

Swinshaw Hall (2020/0014) – Binder 1

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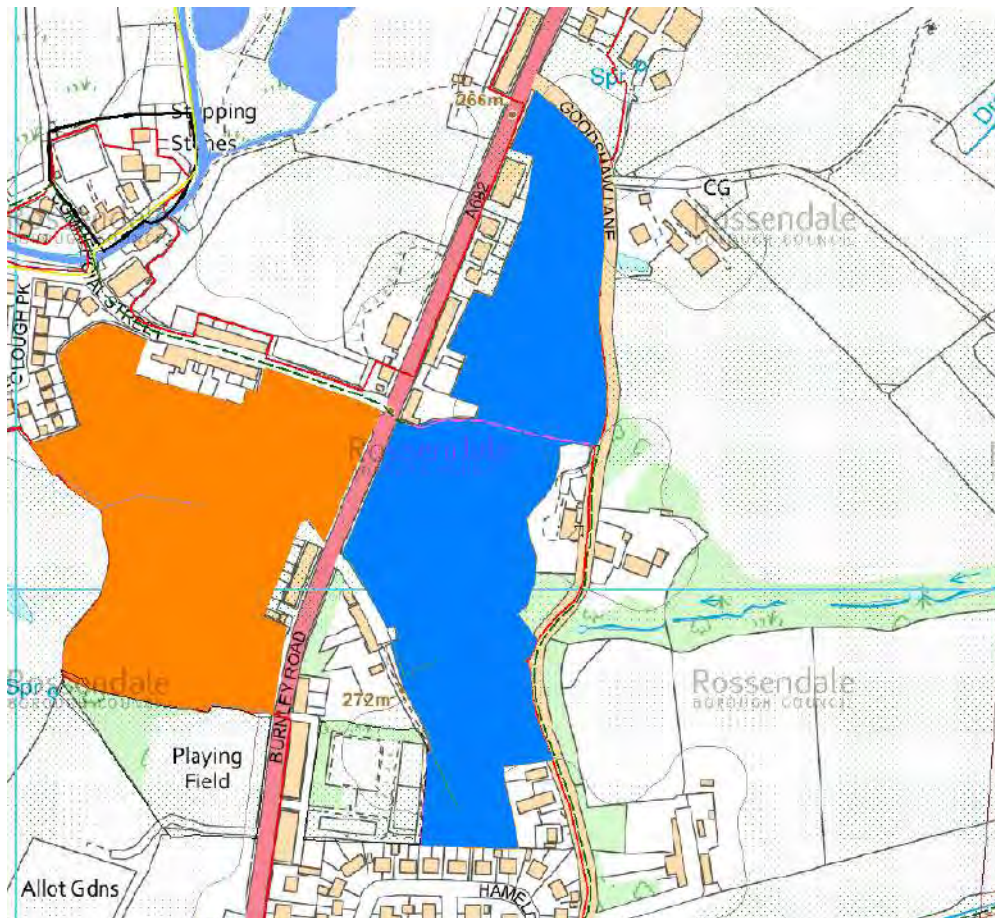
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Dear Sir

**REQUEST FOR PRE-APPLICATION FEEDBACK
PROPOSED LOCAL PLAN ALLOCATION H5
LAND WEST OF SWINSHAW HALL, BURNLEY ROAD, LOVECLOUGH**

We are instructed jointly by landowners *Bryan Reed, Kenneth Ainsworth and David and Diana Isherwood* to submit this pre-application package of information and an associated request for formal written feedback and a ‘virtual’ meeting / telephone conference (as a result of Coronavirus) to discuss the proposed erection of up to 69 dwellings and associated open space on the above site, as highlighted in blue on the plan below (LP draft allocation H5).





The southern tip of the land is owned by Rossendale Council, and as such – while we have no instruction in place to represent the Council – this pre-application approach has regard to that parcel in that it forms part of the wider H5 draft allocation.

Our clients are pleased to see their land proposed to be allocated for housing under site ref H5, and support the suggestion in Table 1 that the site will be delivered in years 1 to 5 of the Plan period.

However, it is our clients' contention – based on the information supporting these representations – that the suggested 47 dwellings (which was little more than a crude estimate based on no detailed analysis work – see for example Inspector's questions 8.3 and 8.4 below) underplays the capacity of the land, and that a figure of up to 69 dwellings is readily achievable and realistic, and would represent more efficient and sustainable use of the land (subject of course to build density and design / layout quality).

Proposed Policy HS5 is reproduced in full for convenience at *Annex A* of this letter.

Local Plan Inspector's Questions

The Local Plan (LP) Inspector has identified '*a number of deficiencies in the Council's evidence base*' and has requested the Council to undertake additional Sustainability Appraisal work and produce evidence on both strategic and site-specific matters.

The Inspector has posed the following 'strategic' questions to the LPA :

8.3	Check how the density of sites was identified and if this is net or gross (with particular reference to comments on density provided in Hearing Statements)
8.4	Provide additional evidence to show how the Council optimised density on sites, with reference to policy HS7 and the list of allocated sites
8.5	Sensitivity check the removal of Purpose 4 from the Green Belt study and see whether this makes a difference to the outcome of the assessment
8.6	Provide evidence for all Green Belt (GB) parcels which were recommended for release in the GB study and the reasons why some were not fully assessed for potential development
8.7	Produce clearer site selection evidence which clarifies why there are differences between SHLAA results and final conclusions on sites and provides clearer reasons for the overall conclusions (relating to rejected options). This should include setting out the assessment process for every potential GB site which was assessed for development and how the Council reached the conclusions on suitability and reasons for selection or rejection; within this need to explain why for some small GB site options it was deemed that harm to GB was not outweighed by the need to deliver identified development needs.
8.8	Council to reflect on proposed GB boundary amendment GB(Maior)1 and



The Inspector has also asked the Council to provide further information specific to the Swinshaw Hall allocation H5, as below :

9.1	H5 – Swinshaw Hall Provide correspondence between landowners and RBC re. deliverability of site and add to Examination webpage
MM	H5 – Swinshaw Hall / HS5 Swinshaw Hall Include a specific map which makes clear which part of the site is to be excluded from the developable area i.e. the area which is to be kept open in order to protect the setting of Swinshaw Hall; further wording should be provided in the policy text to explain how this is to be achieved; Check the appropriateness of criteria p) to ensure consistency with NPPF re. heritage and statutory duties – amend if necessary

Further to the above, on 17th March 2020, the Inspector (via the Programme Officer) responded to the landowners as below:

‘I would urge you to work closely with the Council and transport/access and heritage and the Local Highways Authority on access transport issues.’

This pre-application package of information is in response to that urging, and we look forward to ongoing proactive engagement with the LPA, including receipt of its formal pre-application letter, which we anticipate will be forwarded to the Inspector with this letter and all of its enclosures.

Requests / Feedback from LPA

In response to questions put by the Local Plan (LP) Inspector, the LPA has approached our clients and suggested that :

‘it would be very helpful if you could ... begin work on the masterplan ... to be agreed by all the landowners involved.’

The LPA has drawn specific attention to the need to protect the setting of Swinshaw Hall as a non-designated heritage asset, and has suggested that the area of land around this should not be developed. That part of the site is indicated under site ref. 16206 of the SHLAA (shaded green on the plan on the following page).

