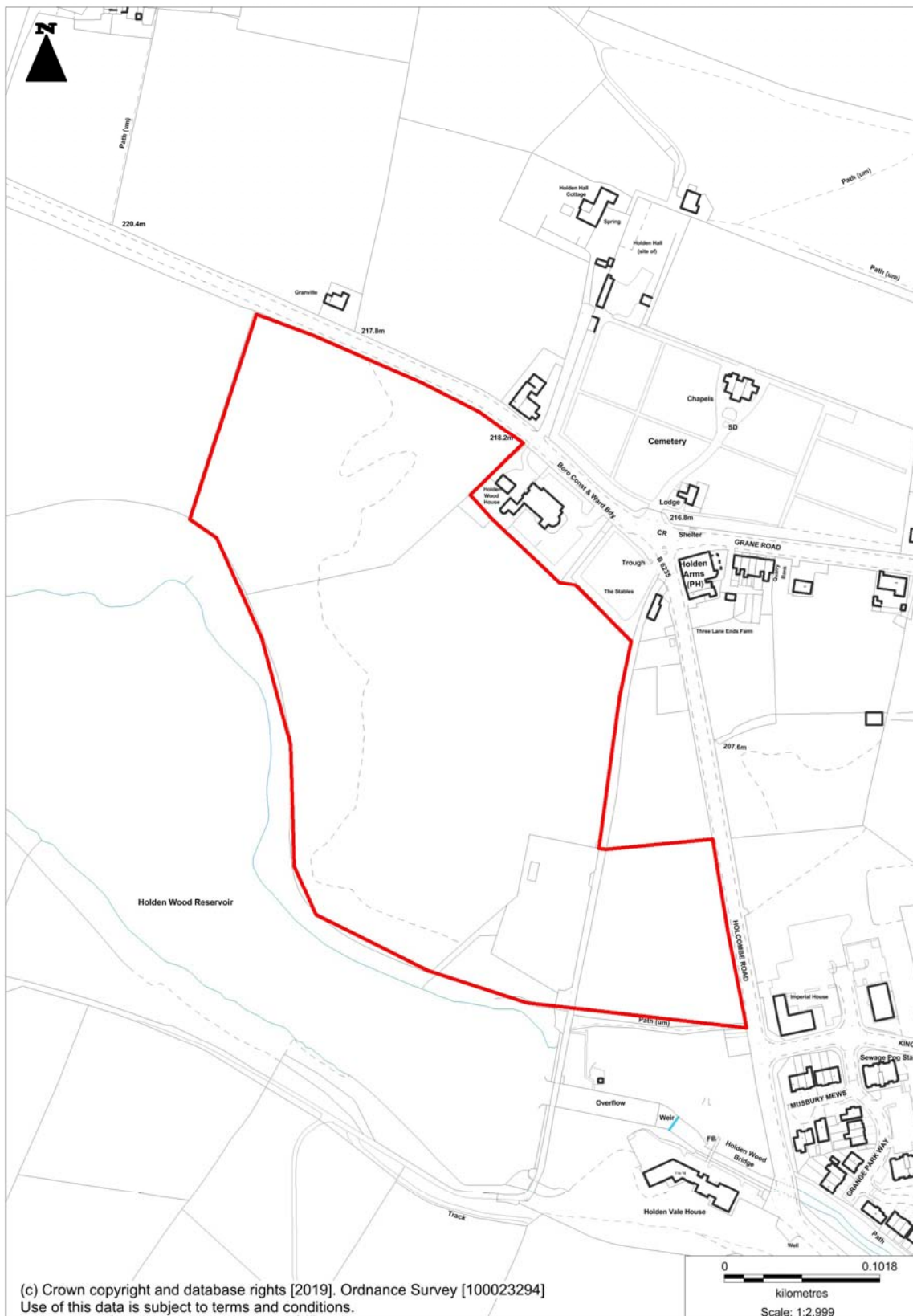
Map 28: Land to rear of the former Glory Public House, Burnley Road, Loveclough



Map 29: Land south of Grane Road, Helmshore



Map 30: Land south of Grane Road and west of Holcombe Road, Helmshore



Map 31: Land south of Lovelough Park and Penny Lodge Lane



Appendix B – New assessments using the Strategic Housing Land Availability Assessment methodology (2018)

- Land at Wavell House and car parking, Helmshore (SHLAA19440).....1
- Stubbins Vale Mill, Stubbins (SHLAA19432).....4
- Land south of Loveclough Park and Penny Lodge Lane (SHLAA19439).....8
- Land south of Grane Road, Helmshore (SHLAA20441).....12

GENERAL INFORMATION

Site Ref **SHLAA19440** Most Recent Source **Local Plan Regulation 19** Site Gross Area (ha) **0.47**

Site Name **Land at Wavell House and car parking, Helmshore**

Greenfield versus Brownfield **Brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Offices and car parking**

Characteristics of the site reducing the development area **N/A**

Area available for development **0.47** Net Development Area (ha) **0.42** Density **50 dwellings per hectare**

Yield calculated **21** Yield proposed by applicant **14** Current planning permission



Crown Copyright. Licence no.: 100023294

AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **landowner willing to sell the site or to deliver residential units in the medium to long term**

Comments **The landowners are willing to re-develop the site for residential use as evidenced in the statement submitted during the Local Plan examination (EL2.071b).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Existing access from Holcombe Road**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **Approximately 2.1km to A56 junction with Grane Road**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **Site adjoins a bus stop with hourly service to Haslingden and Rawtenstall (11)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments 600m to Helmsore Primary School via footpath 14-2-FP369

Access to secondary school access within 5km (approximately 3 miles)

Comments Approximately 1.3km to Haslingden High School via footpath 14-2-FP369

Access to GP surgery access within 3km (1.8 miles)

Comments Approximately 2.8km to Haslingden GP surgery

Access to a local centre or convenience shop access within 1.5km (approximately 1 mile)

Comments Approximately 800m to local shops on Broadway via footpath and 1km by road.

Access to a park or play area access within 1.5km (approximately 1 mile)

Comments Within 500m to Snig Hole Park

Flood risk less than 50% in flood zone 2 or affected by medium surface water flood risk

Comments Within Flood Zone 2. Low risk of surface water flooding.

Ecological value not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas

Comments

Recreational value no recreational value

Recreational value comme

Heritage assets site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area

Comments Higher Mill is a Scheduld Monument situated in the vicinity.

Landscape value low landscape impact

Comments Reservoir Valleys Landscape Character Type. However, this is a brownfield site, so the landscape impact is likely to be minor.

Land contamination potential contamination issues or known issues but capable of remediation

Comments Potential contaminated land due to previous uses

Mineral sterilisation not within a Mineral Safeguarding Area or surface coal area

Comments

Land instability if no known issues and situated in a low risk development area

Comments

Proximity to dangerous structures not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties and garage to the north, residential properties to the east and south. Open land to the west.

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Demolition or conversion of the existing buildings

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The landowners have stated their willingness the re-develop the site for residential use during the Local Plan period.