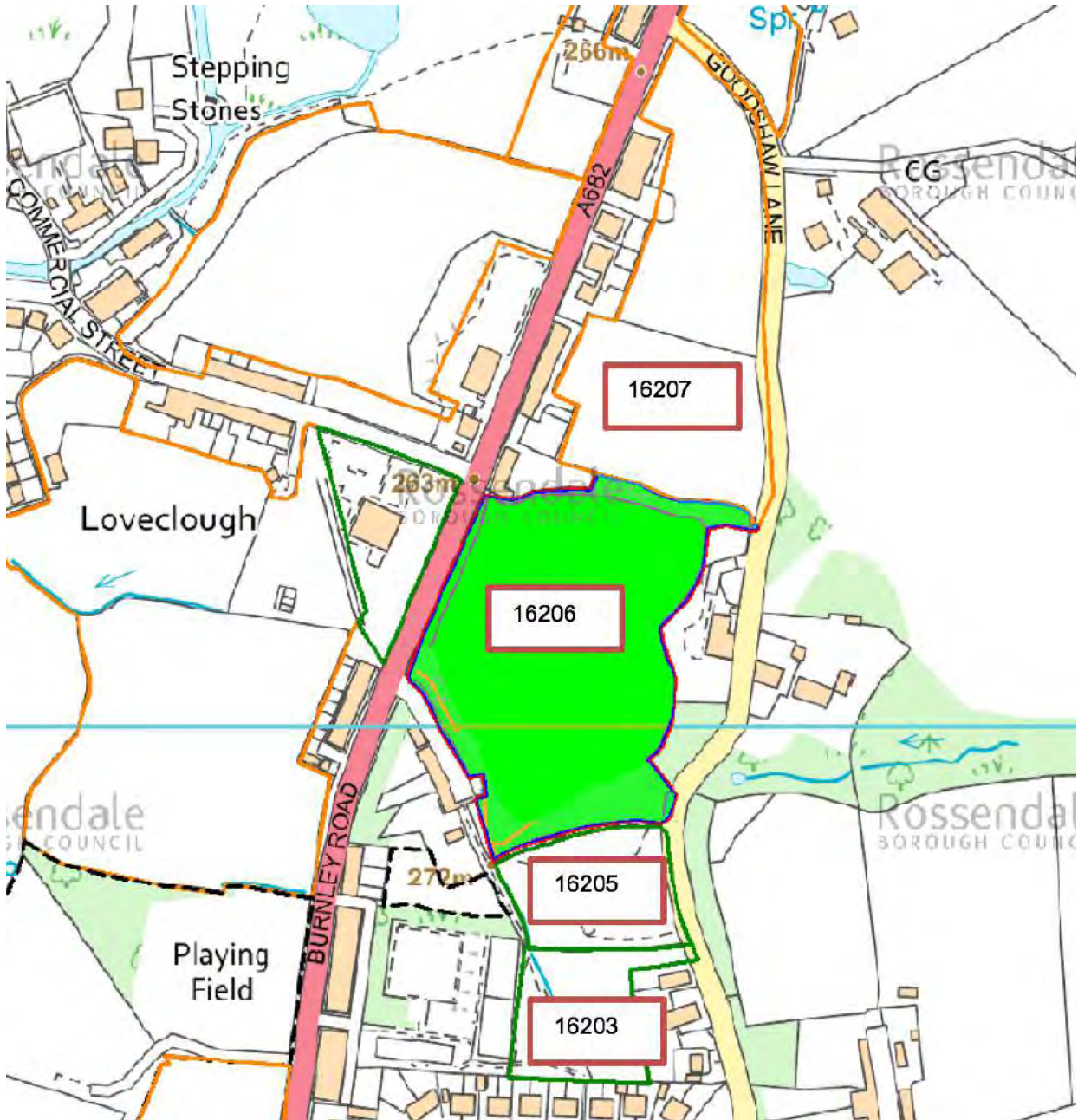
The LPA has also drawn attention to the Heritage Impact Assessment (HIA) has produced by the Council’s Conservation Officer for each part of the site. That suggests that the development of the Council-owned SHLAA site 16203 will have no heritage impact, whilst site 16206 (shaded green above) would cause “*substantial harm*” to Swinshaw Hall, which, while not listed, is identified (and we agree) as a non-designated heritage asset.

However, it is important to note that the NPPF terminology of ‘*substantial harm*’ (or indeed ‘*less than substantial harm*’) only applies to designated heritage assets. It does not apply to non-designated heritage assets such as Swinshaw Hall. As such, the Council’s Conservation Officer has applied incorrect terminology, inadvertently elevating its importance. In the case of non-designated heritage



assets, the NPPF simply requires the LPA to simply make a *'balanced judgement'* in weighing the potential harm against the public benefits that would arise (NPPF Paragraph 197). In this regard, we invite the LPA (and in turn the LP Inspector) to have regard to the review of the Council's heritage appraisal at the end of the Heritage Statement (Graeme Ives Heritage) that accompanies this letter.

SHLAA breakdown of individual parcels that comprise Allocation H5 :



The Council's assessment of each of the above smaller SHLAA parcels is reproduced at *Annex B* of this letter.

The LPA has also explained that the Local Highway Authority has stated that a new / widened access off Burnley Road to serve allocation H5 can be achieved.



The LPA has also advised that the Local Lead Flood Authority has been consulted and has noted that three narrow strips of land suffer from low flood risk surface water. However, the LLFA considers that a carefully considered surface water drainage plan, and with adequate drainage mitigation, could reduce any surface water flood risk within the site, as well as any threat to properties adjacent.

Having regard to the above (and the questions put by the LP Inspector – see below), the Council recommended that the landowners appoint a planning agent and commission an independent heritage assessment.

The Council has also suggested that it would be helpful to confirm what discussions have taken place with housing developers.

The intention of this pre-application approach is therefore to assist both the LPA and the LP Inspector by providing supplementary information that responds to their requests / questions.

The Proposal

The Council's thoughts are sought on the proposed development of site H5 for a housing development of circa 69 (not 47) houses, with associated open space, tree and woodland management, new landscaping and ecological mitigation / enhancement measures (to be determined via future survey work).

We accordingly inviting the LPA (and in turn the Inspector) to consider the following documentation:

- This letter, which summarises the landowners' case
- Correspondence from Maro Developments and accompanying letters from interested housebuilders
- Heritage Appraisal (Graeme Ives Heritage)
- Transport / Access Technical Note (Highways Advice)
- Site Constraints Plan (TPM Landscape)
- Indicative Site Masterplan (TPM Landscape)
- LVIA (TPM Landscape)
- Landscape Design Statement (TPM Landscape)

It is our contention that the the site is well suited to come forward as a high quality housing development on the edge of the built up area of Lovelough, and that such development can readily be achieved whilst respecting the setting of Swinshaw Hall.



The Market Attraction and Deliverability of the Site

Enclosed with these papers is a letter from *Maro Developments Ltd.* Maro is the property arm of the Matalan group of companies. They are successful and reputable developers in their own right, and they also work alongside other developers to deliver a diverse property portfolio with the aim of generating capital growth through direct development and long term investment. The assets that Maro hold and manage represent a mix of both residential and commercial opportunities. The team at Maro have a wealth of knowledge and experience within the property industry, enabling the company to match its portfolio to suit current market conditions.

Maro have been in discussion with the landowners about taking forward the Swinshaw Hall land for some time, and have also held ‘off market’ discussions with certain select housebuilders (pending the outcome of the new Local Plan). This is evidenced in the enclosed paperwork by Maro, and it will be seen that this land is of considerable market attraction, being relatively free from constraints, ‘virgin’ land, and in a village location that has broad appeal and attracts good values.

In the event that the site is allocated, it is fully the intention of the landowners to continue their dialogue with Maro and others, and to market the site openly and with vigour with immediate effect, with a view to reaching agreement with the favoured party on the basis of an early planning submission and a commitment to deliver the new homes in a short timeframe. Certainly it is the intention to have built out the entire site well within the first 5 years of the new Local Plan.

Heritage Considerations

As noted above, the Swinshaw Hall site is not listed or in a Conservation Area, albeit the *Loveclough Fold Conservation Area* is located immediately to the west of the site and there are listed buildings close by (refer to separate *Heritage Briefing Report* by Graeme Ives Heritage for details).

Notwithstanding that, we agree that the Hall is a non-designated heritage asset, and in doing so it is important to be mindful of NPPF §197, which states that :

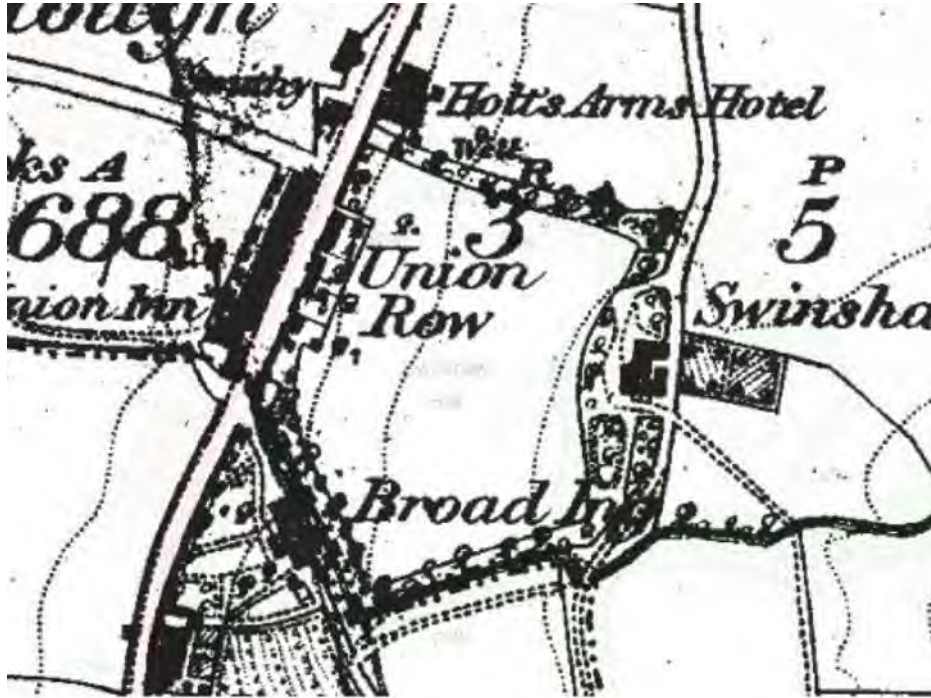
‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’

This letter is accompanied by a *Heritage Briefing Report* prepared by Graeme Ives Heritage, who, prior to establishing his independent consultancy, worked between 2006 – 2015 with English Heritage (now Historic England), and between 2012-15 as its Principal Inspector and Leader of its North West Development Management Team.

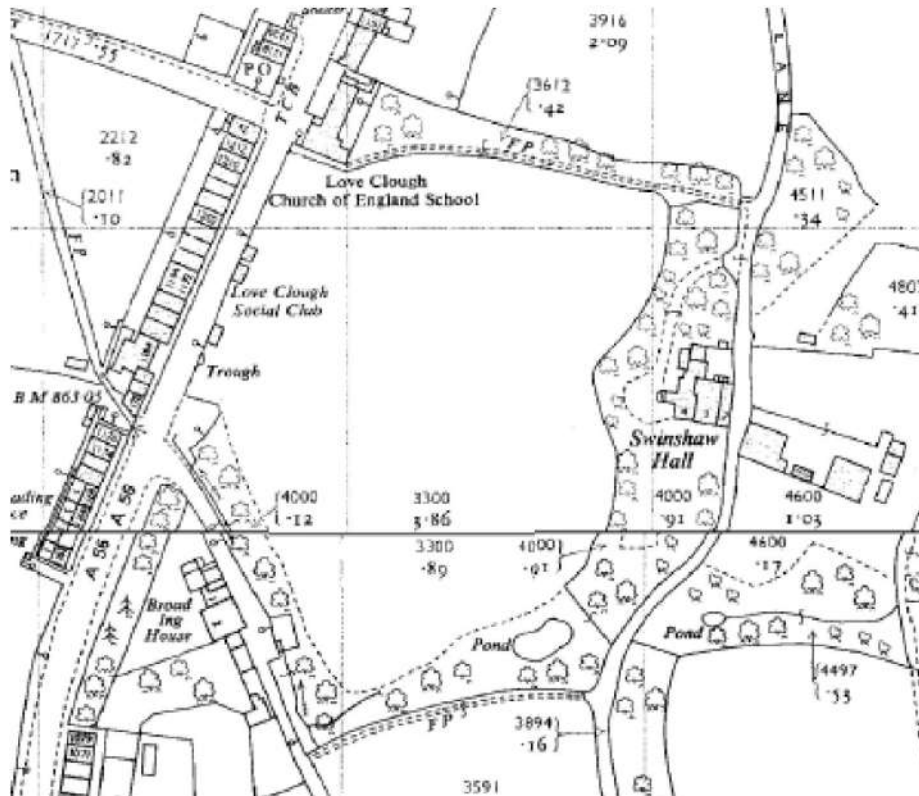
In his report, Mr. Ives identifies the heritage assets that are relevant to the proposed allocation of the site, with reference to the relevant policies and definitions of the National Planning Policy Framework (NPPF), guidance contained in the Planning Practice Guide (PPG), and the associated Historic England guidance on Managing Significance in Decision-Taking in the Historic Environment Good Practice Advice in Planning.



Mr. Ives highlights the first edition Ordnance Survey map (surveyed 1848), which clearly shows a row of properties to the west of Swinshaw Hall, along the frontage to Burnley Road. This was referred to as 'Union Row' (see map extract below).



Mr. Ives considers historic mapping beyond that, including that reproduced below from 1962.





Mr. Ives notes that, although the frontage to Burnley Road is currently open and provides heavily filtered views through the tree cover towards the Hall, this open aspect is a relatively modern characteristic, and buildings have occupied the frontage to Burnley Road for much of the period since the construction of the Hall.

In respect of the site's contribution to the setting of the adjacent Conservation Area, Mr. Ives highlights that the site is located on the eastern side of Burnley Road and is not identified in the Council's Conservation Area Appraisal in any of the key views from the conservation area. The site is largely screened from within the Conservation Area by the profile of the valley side and the buildings located along Burnley Road. The short west-east view along Commercial Street, from within the Conservation Area, is terminated by the former Sunday School building and the trees that stand above it to the east.

Mr. Ives further notes that, in March 2013, full planning permission (Application Reference: 2011/0457) was granted for the erection of 10 dwellings within the site of the Working Men's Club at the corner of Commercial Street and Burnley Road. That site now forms proposed site allocation H13.

In overall terms, Mr. Ives concludes that, while the site forms part of the wider setting of the Conservation Area to the east of Burnley Road, it makes a limited contribution to the experience of the Conservation Area and is considered to make a neutral contribution to its significance.

In consideration of Swinshaw Hall as a non-designated asset, Mr. Ives suggests that the central part of the proposed allocation site makes a positive contribution to its setting and significance, while the areas to the north of the public footpath and south of the remnant tree belt make a neutral contribution. This is reflected on the *Constraints and Opportunities* plan prepared by TPM Landscape.

Mr. Ives suggests that, while development of the northern part of the proposed allocation site would cause some change within the setting of Swinshaw Hall, that change would only represent a neutral impact on the significance of the Hall.