Suitability summary **Suitable in medium to long term**

Justification The site is situated within the urban boundary and currently in use (or was last used) as employment (offices). The site is fairly accessible to some local services by walking distance (e.g. primary school, local shops and park). Other services are situated further away and future residents are likely to rely on their private cars, especially as the bus service runs on an hourly rate. The re-development of the site to residential use would lead to a loss in employment floorspace. Overall the site could be suitable for residential use, subject to the findings of a land contamination survey.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is situated in a high market value area and despite extra costs identified (e.g. demolition or conversion of existing buildings), the developemnt is likely to be viable and achievable.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification Subject to the findings of a land contamination survey, the site could be re-developed for residential use.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA19432** Most Recent Source **Regulation 19 Consultation** Site Gross Area (ha) **3.09**

Site Name **Stubbins Vale Mill**

Greenfield versus Brownfield **Brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **In use by a manufacturing company and a learning centre. Car parking area. Residential properties.**

Characteristics of the site reducing the development area **Trees, including trees protected by TPO (0.09a). Area at high risk of surface water flooding (about 1.00ha)**

Area available for development **2** Net Development Area (ha) **1.5** Density **40 dwellings per hectare**

Yield calculated **60** Yield proposed by applicant Current planning permission



Crown Copyright. Licence no.: 100023294

AVAILABILITY

Land ownership **single ownership**

Comments **A representation received in October 2018 during the Regulation 19 consultation states the site is owned by Voith Paper Limited.**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The representation stated that the landowner is advertising the site for commercial use. If a suitable buyer is found, the landowner would sell the land, if no interest is received, the landowner would apply for planning permission for residential use. An email received in January 2020 by the planning agent stated that the landowner is still promoting the site for residential use.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments **No knowledge of any legal constraints.**

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access via Stubbins Vale Road**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **Approximately 1km to junction of M66**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments	Approximately 300m to bus stop with access to X41, 972 and 273.
Access to primary school	access within 1.5km (approximately 1 mile)
Comments	Approx. 900m to Stubbins Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	More than 3km to Woodhey High School in Ramsbottom
Access to GP surgery	access within 3km (1.8 miles)
Comments	Approx. 1.3km to GP surgery in Ramsbottom
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Approx. 1.3km to Ramsbottom Town Centre and 1.8km to Edenfield proposed Neighbourhood Parade
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Approx. 1km to Chatterton Recreational Ground
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	Car park, Stubbins Vale Road and area to the east and north of the mill at high risk of surface water flooding.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	The site adjoins Lower Red Lees Biological Heritage Site and part of the site is located within a woodland Stepping Stone Habitat. The woodland area has been excluded from the area available for development.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Footpath 45 goes through the site along Stubbins Vale Road
Heritage assets	site within or adjoins a Conservation Area
Comments	The site is in close proximity to Chatterton Strongstry Conservation Area and is in proximity to 4 listed buildings.
Landscape value	medium landscape impact
Comments	Half of the site is within the Settled Valley LCT while the other half of the site is within Moorland Fringes / Upland Pastures LCT.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	There is potential land contamination due to the former use of the site as a paper mill.
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area

Comments

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties to the north and south. East Lancashire Railway to the east. Wodland area to the west.

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Tanks an electricity sub-station situated on site according to the OS map

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Costs associated with the demolition or conversion of the existing buildings. Also, potential costs for land de-contamination if required.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner is promoting the site for residential use as part of the Local Plan process. However the site is currently in used for employment and for education / training.

Suitability summary **Suitable in medium to long term**

Justification The site is situated within the Urban Boundary and is in use as an employment site. Part the site is also occupied by Ramsbottom Learning Centre. The site is located in proximity to Chatterton Strongstry Conservation Area and 4 listed buildings, therefore a Heritage Impact Assessment would be required to re-develop the site for residential use. Parts of the site that are at high risk of surface water flooding or which include wooded areas have been excluded from the area available for re-development. Public transport is available within 400m from the site and access to services is relatively good. The site could be affected by land contamination due to previous uses and therefore a Land Contamination Survey would be required. The site is considered to be brownfield so potential landscape impacts of a re-development are unlikely to be significant despite the fact that part of the site is located within the Moorland Fringe / Upland Pasture Landscape Character Type. Particular regards to landscaping would however be beneficial, especially for the buffering of the site with the adjoining Biological Heritage Site situated to the west.
The site is in use as employment and its re-development to residential use would result in a loss of employment floorspace and jobs.
Overall the site could be suitable for residential use, subject to the findings of a Heritage Impact Assessment, Land Contamination Survey and Flood Risk Assessment.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is situated in a high value market area and despite the extra costs that could be associated with the conversion or demolition of existing buildings, a development for residential use is considered to be achievable.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification In terms of availability, the landowner is willing to change the use of the land from employment to residential. This would however lead to the loss of an employment site and jobs within the Borough.
The site is considered suitable for residential use subject to the findings of a Heritage Impact Assessment, Land Contamination Survey and Flood Risk Assessment.
Due to its location within a high market value area, the re-development of the site for residential use is considered to be achievable.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref	SHLAA19439	Most Recent Source	Local Plan Examination (2019)	Site Gross Area (ha)	1.7
Site Name	Land south of Loveclough Park and Penny Lodge Lane				
Greenfield versus Brownfield	Greenfield	Designations	None		
Site Location - Urban Area, Countryside or Green Belt	Countryside NOT adjoining the urban area				
Current Land Use	Field				
Characteristics of the site reducing the development area	Pond (0.03ha), Area at high risk of surface water flooding (0.02ha). Grassland steppign stone area (0.02ha)				
Area available for development	1.6	Net Development Area (ha)	1.4	Density	30 dwellings per hectare
Yield calculated	42	Yield proposed by applicant	35	Current planning permission	<input type="checkbox"/>



Crown Copyright. Licence no.: 100023294

AVAILABILITY

Land ownership	unknown ownership
Comments	
Intentions of landowner	developer/landowner willing to deliver residential units in the short term (next 5 years)
Comments	Hollins Strategic Land have submitted a statement during the Local Plan Examination (EL2.060d) describing that they have secured an interest for the site which could be developed by Hollins Homes within a five-year period.
Legal constraints / ownership issues	no legal or ownership constraints known
Comments	

SUITABILITY

Topography	gradient present but can be mitigated
Comments	Relatively flat site with gradient present along the north-east boundary
Vehicular access	access requires improvements
Comments	Access from the adjoining development granted approval for 80 dwellings (outline application: 2018/0554)
Distance to strategic road network	greater than 5.5km (approximately 3.5 miles)
Comments	
Access by public transport	high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)
Comments	Within 400m to a bus stop on Burnley Road with two services (X43 and 743)

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments Approximately 1.3km to Crawshawbooth primary school

Access to secondary school **access within 5km (approximately 3 miles)**

Comments Within 5km from Alder Grange School

Access to GP surgery **no access within 3km (1.8 miles)**

Comments More than 3km to St James Medical Centre

Access to a local centre or convenience shop **no access within 1.5km (approximately 1 mile)**

Comments Approximately 1.8km to Crawshawbooth Local Centre

Access to a park or play area **access within 300m (0.18 miles)**

Comments Within 300m to Loveclough Sports Playing Field

Flood risk **flood zone 1 or low surface water flood risk**

Comments Flood Zone 1. Small area at high risk of surface water flooding along the northern boundary

Ecological value **located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas**

Comments Pond excluded from the area available for development. Site largely within a grassland ecological network corridor and partly within a grassland stepping stone area which has also been excluded from the area available for development.

Recreational value **presence of Public Rights Of Way or informal use**

Recreational value comment Footpath 14-4-FP94 along the northern boundary of the site

Heritage assets **site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area**

Comments Site situated between Goodshawfold Conservation Area and Loveclough Fold Conservation Area, with some listed buildings located in the vicinity.

Landscape value **low landscape impact**

Comments Within the Settled Valley Landscape Character Type. Fairly prominent site but situated between an existing residential area and a site with outline approval for residential use.

Land contamination **no known issues**

Comments

Mineral sterilisation **if entirely within or partly within a Mineral Safeguarding Area or surface coal area**

Comments Site is largely within a Mineral Safeguarding Area

Land instability **if no known issues and situated in a low risk development area**

Comments

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments Residential area to the north and west, site with outline approval for residential use to the east and open land to the south

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments No extra costs identified

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification A developer stated that they have secured an interest for the site.

Suitability summary **Suitable now**

Justification It is a greenfield site situated within the countryside which is adjoining an existing residential area and another site with approval for residential use. The site is not within walking distance to a GP surgery or local centre but is within 400m to a bus stop with a half-hourly bus service to Burnley or Rawtenstall. The site is likely to have ecological value due to the presence of a pond, therefore an ecological impact assessment would be required. Due to its location in proximity to Loveclough Fold Conservation Area, particular attention to the historic environment would be needed. Please refer to the Heritage Impact Assessment. In terms of landscape and access, the site should be designed in close relation to the adjoining proposed residential scheme. Advice from Lancashire County Council regarding the possible sterilisation of mineral resource should be sought. Overall, subject to the creation of a suitable access, the findings of an ecological impact assessment, historic impact assessment and landscape impact assessment, as well as the advice from the Minerals and Waste Team, the site could be suitable for residential development.

Viability and achievability summary **Achievable now**

Justification The site is situated in a high market value area with no extra costs identified, therefore the site is considered achievable.

Conclusion **Deliverable in the next 5 years**

Justification The site is considered to be available for development. It can be suitable for residential use subject to the findings of further studies regarding the ecology of the

site, historic environment and landscape. Also, advice from the Waste and Minerals Team at Lancashire County Council should be sought due to the presence of a Mineral safeguarding Area.

Delivery (next 5 years)

35

Delivery (6 to 10 years)

0

Delivery (11 to 15 years)

0

GENERAL INFORMATION

Site Ref **SHLAA20441** Most Recent Source **Local Plan Regulation 19 - Omitted Site** Site Gross Area (ha) **6.27**

Site Name **Land south of Grane Road, Helmshore**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Agricultural use (grazing land)**

Characteristics of the site reducing the development area **Stream along the western boundary and small area at high risk of flooding from surface water along the southern boundary.**

Area available for development **5.99** Net Development Area (ha) **4.49** Density **30 dwellings per hectare**

Crown Copyright. Licence no.: 100023294

Yield calculated **135** Yield proposed by applicant **N/A** Current planning permission



AVAILABILITY

Land ownership **single ownership**

Comments **The landowner prompted the site via a Planning Agent at the Regulation 19 stage of the Local Plan.**

Intentions of landowner **landowner willing to sell the site or to deliver residential units in the medium to long term**

Comments **The landowner objected to the site not being allocated for housing in the publication version of the Local Plan. No information regarding the deliverability of the site was provided.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments **No constraints known.**

SUITABILITY

Topography **flat site or very gentle slope**

Comments **The site slopes gently from Grane Road towards Holden Wood Reservoir.**

Vehicular access **access requires improvements**

Comments **Access could be gained from Grane Road, however the current speed limit of this section of the road is 50mph.**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **Approximately 1.2km or 0.7 miles to Grane Road/A56 junction**

Access by public transport **no bus services within 400m (or 0.24 miles)**

Comments **Approximately 440m (0.27 miles) to a bus stop with hourly service 481 (Blackburn - Bury) and 540m (0.34 miles) to bus stop with service 11 running four times**

	a day (Haslingden - Rawtenstall).
Access to primary school	no access within 1.5km (approximately 1 mile)
Comments	Approximately 2km (or 1.3 miles) to Haslingden Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	Approximately 3.5km (or 2.19 miles) to Haslingden High School.
Access to GP surgery	access within 3km (1.8 miles)
Comments	Approximately 2km (or 1.24 miles) to Haslingden Health Centre
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	Approximately 1.8km (or 1.14 miles) to Haslingden Town Centre boundary
Access to a park or play area	no access within 1.5km (approximately 1 mile)
Comments	Approximately 1.7km (or 1 mile) to Haslingden Sports Centre
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Stream along the western boundary and small area at high risk of flooding from surface water along the southern boundary.
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Site adjoins Haslingden Grane, Valley and Reservoir BHS, also identified as a Woodland Core Area. Site is within the West Pennine Moors SSSI Impact Zone. Grassland Stepping Stone Habitat to the north across Grane Rd.
Recreational value	no recreational value
Recreational value comment	No public rights of way identified within the site.
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Closest listed building is St Stephen on Grane Road. Other listed buildings are Clod Farm and Kiln Field Farm situated in the surrounding hills.
Landscape value	medium landscape impact
Comments	Site is mainly within the Reservoir Valleys landscape character type with the remaining part along Grane Road within the Settled Valleys Landscape Character Type.
Land contamination	no known issues
Comments	No known or potential contamination issues on site.
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if severe instability issues or entirely or partly within a high risk development area

Comments	A band of land within the southern section of the site is within a development high risk area
Proximity to dangerous structures	not within any HSE consultation zones
Comments	
Bad neighbour	site in residential or retail area
Comments	The site is in a rural area surrounded by Holden Wood Reservoir to the south, grazing land to the east and west, Grane Road to the north and a sewage treatment work and residential properties to the west.
Constraints due to utilities	no known utilities infrastructure on site
Comments	

ACHIEVABILITY

Extra costs of development	no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)
Comments	
Market area	high value market area (£190 to £210/sqm)
Comments	