Similarly, the southern part of the site is well separated from the Hall, which is filtered by the intervening tree cover, even in winter conditions. The sinuous alignment of Goodshaw Lane also increases the perceived sense of separation. Mr. Ives suggests that the allocation of the southern area of land would not affect the narrow, characterful, stretch of Goodshaw Lane, as it passes the Hall, or interfere with the ability to appreciate its architectural detailing or the associated drive, entrance gates and walled garden. As such, while development of the southern part of the proposed allocation site would cause a degree of change within the setting of the non-designated heritage asset, that change is considered to represent a neutral impact on its significance.

Mr. Ives confirms that the central part of the proposed allocation site, between the two public footpaths that link Goodshaw Lane and Burnley Road, makes a more prominent contribution to the setting of the Hall, which was orientated to look across this space and benefit from the long distance views across the valley.



However (as noted earlier), the Historic Map Regression confirms the development of the eastern side of Burnley Road by the mid C19th, and Mr. Ives questions whether the Hall was ever intended to have a presence from Burnley Road. He points out that it was intentionally screened by the tree planting within the immediate garden area. Furthermore, some of the buildings of the former Union Row remained in situ along the eastern side of Burnley Road at least into the 1960s and would have contributed to the foreground of the Hall. The growth of ribbon development along Burnley Road was also contemporary with the construction of the Hall and continued until at least the 1960s.

Accordingly, Mr. Ives suggests that the principle of building a small linear development along the Burnley Road frontage appears would be consistent with the historic development of Loveclough.

Furthermore, he suggests that the configuration of the southern boundary of that central area, and associated tree planting, provides a further opportunity for a small amount of well-designed housing without harming the contribution of setting to the significance of the Hall. Her points to the small concave area that sits to the south of the westerly alignment of the Hall, and suggests that discrete and high quality development in that zone is unlikely to interfere in views from the Hall across the valley.

Mr. Ives recommends that the remainder of the central area should be retained as an open space to retain a sense of separation between the Hall and Burnley Road.

The landowners accept all of Mr. Ives' recommendations for the land, and all are reflected in the illustrative masterplan prepared by TPM Landscape.

Access / Traffic

The enclosed *Technical Note* by Highways Advice confirms the most appropriate position for a site access required to serve development, and concludes that the development can safely be accessed via Burnley Road.

The Note confirms that the site has very good accessibility to local bus services, being situated within 50m walking distance of two bus stops on the A682 Burnley Road. Buses serving Burnley Road are relatively frequent, and provide access to local areas including Barnoldswick, Burnley, Clow Bridge, Colne, Crawshawbooth, Manchester, Prestwich, Skipton and Waterfoot.

The Note confirms that, given the substandard width and construction standard of Goodshaw Lane, it is not suitable to utilise that as a vehicular access to the site.

The Note suggests that the creation of a new vehicular access onto Burnley Road will require the relocation of the existing bus stop and shelter on the eastern side of the carriageway. Such relocation to a location south of the new access point would appear possible given the site frontage available and the generous width of Burnley Road.



The suggested position of the new highway junction (in the form of a simple priority junction) is shown on the indicative masterplan produced by TPM Landscape. Locating a new highway access here would seem to work well for a variety of reasons:

- *Existing Landform:* At this location, the site has a gently sloping gradient running eastwards from Burnley Road. Creating an access in this location is likely to require the least amount of soil removal / reforming of land.
- *Driver Visibility:* A new junction is capable of incorporating acceptable minimum levels of driver visibility in both directions onto Burnley Road. Burnley Road is subject to a 40mph speed restriction, so minimum visibility splays of 2.4m x 70m would need to be provided. The indicative masterplan produced by TPM Landscape demonstrates that visibility splays of 2.4m x 90m (in both directions to nearest kerb lines) can be achieved at a new site access junction with Burnley Road.
- *Existing Pedestrian Crossing Point:* The narrowing down of Burnley Road at the existing pedestrian refuge point appears to restrain southbound traffic speeds approaching the new site access location. This is beneficial in highway safety terms.
- *Junction Spacing:* A new site access junction in this location would be roughly equi-distant between the existing Commercial Street and Broad House site access points onto Burnley Road, thereby minimising any interaction with those existing junctions.
- *Potential to Create Roundabout Junction:* A new site access in this general location may also be capable of taking the form of a four-arm roundabout, allowing the access to also serve allocated land to the west of Burnley Road (if that is required).

The Note explains that TRICS data suggests that, in total, 69 dwellings will result in the generation of approximately 295 vehicular trips per day on average. During the AM and PM peak hours this equates to around 1 vehicular trip (arrival or departure) every 2 minutes. Highways Advice suggests that this level of traffic can be accommodated on the local highway network without any detrimental traffic impact.

In short, therefore, there are no technical highways concerns or reasons why the proposed allocation ought to be resistant.

Landscape Assessment and Illustrative Masterplan (TPM Landscape)

This submission is accompanied by the following information prepared by TPM Landscape :

- Landscape and Visual Impact Assessment
- Constraints and Opportunities Plan (ref 101)
- Indicative Masterplan (ref 102A)
- Landscape Design Statement

The above statements note that the development of the site provides a highly sustainable opportunity to support the national growth agenda and to assist in providing adequate housing land as part of the



new Rossendale Local Plan. It can achieve development of up to 69 dwellings on a site that represents a natural and logical extension to the settlement of Loveclough.

The main housing zones (reflecting both Mr. Ives' heritage advice and TPM's landscape and visual assessment work) are located on the northern and southern parts of the site. It is proposed that the central part of the site will be retained and enhanced as public open space, albeit a modest amount of development is suggested along the Burnley Road frontage (reflecting the historic pattern of hard development) and also towards the south of that space. A small number of well designed houses in that zone (as marked on the indicative masterplan) would retain a respectful distance from the Hall and would provide natural surveillance over the central space that might be offered as a community parkland / village green, with enhanced planting and measures designed to assist biodiversity.

New tree planting is proposed throughout, and particularly within the land west of the hall, to enhance and bolster the existing parkland trees and woodland that give this area its character. The rough pasture within the area west of the hall (proposed as public open space) will be promoted as a species rich grassland and wildflower meadow.

Landscape buffers are proposed along boundaries against Goodshaw Lane and to the south and north of the development parcels to allow for the retention of existing vegetation, hedgerows and trees. New planting in these locations will allow for screening and softening of the proposed development.

The development parcels are readily capable of delivering between 59 and 69 dwellings at a density of 35 houses / hectare. The lower figure is based on development within the primary areas highlighted in grey, rising to the upper figure of 69 with the inclusion of modest, sensitive development within the land to the west of the hall (as described above).

Pre-Application Feedback Requested from the LPA

We trust that the LPA (and in turn the LP Inspector) finds this pre-application package of information informative and helpful. Given that this is a formal pre-application approach (paid for by our clients), we naturally anticipate formal written feedback from the LPA, which we anticipate will be forwarded to the Inspector in time for the mid May deadline (together with this letter and all of its enclosures).

We would be pleased to engage in a telephone conference, or simply talk one-to-one with the allocated officer. We await the LPA's response to that offer.

At this stage, we also wish to scope out the content of a future planning application in the event that the proposed allocation is found to be sound. We anticipate that the following will be the core documents for submission :

- Application forms and certificates;
- Planning Statement;



- Architectural and landscape drawings (the level of detail will depend on whether an outline or full application is pursued);
- Design and Access Statement;
- Design Code (as required by draft Policy HS5);
- Archaeological Assessment;
- Heritage Assessment;
- Transport Statement and Travel Plan Framework;
- Bat & other Ecology Surveys / Assessments (nb these are programmed to commence this summer 2020);
- Tree Survey / Assessment;
- Flood Risk Assessment and Drainage Strategy;
- Noise Assessment;
- Contamination / Ground Conditions Report.

We trust that we have provided the LPA with sufficient information to facilitate a worthwhile pre-application discussion, and we look forward to hearing from you in due course.

If you require any further information or wish to discuss any matters in advance of a 'virtual meeting', please do not hesitate to contact [REDACTED]

Yours faithfully
for Roman Summer Associates Ltd

[REDACTED]

[REDACTED]

Director



ANNEX A

DRAFT POLICY HS5 – SWINSHAW HALL

Within the area defined on the Policies Map at Swinshaw Hall (Housing Allocation H5) new residential development will be permitted subject to the following:

- a) Comprehensive development of the entire site is demonstrated through a masterplan;
- b) The implementation of development in accordance with an agreed Design Code. The Design Code shall include the design principles for the whole of the site and will incorporate, amongst other elements:
 - a. Specific character areas incorporating detailing design requirements
 - b. A highway hierarchy and design considerations
 - c. A greenspace and landscape structure including mitigation to protect the landscape character of the area;
 - d. A movement framework maximising connectivity by cycle and foot
 - e. Layout considerations
 - f. Parking and garaging
 - g. Appropriate building and hard surfacing materials
 - h. Maximising energy efficiency in design
 - i. Details of appropriate boundary treatments
 - j. Lighting
 - k. Details of the laying of services, drainage and cables
 - l. Bin storage and rubbish collection
 - m. Ecology and nature conservation
 - n. The relationship with the adjacent retained Loveclough Park
 - o. A Health Impact Assessment
 - p. Design and layout considerations to respect and protect the setting of Swinshaw Hall
 - q. Archaeological investigation of the area south of Swinshaw Hall for a potential historic burial ground
- c) A phasing and infrastructure delivery schedule for the area. The schedule shall include, amongst other elements:
 - a. Foul drainage
 - b. On site Affordable Housing
 - c. Surface water drainage strategy including details of Sustainable Urban Drainage
 - d. Nature conservation and enhancement works



- e. Provision of footpath and cycle links
 - f. Tree works and tree protection measures
 - g. Measures to deal with minerals identified at the site
 - h. A contribution towards increased school provision within the area (if identified as necessary)
 - i. A contribution to the creation of car parking provision within the centre of Crawshawbooth
- d) An agreed programme of implementation in accordance with the masterplan.

Explanation

An area comprising 1.72 ha (developable area) has been identified as potential for providing residential development, subject to national policy in the NPPF and other relevant policies of this Local Plan e.g. policy on affordable housing. The site has ecological value as it is identified as a grassland Stepping Stone Habitat on the Lancashire ecological network map. The site is within the Settled Valleys landscape character type and development of the site will require suitable mitigation to ensure that the development does not have a significant landscape impact.

Appropriate assessments regarding landscape, flood risk, ecology, coal legacy and mineral sterilisation will be required to support the development of this site. The grounds of Swinshaw Hall, which is a heritage asset, have been excluded from the developable area to protect its setting.

Rossendale Council therefore requires a Masterplan and will work in partnership with key landowners and key stakeholders to ensure a Masterplan is prepared.

Development must be of a high quality design using construction methods and materials that make a positive contribution to design quality, character and appearance. The development must contribute towards the sustainable use of resources. Implementation of development must be in accordance with an agreed Design Code/Masterplan across the whole development.

Development proposals will be subject to a Transport Assessment and Travel Plan. This must be agreed with Lancashire County Council. Appropriate measures must be put in place to address any impacts the development may have on the strategic and local road networks. A Travel Plan will seek to ensure that the development promotes the use of public transport, walking and cycling. A Health Impact Assessment will be required to maximise the overall benefits of the scheme to intended residents.

There is strong local belief that a former Quaker Burial ground is located towards the southern end of the site, south of the hedgerow between Goodshaw Lane and Broad Ing House. No documentary evidence has been found to support this but a geophysical survey of this area should be undertaken prior to any development occurring, and if any remains are found the necessary measures should be taken to conserve these in agreement with the relevant authorities.

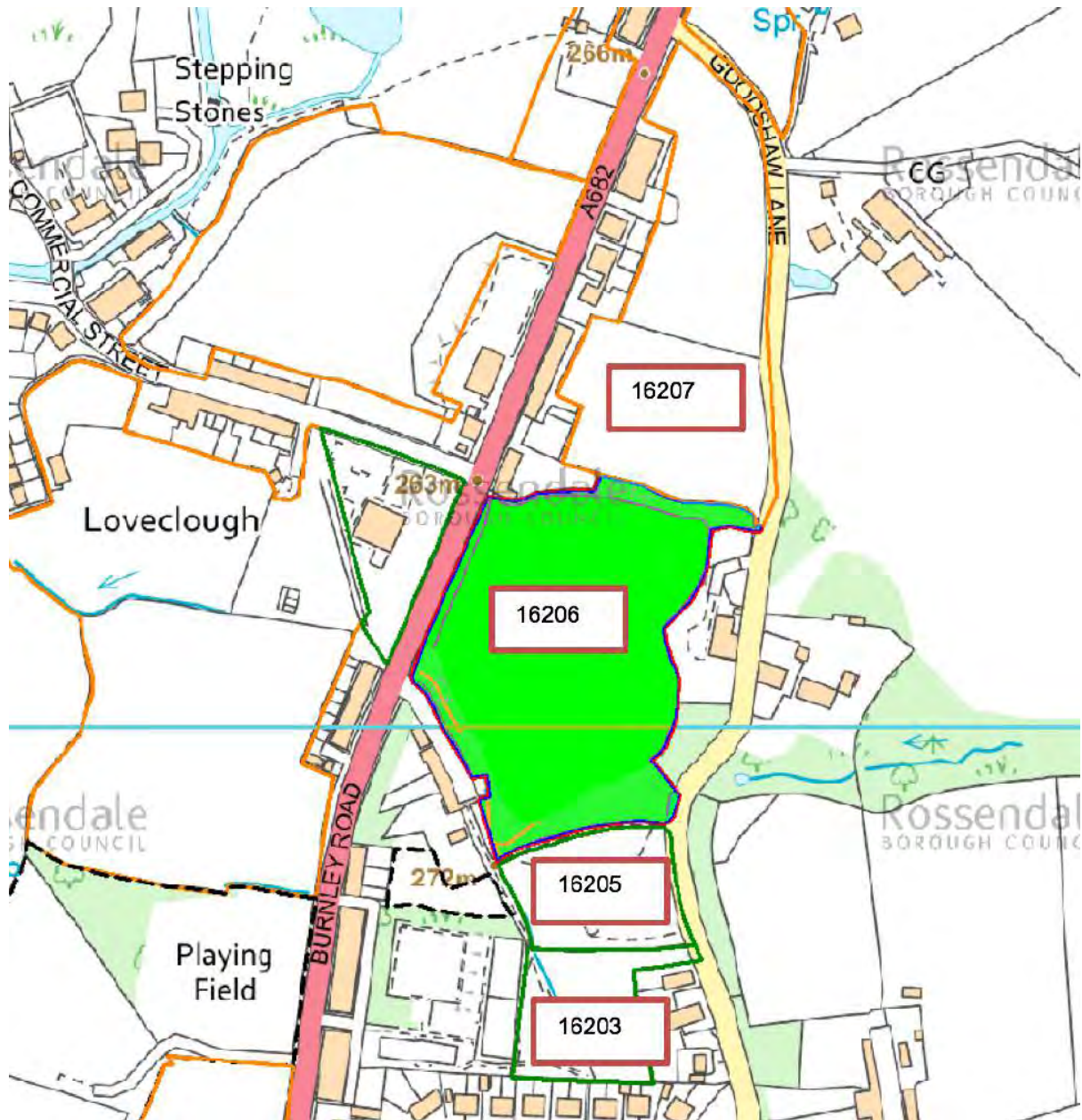


Crawshawbooth Primary School is operating close to capacity and the additional houses will create further infrastructure pressures. A contribution to expanding capacity at the local school(s) will be required to support the development.