CONCLUSION

Availability summary	Available now
Justification	The landowner objected to the site not being proposed for housing allocation in the Local Plan. So it is considered that the landowner is willing to develop the site and that the site is available.
Suitability summary	Not suitable
Justification	The site is situated in the countryside and does not adjoin the existing Urban Boundary (nor the proposed Urban Boundary change in the Local Plan submission version). It is quite isolated from services and the nearest bus stop is situated over 400m. So future residents will be relying on private cars to access services and commute to work. The site adjoins a Biological Heritage Site and is within the West Pennine Moors SSSI impact zone for development of 50 dwellings or over outside settlements. Furthermore, the site is within the Reservoir Valleys Landscape Character Type which is not considered suitable for development. A band of land within the southern section of the site is also partly situated within The Coal Authority high risk development area. The site is not considered suitable for development due to its location which would not provide a sustainable form of development and which would have potentially high landscape impact.
Viability and achievability summary	Achievable in medium to long term
Justification	The site is situated within a high value market area and therefore is considered to be viable.
Conclusion	Not developable or not to be included in the SHLAA

Justification The site is available, however it is not considered to be suitable for residential development due to its location which would give rise to a non-sustainable form of development (isolated from local services with poor access to public transport) and its potential significant landscape impacts.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

Appendix C –New Heritage Impact Assessments for omitted sites

Contents

Riverside Business Park – EMP71	2
Haslam Farm, Rawtenstall (southern parcel) -SHLAA16249.....	3
Land opposite 1019 Burnley Road, Rawtenstall - SHLAA16215	4
Parcel 17 - Land between Haslingden Road and A682 including Land at the rear of 198 Haslingden Rd, Rawtenstall	5
Land east of lower Clowes Road (west of Lomas Lane), Rawtenstall –SHLAA16243	7
Land at Moorland Rise, Haslingden -SHLAA16395	8
Land south of 51 Rising Bridge Road, Rising Bridge - SHLAA16343	9
Land at Hud Hey, Haslingden – EMP09.....	10
Toll Bar Business Park, Stacksteads SHLAA16093.....	15
Hugh Business Park, Stacksteads – SHLAA16115.....	18
Wavell House, Helmshore.....	19
Land at former Cam Mill, Helmshore – SHLAA16300	20
Land at Burnley Road, Edenfield– SHLAA16258	23
Land at Elm Street, Edenfield – SHLAA16268	26
Stubbins Vale Mill, Stubbins Vale Rd	27
Extension to H13 – Land south of Commercial Street, Loveclough.....	29

Site	Riverside Business Park – EMP71
Description of site	
Heritage assets potentially affected	Grade II – Holme Bridge
Significance	6/205 Holme Bridge - - II Bridge, probably late C18. Coursed simply-dressed sandstone. Vernacular materials used in formal style: 2 segmental arches with rusticated voussoirs, a pilaster at each end and another to the pier, which has a cutwater; band, and slab-walled parapet (part replaced by rubble).
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	Increased traffic of varied weights will have a direct impact on the bridge.
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	Main concerns are in respects to the additional traffic movement and weight onto the bridge. Structural assessment will need to be undertaken and high level weight restrictions added.

Site	Haslam Farm, Rawtenstall (southern parcel) - SHLAA16249
Description of site	
Heritage assets potentially affected	No Predicted Heritage Impact
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	

Site	Land opposite 1019 Burnley Road, Rawtenstall - SHLAA16215
Description of site	
Heritage assets potentially affected	No Predicted Heritage Impact
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development : Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	

Site	Parcel 17 - Land between Haslingden Road and A682 including Land at the rear of 198 Haslingden Rd, Rawtenstall
Description of site	The site is a long linear strip which runs between the A682 and Haslingden Road to the North. The site lies to the East of the centre of Rawtenstall and is directly opposite the New Hall Hey Industrial Park and Hardman's Mill.
Heritage assets potentially affected	Grade II Hardman's Mill Grade II Cribden School House
Significance	<p>GV II</p> <p>Cotton mill, later C19. Dressed sandstone, flat roof (detached chimney q.v.). Long rectangular plan, 20 x 4 bays. Four storeys with Lombard frieze to parapet; south front has projecting 5-bay centre (offset slightly to right) with secondary parapets to left and right lettered in relief respectively HARDMAN BROTHERS; flat-headed 20-pane windows on all floors, basket archway at right (east) end leading through from rear. Rear has in the centre a latrine turret (3 latrines on each open deck) and another turret with windows (probably stair turret), and next to the archway at the east end a single-storey engine house with pavilion roof.</p> <p>6/201 Cribden House School - - II</p> <p>Large house, formerly known as Brynbella, for Whitehead family, later C19, now school. Sandstone ashlar (rock-faced rear), hipped slate roof. Double-pile 4-bay plan. Two storeys, in classical style, with rusticated quoins (vermiculated at ground floor), string courses on 2 levels, modillioned cornice. Symmetrical garden front (east) with 2-bay centre breaking forwards, 4 French windows at ground floor, all with panelled jambs, consoles and pediments, those in the centre segmental, and at 1st floor 4-pane sashes with lugged architraves. Two-bay left return wall matches centre of garden front. Re-entrant angle with service part to rear (also to drive) contains square porch with channelled rustication, round headed doorway in one side and matching window in other side, and balustraded parapet. Interior: staircase and decorations contemporary with building.</p>
Contribution site makes to significance	The site forms part of the immediate setting of the Grade II Hardman's Mill and also of the wider setting of the Grade II School House.
Possible impact of loss of site and development on significance of asset	The site does form part of the setting of the Mill and also as noted, of the School House. While there is acceptance that there has been the development at New Hall Hey, this would see the linking up of sites. The site also has a substantial number and band of mature trees which offer screening for the row of houses off Haslingden Road and

	also the Listed School House.
Secondary effects e.g. increased traffic movement	This would see further increase of traffic to the area on a road network which is already at capacity.
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	The line of development would need to be pulled in from the west so that the line is past Oakley Street. Any development would not be permitted to be of a standard form. Large scale box units would not be acceptable. Materials will need to be well considered, ensuring that the use of large scale steel sheeting or cladding are not permitted. The layout would also need to ensure that it is well divided and the massing broken up.
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	The development should ensure that it is located to the mid band of the plot. The existing trees on the site should be retained at all costs as they assist with natural buffering with views looking onto the Conservation Area. Any trees which are required to be removed shall be replaced with semi-mature trees of a native species. Additional planting will be required along the road frontage.
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	Acceptable subject to, line of development to be pulled in from the west so that the line is past Oakley Street. Any development would not be permitted to be of a standard form. Large scale box units would not be acceptable. Materials will need to be well considered, ensuring that the use of large scale steel sheeting or cladding are not permitted. The layout would also need to ensure that it is well divided and the massing broken up. The development should ensure that it is located to the mid band of the plot. The existing trees on the site should be retained at all costs as they assist with natural buffering with views looking onto the Conservation Area. Any trees which are required to be removed shall be replaced with semi-mature trees of a native species. Additional planting will be required along the road frontage.