The closest Local Centre to the site, with the associated necessary facilities, is Crawshawbooth which has identified issues in respect of parking. Given the proximity of the site to the Local Centre the development of this site will be expected to identify and contribute to parking solutions within the Local Centre.




ANNEX B
EXTRACTS FROM SHLAA (AUGUST 2018)





GENERAL INFORMATION

Site Ref	SHLAA16207	Most Recent Source	Officer Suggestion	Site Grass Area (ha)	1.83	
Site Name	Land to the north of Swinshaw Hall, Loveclough					
Greenfield versus Brownfield	Greenfield	Designations	None			
Site Location - Urban Area, Countryside or Green Belt	Countryside NOT adjoining the urban area					
Current Land Use	Fields					
Characteristics of the site reducing the development area	Grassland Stepping Stone Habitat. The area available for development is reduced by 50% to allow protection of part of the habitat.					
Area available for development	0.91	Net Development Area (ha)	0.81	Density	30 dwellings per hectare	Crown Copyright, Licence no.: 100023294
Yield calculated	24	Yield proposed by applicant		Current planning permission	<input type="checkbox"/>	

AVAILABILITY

Land ownership	single ownership
Comments	Private ownership
Intentions of landowner	developer/landowner willing to deliver residential units in the short term (next 5 years)
Comments	The landowner expressed an interest to develop the site for residential use during the call for sites exercise 2011.
Legal constraints / ownership issues	no legal or ownership constraints known
Comments	

SUITABILITY

Topography	flat site or very gentle slope
Comments	Site slopes gently towards Burnley Road
Vehicular access	access requires improvements
Comments	Access off Goodshaw Lane (narrow lane)
Distance to strategic road network	greater than 5.5km (approximately 3.5 miles)
Comments	6.5km to A56/A682 Junction
Access by public transport	high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)
Comments	Within 100m from bus stop on Burnley Road with an half-hourly service (X43)
Access to primary school	access within 1.5km (approximately 1 mile)
Comments	1300m to Crawshawbooth Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4020m to Alder Grange School
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3780m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.1km to Pleasant View convenience store
Access to a park or play area	access within 300m (0.18 miles)
Comments	190m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Small part of the site at medium and low risk of surface water flooding (near the pond at Swinshaw Farm)
Ecological value	located in a Biological Heritage Site, Local Goodiversity Site or Core Area or Stepping Stone areas
Comments	Majority of the site is identified as Grassland Stepping Stone Habitat, therefore the area available for development is reduced by 50% to allow protection of part of the habitat
Recreational value	no recreational value
Recreational value comment	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Loveclough Fold Conservation Area is situated 200m to the west of the site.
Landscape value	high landscape impact
Comments	The site is within the Settled Valley landscape character type, however the independent landscape study concluded that the site is not suitable on landscape grounds.
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
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	
Constraints due to utilities	presence of utilities infrastructure on site that can affect development
Comments	Waste water infrastructure going through the site that can restrain development layout. Also, utilities constraints in the vicinity of the site.
ACHIEVABILITY	
Extra costs of development	if some extra costs required
Comments	Flood risk, ecological and landscape assessment. Access improvements.
Market area	high value market area (£190 to £210/sqm)
Comments	
CONCLUSION	
Availability summary	Available now
Justification	The landowner put the site forward for development during the call for sites 2011, therefore the site is considered available for development.
Suitability summary	Suitable in medium to long term
Justification	The site slopes gently towards Burnley Road and is accessible via Goodshaw Lane. The site is situated 6.5km from a strategic road but has good access to an half-hourly bus service on Burnley Road. Loveclough Park is accessible by walk, however other services such as the primary school, secondary school, local store and doctor surgery are not within walking distances but can be accessed by bus. About 10% of the site is at medium risk of surface water flooding, therefore a flood risk a assessment is recommended. The site has ecological value as it is identified as a grassland Stepping Stone Habitat on the Lancashire ecological network map. The site is within the Settled Valleys landscape character type, however an independent landscape study concluded that the site is not suitable on landscape grounds. The site is not considered to be suitable now for housing development, due to its ecological and landscape value. However, if some ecological and landscape value can be maintained with appropriate mitigation, then the part of the site can become suitable in the future.
Viability and achievability summary	Achievable in medium to long term
Justification	The site is in a high value market area. Some extra costs to the development have been identified, but the development is still considered viable. Once the constraints have been addressed the site can be delivered in the short to medium term.
Conclusion	Developable in the medium to long term (within 6 to 10 years, or after 10 years)
Justification	The site is currently available but not suitable due to its important ecological and landscape value. The site can become suitable in the long term, if it can be demonstrated that a scheme can retain the ecological value of the grassland habitat (e.g. via a corridor) and landscape value of the land (via low density and high quality design development). The development is viable and likely to be achieved in the medium to long term. Overall, the site can be developable in the

long term.

Delivery (next 5 years) 0 Delivery (6 to 10 years) 0 Delivery (11 to 15 years) 24



GENERAL INFORMATION

Site Ref	SHLAA16206	Most Recent Source	Call for Sites 2016 (CFDS01)	Site Gross Area (ha)	2.32	
Site Name	Swinshaw Hall, Loveclough					
Greenfield versus Brownfield	Greenfield	Designations	None			
Site Location - Urban Area, Countryside or Green Belt:	Countryside NOT adjoining the urban area					
Current Land Use	Grassland with scattered trees					
Characteristics of the site reducing the development area	Trees protected by TPO, Grassland Stepping Stone Habitat. The area available for development is reduced by 50% to allow protection of the habitat					
Area available for development	1.16	Net Development Area (ha)	1.04	Density	30 dwellings per hectare	Crown Copyright. Licence no.: 100023294
Yield calculated	31	Yield proposed by applicant		Current planning permission	<input type="checkbox"/>	

AVAILABILITY

Land ownership	single ownership
Comments	Private ownership
Intentions of landowner	developer/landowner willing to deliver residential units in the short term (next 5 years)
Comments	Landowner submitted a call for sites from in February 2016 to promote residential development on the site in the short term.
Legal constraints / ownership issues	no legal or ownership constraints known
Comments	No issues known

SUITABILITY

Topography	flat site or very gentle slope
Comments	Gentle slope towards Burnley Road
Vehicular access	access requires improvements
Comments	Access off Burnley Road need to be created / excavated as slope gradient along the road. Access from Goodshaw Lane is poor as it is a single lane.
Distance to strategic road network	greater than 5.5km (approximately 3.5 miles)
Comments	6.5km to A56
Access by public transport	high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)
Comments	Within 100m of bus stop with 2 services
Access to primary school	access within 1.5km (approximately 1 mile)
Comments	1.2km to Crawshawbooth Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3.9km to Alder Grange Community and Technology School
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3.5km to St James Medical Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.1km to Pleasant View convenience store
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	320m to Loveclough Park
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Large part of the site is identified as Stepping Stone habitat for the grassland ecological network, therefore the area available for development has been reduced by 50% to allow protection of the habitat.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public Rights of Way (FP29)
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Loveclough Fold Conservation Area within 500m however Swinshaw Hall is a heritage asset and its grounds should be protected.
Landscape value	medium landscape impact
Comments	The site is within the Settled Valleys landscape character type, and the landscape assessment study concluded that the site is suitable for development with mitigation.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Small area of potential contamination issue to the south east of the site.
Mineral sterilisation	entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
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

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

Comments

ACHIEVABILITY

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

Comments: Affordable housing required. Access needs to be created off Burnley Road East.