Site	Land east of lower Clowes Road (west of Lomas Lane), Rawtenstall –SHLAA16243
Description of site	
Heritage assets potentially affected	No Predicted Heritage Impact
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	

Site	Land at Moorland Rise, Haslingden - SHLAA16395
Description of site	
Heritage assets potentially affected	No Predicted Heritage Impact
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	

Site	Land south of 51 Rising Bridge Road, Rising Bridge - SHLAA16343
Description of site	
Heritage assets potentially affected	No Predicted Heritage Impact
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	

Site	Land at Hud Hey, Haslingden – EMP09
Description of site	The site is located to the North West of Haslingden Town Centre. It forms part of the complexes of the former Britannia and Albert Mill. Both Mills appear to be underused sites. It is an existing employment site.
Heritage assets potentially affected	Grade II Britannia Mill + associated curtilage Listed buildings Non Designated Heritage assets – Albert Mill and associated buildings
Significance	<p>Former textile mill for cotton weaving, 1855 with alterations in 1895 and 1916.</p> <p>MATERIALS: mainly local yellow sandstone, squared and laid to courses, some later alterations in brick. Welsh slate roofs.</p> <p>LAYOUT: three storey preparation block with a chimney, boiler house then engine house arranged in sequence beyond the east gable. The north light weaving shed extends around the south and east sides of this arrangement with a two storey office building rising through the south east corner. The three storey block added in 1916 extends to the north of the preparation block, flush with the latter's west gable. The mill yard extends east of this extension, along the northern side of the original buildings.</p> <p>PREPARATION BLOCK: Exterior: this three storey, eight bay building is orientated east-west with a single, double-pitched roof. Fenestration is regular with tall, segmentally arched windows with stone slab sills, mainly retaining 12 pane fixed light timber windows. The ground floor north elevation has modified openings, with brick jambs and concrete lintels. The gables are stone coped, the east retaining the scar line thought to be that of the original two storey engine house. The ridgeline adjacent to the west gable is pierced by a square projection housing the headgear of the internal hoist. Interior: all three floors have a central row of cast-iron columns supporting substantial timber beams, with timber joists spanning between these beams to support floorboards. The columns are cylindrical and hollow, those to the ground and first floor being of identical appearance, featuring a flat bolting plate on their north side for a line-shaft hanger, the plate designed to allow a degree of height adjustment for the line shaft. The columns on the second floor are thought to be late-C19 or early-C20 replacements and have multiple flat bolting faces for line shaft hangers. The building retains other evidence of the power transmission system including bearing boxes built into the walls, and bolt holes through ceiling beams for</p>

hangers. Linkage between floors is via a brick-walled stairwell in the south east corner, and via an inserted hoist placed centrally to the west gable. The ground floor has been subdivided with later partitions, the upper floors being open. The roof is supported by queen post trusses, the top floor ceiling beams acting as tie beams. The attic is floored, but only accessed via a ceiling hatch.

1916 EXTENSION BLOCK: Exterior: this three storey, seven bay block is orientated north-south, extending from the west end of the north elevation of the original Preparation Block. The building's roof is transverse, consisting of three two-bay spans, with a single bay span at the north end. The building is constructed of regular, machine-cut, rusticated yellow sandstone blocks laid to regular courses bedded with cement. Windows are very regular, and include four to each floor of the north elevation as well as to all seven bays to both east and west elevations. Windows have sandstone slab lintels and sills, most retaining 12 panes, fixed-light timber joinery. Some openings have been blocked or converted to doorways. On the ground floor, the two bays at either end of the east elevation are occupied by large loading doors with steel lintels. Rising from the north west corner of the building is a small chimney. Interior: all three floors have a central row of cast-iron columns supporting steel beams which in turn support timber joists and floor boards. The top floor is open to the roof and its columns support the timber roof structure. The columns on all floors incorporate bolting faces for line shaft hangers with the exception of the southern two columns on the ground floor. These are in the one part of the building that is divided off from the rest, being a loading bay with a floor of stone sets and flagstones and a hoist and conveyor belt rising to the upper floors. Linkage through to the earlier preparation block to the south is via doorways on the ground and first floor. On the top floor there is a three bay wide break-through supported by a steel joist held up by iron columns.

POWERPLANT: Exterior: the engine house is of rubble sandstone construction with dressed sandstone quoins. The building is attached to the weaving shed and boiler house so that only the north wall is external, this being set back from the mill yard and having a tall, central window with a slightly embellished cast-iron lintel incorporating the date 1895. The lower portion of the window is blocked with brickwork. The top of the engine house carries a cast-iron water tank that also has a degree of embellishment. The boiler house to the west is utilitarian and thought to be a later build being of machine made brickwork. The chimney is considered to date to the 1850s and survives to full height (about 30m). It gently tapers and is built of regularly coursed sandstone blocks, with a simple band near the top. Interior: the

	<p>northern third of the engine house has been subdivided off to form part of an electricity substation. The engine house retains one transmission shaft with belt wheels that survives in situ, extending west from the engine house to the east gable of the preparation block. Various blocked openings mark the positions of other line shafts and bearing blocks. The boiler house retains coal fired boilers; however these are later heating boilers rather than steam raising boilers.</p> <p>WEAVING SHED: Exterior: single storey with a north-light roof of 10 spans, the perimeter walls being blind and constructed of random sandstone rubble, punctuated only by cast iron downpipes serving the valley gutters. Interior: the weaving shed is undivided internally except for a short section of corridor adjacent to the engine house leading to the mill yard to the north. The timber north-light roof structure is typical of early weaving sheds, having valleys spaced 20 feet (6.1m) apart supported by columns spaced at regular 10 feet (3.05m) intervals. The columns are slim, cylindrical, hollow cast-iron, the majority with a single bolting face for a line shaft hanger. The southernmost run of columns are of a different design, more typical of the late-C18 or early-C19, having an open head through which the line shaft would pass and a horizontal bearing plate for a bevel gear.</p> <p>OFFICE BLOCK: Exterior: this is of four bays, two storeys with a pitched roof covered in Welsh slate. The building is utilitarian with random sandstone rubble walls with stone slab lintels and sills. The building has gable-end stacks and scattered fenestration, the ground floor being better lit than the first floor. Interior: this is undivided, the timber first floor supported by iron stanchions, the ground floor being flagged.</p> <p>Britannia Mill was assessed in 2012 Mills Study and identified as High Significance.</p> <p>Albert Mill – Erected in 1912 of brick. The Mill has surviving machine brick mill, main yard surrounded by offices, tape room, cloth warehouse, engine house, boiler house, with cast-iron water tank inscribed 'Ashton, Frost & Co, Ltd, Engineers, Blackburn' and 'Albert Mill 1912'. Single-storey weaving shed with north facing lights at rear.</p> <p>Assessed in 2012 Mills study, found to be of medium significance, but higher medium given the level of intactness of the site.</p>
<p>Contribution site makes to significance</p>	<p>The site forms an integral part of both Mill complexes. Britannia being the earlier Mill complex, however Albert Mill while being non designated holds as high a</p>