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

Comments

CONCLUSION

Availability summary: **Available now**

Justification: The site available now for development as the landowner expressed an interest to develop the site in the short term.

Suitability summary: **Not suitable**

Justification: The site can be accessed from Burnley Road. Access from Goodshaw Lane is not considered appropriate as it is a single lane. The site is situated far from the A56. In terms of access to local services, the site is more than 3km for a GP surgery and more than 1km to a local shop. However the site is not considered isolated and there is a good bus service enabling residents to access services. The site is also situated in a Stepping Stone Habitat for grassland identified on the Lancashire ecological network map. It is thought that development on the site can be mitigated by keeping a grassland area on the site to protect this important habitat, thus the area available for development has been reduced by 50% to keep a parcel of the grassland habitat. The land is within the Settled Valleys landscape character type and the site specific landscape assessment concluded that the site is suitable for development within mitigation. However, the site constitutes the grounds of Swinshaw Hall which is a heritage asset and development on the site will have a harmful impact on its setting. The site should not be developed.

Viability and achievability summary: **Achievable now**

Justification: The development is situated in a high value market area. Overall, it is considered that a housing development on this site can be viable and achievable in the short term.

Conclusion: **Not developable or not to be included in the SHLAA**

Justification: The site is available now as the landowner expressed an interest to develop the site in the short term via a call for sites. The site is not suitable for development as it is likely to have a harmful impact on Swinshaw Hall which is a local heritage asset. The site is therefore not considered developable.

Delivery (next 5 years) 0 Delivery (6 to 10 years) 0 Delivery (11 to 15 years) 0



GENERAL INFORMATION

Site Ref	SHLAA16205	Most Recent Source	Call for Sites 2016 (CFDS09)	Site Gross Area (ha)	0.53	
Site Name	Cornfield, off Goodshaw Lane adj to Swinshaw Hall, Loveclough					
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	None					
Area available for development	0.53	Net Development Area (ha)	0.47	Density	30 dwellings per hectare	
Yield calculated	14	Yield proposed by applicant		Current planning permission	<input type="checkbox"/>	
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AVAILABILITY

Land ownership	single ownership
Comments	Family ownership but both owners willing to release the site
Intentions of landowner	developer/landowner willing to deliver residential units in the short term (next 5 years)
Comments	The landowners wrote that the site is available now for development and that their preferred use is residential (call for development sites 2016).
Legal constraints / ownership issues	no legal or ownership constraints known
Comments	Some rights associated with the land title

SUITABILITY

Topography	flat site or very gentle slope
Comments	
Vehicular access	access requires improvements
Comments	Access off Goodshaw Lane (narrow lane)
Distance to strategic road network	greater than 5.5km (approximately 3.5 miles)
Comments	6.5km / 4 miles to A56/A682 junction
Access by public transport	high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)
Comments	180m to bus stop on Burnley Road via footpath (half hourly service X43)
Access to primary school	access within 1.5km (approximately 1 mile)
Comments	1080m to Crawshawbooth Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3640m to Alder Grange School
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3500m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.1km to Premier convenience shop on Burnley Road
Access to a park or play area	access within 300m (0.18 miles)
Comments	Adjacent Loveclough Park
Flood risk	flood zone 1 or low surface water flood risk
Comments	Flood zone 1 and small pockets at 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	presence of Public Rights Of Way or informal use
Recreational value comment	Public right of way along the northern boundary of the site and to the west
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	The independent landscape study (2015) concluded that the site is suitable for development with mitigation.
Land contamination	no known issues
Comments	Site to the north has potential land contamination issues
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
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

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

Comments

ACHIEVABILITY

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

Comments Access improvements (widening of the lane)

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

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowners have expressed an interest to develop the site for housing in the call for sites exercise (2016 and 2003). A planning application was submitted in 1976 and refused. The site is considered to be available in the short term for residential development.

Suitability summary **Suitable now**

Justification The site is relatively flat and is accessible from Goodshaw Lane. The lane would need improvements as it is narrow in parts. The site is situated 4 miles away from a strategic road but is easily accessible via an half-hourly bus service. The site adjoins Loveclough Park and Crawshawbooth primary school, Alder grange secondary school, the Premier convenience store are situated further away but accessible via bus. The public rights of way along the northern boundary and to the east of the site should be maintained. The site is considered suitable for housing development provided that the access is approved by LCC Highways.

Viability and achievability summary **Achievable now**

Justification The development is in a high value market area and apart from improving the vehicular access, no extra costs to what is normally required have been identified. The development is considered viable and achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is available now and is suitable for development based on the criteria used (policy "off" assessment). The development is also considered viable and achievable in the short term.

Delivery (next 5 years) **14** Delivery (6 to 10 years) **0** Delivery (11 to 15 years) **0**



GENERAL INFORMATION

Site Ref **SHLAA16203** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.49**

Site Name **Land Adjacent Goodshaw Bowling Green, Loveclough**

Greenfield versus Brownfield **Greenfield** Designations **Greenland and Recreation Area**


Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Dwellings, private garden, footpath and grassland**

Characteristics of the site reducing the development area **None**

Area available for development **0.49** Net Development Area (ha) **0.44** Density **30 dwellings per hectare**

Yield calculated **13** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (RBC)**

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

Comments **The landowner is willing to release the site for housing development**

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 **Access off Goodshaw Lane**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.5km / 4miles to A56/A682 junction**

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

Comments **315m to bus stop on Burnley Road with access to a half-hourly service (X43) via a footpath**

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

Comments **950m to Crawshawbooth Primary School**

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

Comments **3510m to Alder Grange School**

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

Comments **3370m to nearest GP**

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

Comments **1km to Pleasant View store on Burnley road east (near Edward St)**

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

Comments **Adjacent to Loveclough Park**

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

Comments

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

Recreational value comment **Several public rights of way going through the site**

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

Comments

Landscape value **low landscape impact**

Comments **The independent landscape study (2015) concluded that the site is suitable for development with mitigation.**

Land contamination **no known issues**

Comments

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

Comments **May require further site investigation**

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	
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 area	high value market area (£190 to £210/sqm)
Comments	
CONCLUSION	
Availability summary	Available now
Justification	The site is in public ownership and is available for development.
Suitability summary	Suitable now
Justification	No significant constraints have been identified for this site. The site is situated far away from a strategic road but has good access to public transport. The site is considered suitable in the short term for a housing development. The public rights of way should be maintained as far as possible.
Viability and achievability summary	Achievable now
Justification	No extra costs have been identified for the development of this site which is situated in high value market area. The development is considered viable and achievable in the short term.
Conclusion	Deliverable in the next 5 years
Justification	The site is available and suitable now for residential use. The development is also considered viable and achievable in the short term.
Delivery (next 5 years)	13
Delivery (6 to 10 years)	0
Delivery (11 to 15 years)	0

[REDACTED]

[REDACTED]

Dear [REDACTED],

Reference No: 2020/0014/PREAPP

Proposal: Pre-Application Enquiry: Erection of up to 69 dwellings and associated open space.