	significance and could potentially be of listable merit.
Possible impact of loss of site and development on significance of asset	Loss of either Mill site would be considered unacceptable. Both Mill sites including all buildings and associated outbuildings shall be retained.
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	Through the development and reuse of the Mill complexes there could be the opportunity to enhance the understanding of the historic Mills sites. There would be opportunity to highlight the significance of the Mills by bringing them back into use.
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	<p>Prior to any consideration of plans it would be required, for each site, to have an Archaeological Building assessment undertaken. This would be undertaken by a qualified Buildings Archaeologist. This would help to inform the understanding of both sites and feed into future applications.</p> <p>The Mill and all associated buildings shall be retained and purposed. All elements shall be retained, including fixtures, fittings and associated Industrial Archaeology. All elements to be retained in situ, unless there is a sound and clearly justifiable reason, of which it would then be expected for the elements to be retained and incorporated into the development as a feature. The Chimney for Albert Mill shall absolutely be retained in perpetuity.</p> <p>Repairs for both mills shall be undertaken using sympathetic traditional techniques and materials. There shall be no use of cement or concrete in any of the development. Both schemes will require engagement at pre-application stage and detailed review of design elements.</p>
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable	<p>Acceptable, subject to the following mitigation. Prior to any consideration of plans it would be required, for each site, to have an Archaeological Building assessment undertaken. This would be undertaken by a qualified Buildings Archaeologist. This would help to inform the understanding of both sites and feed into future applications.</p> <p>The Mill and all associated buildings shall be retained and purposed. All elements shall be retained, including fixtures, fittings and associated Industrial Archaeology.</p>

development)	<p>All elements to be retained in situ, unless there is a sound and clearly justifiable reason, of which it would then be expected for the elements to be retained and incorporated into the development as a feature. The Chimney for Albert Mill shall absolutely be retained in perpetuity.</p> <p>Repairs for both mills shall be undertaken using sympathetic traditional techniques and materials. There shall be no use of cement or concrete in any of the development. Both schemes will require engagement at pre-application stage and detailed review of design elements.</p>
--------------	---

Site	Toll Bar Business Park, Stacksteads SHLAA16093
Description of site	The site is located directly off and immediately next to the mini roundabout between Booth Road and the main A681 Newchurch Road. The site is a former integrated Mill complex which is almost completely intact. There are some modern additions to the south west of the site which have lesser significance, however the rest of the site holds strong significance to the historic mill complex. The site does face the main road, but is also flanked on the east and west by a mix of terraced housing.
Heritage assets potentially affected	Grade II Stacksteads Mill
Significance	<p><i>Cotton spinning mill, dated 1833 on keystone of original entrance at north-west corner (now enclosed); now shoe factory. Watershot coursed sandstone blocks, stone slate roof with ridge ventilators, some skylights on south side. Rectangular plan of 11x3 windows with 3x2 extension at east end, former engine house at west end (weaving sheds beyond this, modern office block at east end, and extension at south-west corner, are not included in the item). Four and one-half storeys; tall windows of diminishing height, all with straight sills and heads and altered glazing, double loading doors in fifth bay of top floor; triple gutter brackets. At north-west corner, forward extension to gabled engine house has large round-headed wagon-entrance arch, a window above this, and re-entrant wall has clock face at first floor. INTERIOR: former entrance door at right end of ground floor is round-headed, has fanlight with radiating glazing bars, and keystone dated "1833"; stone staircase at west end; 10-bay workrooms with double rows of slim iron columns supporting wooden beams in iron shoes, but engine house of fireproof construction. History: built by the brothers Robert and John Munn.</i></p> <p>The Mill was assessed in the 2012 Mill Study undertaken by Oxford Archaeology and was recognised as having high significance. The Mill is one of few remaining examples in the area which increases its significance due to its rarity.</p>
Contribution site makes to significance	The site forms a good example of an intact Mill complex. There have been some additions to the site as noted which are of lesser significance, however the site is a good example of its type and is recognised by being Listed at Grade II. There is a high level of retention of internal fabric, floors plans and also fixtures and fittings.
Possible impact of loss of site and development on significance of asset	Loss of the Mill complex would be entirely unacceptable and would be considered substantially harmful. The buildings represent a good example of an intact Mill complex and it would be required to retain and convert

	<p>the buildings which are extant. There is the exception of the office buildings to the south west attached to the weaving sheds which could be considered to be removed, however this would be expected to be justified. There should be no further losses to the mill complex as it is considered that the buildings and layout lend well to conversion.</p>
<p>Secondary effects e.g. increased traffic movement</p>	<p>If the Mill complex is converted then it will see an increase in traffic to the area. The area already has a high rate of traffic movement and this will likely put increased pressure on the infrastructure. There would also be a need to facilitate parking, which may cause concerns for the historic fabric of the building.</p>
<p>Opportunities for development to enhance or better reveal significance</p>	<p>There is an opportunity for the Mill's significance to be enhanced and revealed. In its current form the complex is closed off and underused and with making the site residential it would allow for focus to be placed on the quality of the Mill, creating details within the conversion and making use of fixtures and fittings which are extant within the Mill.</p>
<p>Possible mitigation measures</p>	
<p>Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings</p>	<p>The Mill in its entirety shall be retained. Prior to any consideration of proposal a thorough and detailed Buildings Archaeological report shall be undertaken. This will be necessary to gain a full understanding of the complex. As discussed all internal fixture, fittings, detailing and associated equipment to the mill shall be retained in situ. There may be some consideration given to certain areas where fixtures can be relocated, but retained. Consideration will need to be given to the layout of proposed residential units, making best use of the space. Any and all works for the repairs to the walls shall be undertaken using lime mortar only. The roofs shall be repaired in a like for like manner. There will be no consideration for the use of artificial materials. Windows shall be made of timber however metal can be considered. This will come down to the details of which care needs to be taken to ensure glazing bars are thin and reduced. The same for the window frames. Internally the use of plasterboard shall be avoided and the walls shall remain exposed. In consideration of thermal efficiency, there shall be no use of Kingspan, Celotex or any other artificial materials. Wood wool board, wood fibre or similar shall be used. This is essential as the use of poor quality modern insulation will cause long term issues and conflict with the historic fabric. There shall be a detailed pre-application prior to submission of any full application.</p>
<p>Location of development within the site: Topography, open space, landscaping,</p>	<p>There will be limited scope for any additional development on the site and it is considered that this would not be sympathetic to the Mill building.</p>

protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	Could be acceptable, subject to full retention of the Mill complex, detailed Buildings Archaeology report being undertaken at an early stage, by a fully qualified and professional Buildings Archaeologist. The retention of all historic fabric, fixtures and fittings. This will require a detailed Heritage statement which the BA Report will feed into.

Site	Hugh Business Park, Stacksteads – SHLAA16115
Description of site	
Heritage assets potentially affected	No predicted Heritage Impact
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	

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

Site	Land at former Cam Mill, Helmshore – SHLAA16300
Description of site	The site is located to the rear of the housing estate off Edinburgh Road. It is currently open green space with a substantial number of mature trees.
Heritage assets potentially affected	Grade II - No's 250-264 Holcombe Road SAM – High Mill, Helmshore
Significance	<p>Row of millworkers' cottages, dated 1829 on plaque at No. 262; renovated. Sandstone rubble pebbledashed except at rear, stone slate roof with ridge chimney stacks. Double-depth plan, 2 storeys to front and 3 storeys to rear (possibly originally back-to-backs), the right hand end (Nos. 260 to 264) set back. Plain doorways to right (except Nos. 250 and 252, which have doors to left), one window on each floor, all top-hung casements imitating sashes; at 1st floor of No. 262 is datestone lettered O. J. & J. D. 1829. Wear Foot. Musbury. Right gable wall has similar windows, and so has re-entrant wall of No. 266. Rear has similar fenestration on 3 levels, doors at lower ground floor.</p> <p>Scheduled Ancient Monument – Higher Mill, including water course, sluice system and Historic Mill Complex.</p>
Contribution site makes to significance	The proposed development site does form a significant part of the setting of the Historic Higher Mill complex. The proposed total site would encroach upon the further setting of the Mill. The site is also located immediately behind the row of Listed millworkers cottages. There is a good bund of mature trees, however with development this would likely see these lost.
Possible impact of loss of site and development on significance of asset	Would have a negative visual impact on the setting of both the millworkers cottages and the Scheduled Higher Mill complex.
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	None
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout	The development would need to be well considered. The number of units would need to be reduced and the development line pulled north so it is away from the scheduled area and the cottages (refer to appendix). Development shall be restricted to 2 storeys in height. Pre-application for design will be required. The design will need to reflect the area.

and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	The bund of mature trees running along river to the south of the site shall be retained in line with the modified plot boundary.
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	Acceptable, subject to the development boundary being amended (see appendix). Trees to be retained as existing.



ght Rossendale Borough Council Licence Number - 100023294

Rossendalealive
BOROUGH COUNCIL

The base map data used in Online Mapping is reproduced from Ordnance Survey map products with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Rossendale Borough Council License Number - 100023294

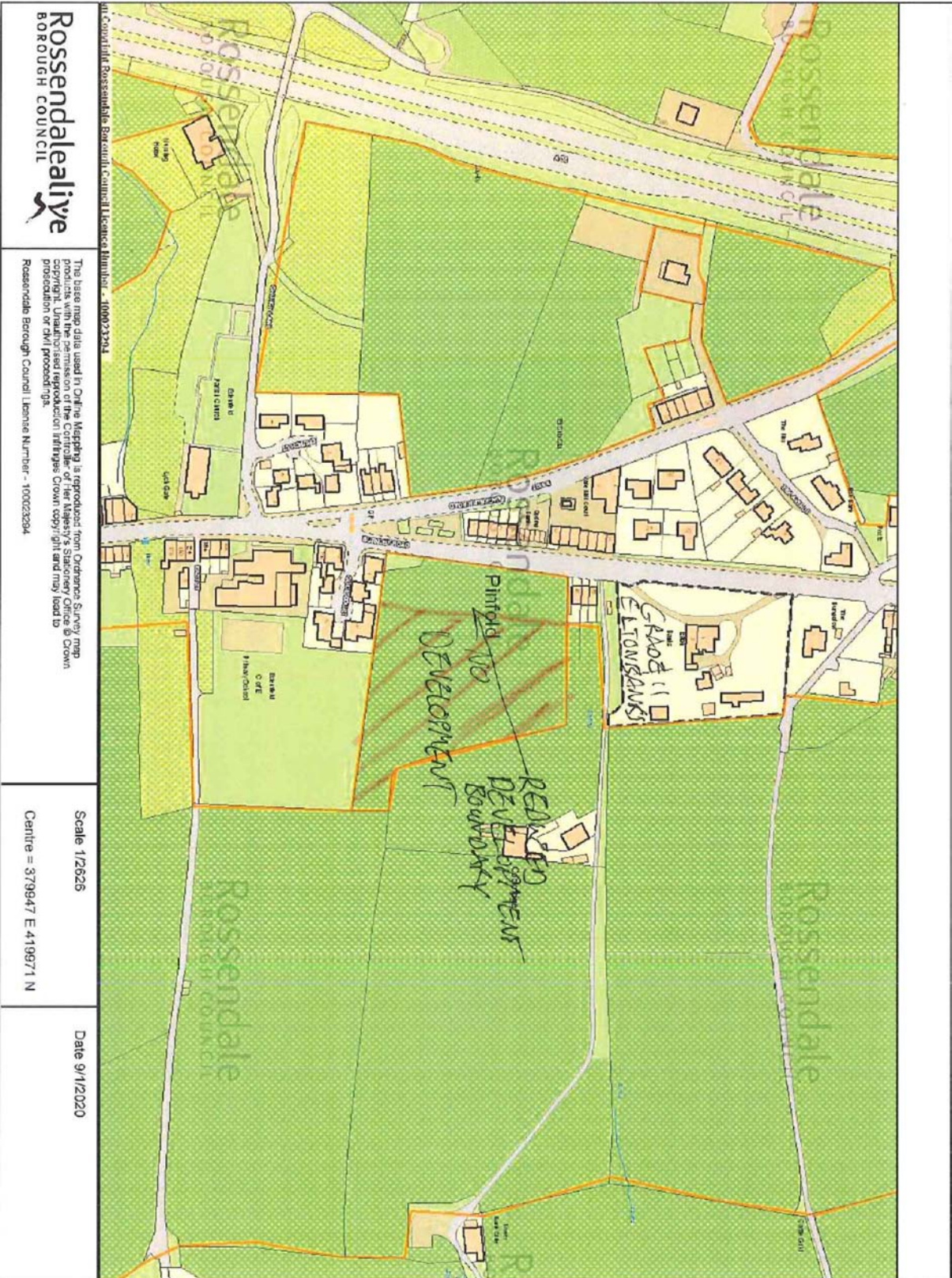
Scale 1/3594

Centre = 377815 E 421867 N

Date 9/1/2020

Site	Land at Burnley Road, Edenfield– SHLAA16258
Description of site	The site is currently open grass land/ grazing land. It is located immediately facing the main Burnley Road and looks back onto the open hillside/ countryside. It forms a natural break in development which is considered positive as it retains some of the open space.
Heritage assets potentially affected	Grade II – Elton Banks
Significance	<i>House, early C19. Dressed sandstone (coursed rubble sides and rear), slate roof with ridge chimney and gable chimneys. Four bays, the right half double-pile under 2-span roof. Two storeys, in simple classical style, with 1st floor band and moulded gutter cornice; round-headed doorway with open-pedimented Tuscan doorcase, 2 windows to the left, one to the right, and 4 at 1st floor, all sashed, those at ground floor without glazing bars (some internal shutters visible). Sides and rear of less interest,</i>
Contribution site makes to significance	The proposed housing site sits directly to the south of the Grade II Elton Banks. Elton Banks does have the remains of formalised tree planting, however this has diminished and the views are looking out of the grounds of Elton Banks. The development plot falls into a key site line which would impact upon the appreciation of the Listed asset
Possible impact of loss of site and development on significance of asset	There is potential for the development to create a negative visual impact and impact upon the setting of the Listed House.
Secondary effects e.g. increased traffic movement	There will be a greater influx of traffic and with other proposals for the area this could substantially increase. There will also be the associated items related to residential developments.
Opportunities for development to enhance or better reveal significance	None
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	The developable area shall be reduced and restricted so that there would only be development allowed fronting the road. Use of terracing would be appropriate. It is local to the area and would ensure that the existing development line is maintained and not expanded upon. The dwellings will need to look to the local area for examples. There have been other modern developments of which have been of poor quality. The use of artificial materials will not be acceptable. All dwellings will be restricted in height to 2 storey only. The materials should make use of natural stone and slate. Any rear garden/

	<p>amenity space will not be permitted to use timber fencing as a standard. Boundary dividing plots and the perimeter boundary will need to be of a more natural state. The perimeter boundary should look to be dry stone walling (dry stone in the traditional sense, no use of block cores with mortars, but entirely dry built).</p>
<p>Location of development within the site: Topography, open space, landscaping, protection of key views, visibility</p>	<p>Development to be fronting the road. It is unlikely that there will be any garden space to the front as this would be out of place and not in keeping with the area.</p>
<p>Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)</p>	<p>Could be acceptable, so long as the boundary of plots is reduced (see attached appendix).</p> <p>The use of artificial materials will not be acceptable. All dwellings will be restricted in height to 2 storey only. The materials should make use of natural stone and slate. Any rear garden/ amenity space will not be permitted to use timber fencing as a standard. Boundary dividing plots and the perimeter boundary will need to be of a more natural state. The perimeter boundary should look to be dry stone walling (dry stone in the traditional sense, no use of block cores with mortars, but entirely dry built). It is unlikely that there will be any garden space to the front as this would be out of place and not in keeping with the area.</p>



Site	Land at Elm Street, Edenfield – SHLAA16268
Description of site	
Heritage assets potentially affected	No predicted Heritage Impact
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	

Site	Stubbins Vale Mill, Stubbins Vale Rd
Description of site	The site is located in the former Stubbins Vale Mill site. The main Mill has since been lost, however the expansive weaving sheds have been retained and are extant historic fabric.
Heritage assets potentially affected	Non designated Heritage Asset – Stubbins Vale Mill – Extant Mill Buildings and Weaving Sheds
Significance	<p>The Mill complex was built in 1851 as a Woollen Mill. The site was one of the large mill complexes in area. The Mill was in function up to late 1960's, however upon ceasing of use the main Mill was demolished and the weaving sheds and some aspects of the mill were retained.</p> <p>The Mill was assessed in the 2012 Mill survey undertaken by Oxford Archaeology and was noted as being of Medium significance, however high medium due to the retention of such significantly large scale weaving sheds.</p>
Contribution site makes to significance	The site is hugely significant to the Mill complex being sited directly on the area.
Possible impact of loss of site and development on significance of asset	While the site is a non designated heritage asset I would consider that any consideration to the loss of the Weaving sheds and associated buildings would constitute substantial harm of which would be unacceptable.
Secondary effects e.g. increased traffic movement	Development of the site will bring an increase of traffic to the area, of which given the locality would put pressure on the historic structure.
Opportunities for development to enhance or better reveal significance	Given the site has been used for commercial purposes the conversion of the site does present an opportunity to enhance the extant historic fabric and reveal some of its importance to the area.
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	<p>Prior to any consideration of design and development, a detailed Buildings Archaeology report shall be undertaken, this will aid with the necessary submission details. This shall be undertaken by a qualified Buildings Archaeologist. The extant elements of the Mill including the weaving sheds shall be retained and converted.</p> <p>Given the plan form and layout it will lend well to conversion. There may be the needs for increased openings and doors, these should ensure they match the detail of the existing openings. The roof of the weaving</p>

	<p>sheds presents the opportunity to some changes including replacing slates with roof lights and window panes. The roof structure will present a unique opportunity and the structure should be retained and not lost. Any works for repairs to the walls shall be undertaken using lime only. Doors and windows shall be constructed of timber, however the use of metal can be considered, also care needs to be taken to keep window frames and glazing bars to a minimum.</p>
<p>Location of development within the site: Topography, open space, landscaping, protection of key views, visibility</p>	
<p>Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)</p>	<p>Could be acceptable, with the retention of the extant Mill buildings. Prior to any consideration of design and development, a detailed Buildings Archaeology report shall be undertaken, this will aid with the necessary submission details. This shall be undertaken by a qualified Buildings Archaeologist. The extant elements of the Mill including the weaving sheds shall be retained and converted. Given the plan form and layout it will lend well to conversion. There may be the need for increased openings and doors, these should ensure they match the detail of the existing openings. The roof of the weaving sheds presents the opportunity to some changes including replacing slates with roof lights and window panes. The roof structure will present a unique opportunity and the structure should be retained and not lost. Any works for repairs to the walls shall be undertaken using lime only. Doors and windows shall be constructed of timber, however the use of metal can be considered, however care needs to be taken to keep window frames and glazing bars to a minimum.</p>

Site	Extension to H13 – Land south of Commercial Street, Loveclough
Description of site	The site is located to the south of the hamlet of Loveclough. The parcel links onto an existing modern housing development which was completed in the early 90's. It is a proposed extension to H13 which gained outline planning approval in 2018 with matters reserved.
Heritage assets potentially affected	Loveclough Conservation Area.
Significance	The Loveclough Conservation Area was first designated in 1986 recognising the area for its special character. It is a modest area, however it holds high significance.
Contribution site makes to significance	The site forms a part of the wider setting of the Conservation Area. While there is development existing and approved, the plot does still form a part of the appreciation of the area.
Possible impact of loss of site and development on significance of asset	Development has already been approved in the immediate area, however further allowance of development may cause substantive harm, as it would see the merging of developments creating an unacceptable level of development.
Secondary effects e.g. increased traffic movement	The scheme approved at outline has yet to determine the traffic flow and management, however additional allowance of development would create the need for further roads and infrastructure, thus causing a greater impact.
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	I would consider that the boundary line needs to be pulled in from the east. It is fair to say that given the locality and vernacular within the area the materials to be used would have to be of natural stone and slate. The stone could be rock or pitched faced. I would also consider that windows and doors to be constructed from timber. All dwellings would be restricted to two storeys with simple roof plans and with the use of dormers to be resisted. While development might be acceptable on the site, it is considered that the highest standard of design should be achieved. The use of standard and poor quality designs will be resisted.
Location of development within the site: Topography, open space, landscaping,	The development to be pulled in from the east. Detailed Landscaping scheme to be produced, focus to the boundary of the plot.

protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	Acceptable, subject to strict adherence to the mitigation. I would consider that the boundary line needs to be pulled in from the east. It is fair to say that given the locality and vernacular within the area the materials to be used would have to be of natural stone and slate. The stone could be rock or pitched faced. I would also consider that windows and doors to be constructed from timber. All dwellings would be restricted to two storeys with simple roof plans and with the use of dormers being resisted. While development might be acceptable on site it is considered that the highest standard of design should be achieved. The use of standard and poor quality designs will be resisted. The development to be pulled in from the east. Detailed Landscaping scheme to be produced, focus to the boundary of the plot.