Location: Land West Of Swinshaw Hall, Burnley Road, Loveclough, Rossendale, BB4 8RB

Introduction

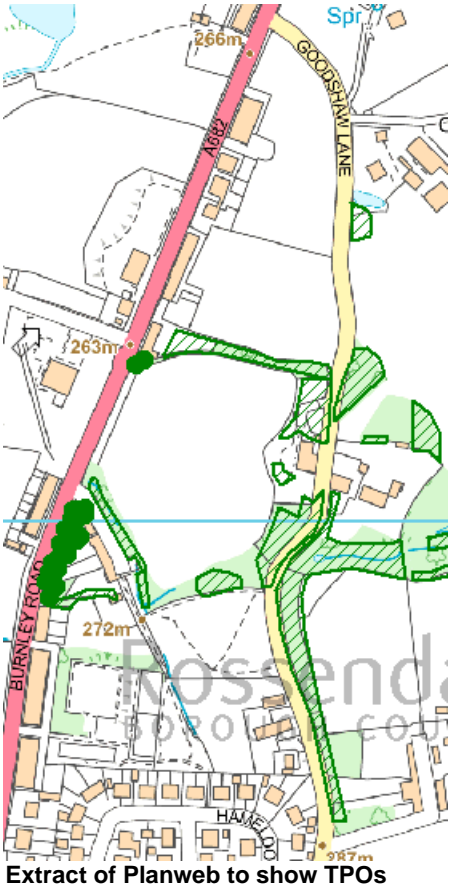
I write in response to your request for advice in relation to land to the west of Swinshaw Hall, off Burnley Road in Loveclough. Advice is sought on a residential development of up to 69 dwellings and associated open space. The advice is based upon the Indicative Masterplan drawing no. 102 Rev A and the Opportunities and Constraints drawing 101. The enquiry is accompanied by a number of supporting documents, including a Heritage Review.

You will be aware that the content and advice given are as at the date of this letter, and you are asked to note that matters may be subject to change. Also, a full assessment of the proposal can only be made as part of a planning application. Therefore comments in this letter are made without prejudice to the determination of any future planning application.

Site and context

The site is located within Loveclough, and is situated on the east side of Burnley Road, to the south and west of Goodshaw Lane, and to the north of Hameldon Road. The land comprises predominantly grassland and is greenfield in planning terms. The

extract below highlights in green the trees within or adjacent to the site that are protected either individually or as a group:



The topography of the site slopes from its boundary on Goodshaw Lane by around 15m down towards Burnley Road. A number of public rights of way (PROW) cross the site itself, and more are located in areas adjacent to it, affording views into the site from a range of vantage points.

The site is immediately next to a non-designated heritage asset – Swinshaw Hall and its grounds fall within the enquiry site. In addition, the site lies approximately 250m to the east of the Loveclough Fold Conservation Area.

It is allocated (ref H5 – Swinshaw Hall, Loveclough) in the emerging Local Plan for 47 dwellings. It is situated within the countryside, adjoining the urban area of Loveclough at its northern edge; however, the emerging Local Plan proposes to amend the Urban Boundary at this location to include the whole allocation within the urban area.

The site allocation combines 4 parcels assessed in the [SHLAA \(2018\)](#):

- SHLAA16207 – Land to the north of Swinshaw Hall, Loveclough – Developable
- SHLAA16206 – Swinshaw Hall, Loveclough – Not Developable due to likely impacts on the setting of Swinshaw Hall, a non-designated heritage asset

- SHLAA16205 – Cornfield, off Goodshaw Lane adj to Swinshaw Hall, Loveclough - Deliverable
- SHLAA16203 – Land adjacent Goodshaw Bowling Green, Loveclough - Deliverable

The site is considered to be located in a sustainable location due to its proximity to public transport (within 400m). The X43 bus service which runs along Burnley Road, provides a half-hourly service to Rawtenstall, Burnley and Manchester. Other services such as a primary school, shops and GP surgery are situated further away but available via public transport.

I understand that the appointed Planning Inspector advised the landowners to work with the Council and Local Highway Authority on heritage issues and transport / access. I deal with each matter in turn in this response, in addition to other factors including landscape, ecology, land contamination and public open space. All of these matters are considered below.

Consideration of issues

Heritage

The proposed development has the potential to affect both designated and non-designated heritage assets; hence, Officers sought advice from the Council's Heritage Advisor. The Advisor's response is attached in full to this letter, however the key points to extrapolate are:

1. It is concluded that the site makes no significance to the setting of any of the nearest listed buildings.
2. In regards to Loveclough Fold Conservation Area, its principle significance lies in the hamlet of the valley next to the Limey Water River. From here, there are significant views out west towards the site. In addition, the Commercial Street part of the Conservation Area (CA) lies in close proximity to the site and contains three positive unlisted buildings. It is concluded that the CA is of moderate significance. There will be some impact on how one experiences the setting of the CA and therefore development (dwellings and the proposed vehicular access point) on the western fringes on rising ground adjacent to Burnley Road will need careful consideration so as to avoid it overpowering the buildings fronting the road.
3. In relation to the non-designated assets, the mid C19 Swinshaw Hall is the most significant. Although non-designated assets can only be afforded low significance, of particular note is its enclosed gardens, which run down to Burnley Road. Much of the planted landscape remains evident and is an important landscape feature, filtering views of the Hall, which sits behind. Public footpaths skirt the edge of the enclosure. In this context, the historic landscape enclosure relating to Swinshaw Hall is of some historic value and contributes to the wider character of the area and significance of the non-designated asset.

Therefore, whilst the site exerts a minor influence on the significance of the designated heritage assets, careful consideration shall be given to the skyline and wider views in relation

to the junction of Commercial Street and Burnley Road, to the east of the CA. The historic landscape setting of Swinshaw Hall will experience the main influence of the site. This area is sensitive, and the retention of this land as public open space, linking the northern and southern areas of development, would help to preserve the setting to the Hall, whilst also helping to lessen the potential for visual harm to the eastern end of the CA. To be clear, Officers do not support the provision of dwellings within any part of this area, including the hatched area on the Indicative Masterplan (identified as “possible scope for a small number of dwellings”). This small piece of land contains TPOs and has a PROW passing through it and must remain free from built development.

Dwellings shall be constructed in traditional form and style, taking cues from local vernacular, and using natural, local materials of stone, slate and timber. Dwellings shall be restricted to two storey.

To conclude on heritage matters, the Council’s Conservation Advisor raises no objection to the proposed residential development in principle and as indicated on the Indicative Masterplan, subject to the points highlighted above.

Highway matters

During the Regulation 19 Consultation of the Publication version of the Local Plan, Lancashire County Council provided the following comments:

“HS2.47 – Goodshaw/Swinshaw – A new / widened access off Burnley Road appears achievable to include potentially the private access to Broad House and secondary/emergency pedestrian/cycle access onto Goodshaw Lane should be provided.”

A Highways Technical Note has been submitted as part of this enquiry. The report explains that due to the substandard width and construction of Goodshaw Lane, it is not suitable to utilise as a vehicular access to the site. As such, the development will require a new highway junction in the form of a simple priority junction with Burnley Road to be created. The Indicative Masterplan shows a new junction to be created in the vicinity of the existing bus stop on the east side of Burnley Road (approximately opposite the Loveclough Working Men’s Club). This requires the relocation of the bus stop. The report acknowledges that the site contains no public rights of way, which must be incorporated into any site design, and it confirms that pedestrian links to Burnley Road and Goodshaw Lane will be undertaken, in order to maximise connectivity by cycle and foot. This is to be welcomed.

Although the proposed access matters appear to be broadly in accordance with the previous comments of the Local Highway Authority (Lancashire County Council), I have already advised you to utilise their pre-application advice service to discuss the proposed access arrangements in detail, prior to the submission of any application. As already mentioned in the “heritage” section above, careful consideration must be given to the proposed vehicle access point in regards to design, owing to its prominent and sensitive location.

Any residential development must accord with the Council’s Parking Standards (see Appendix 1 of the Core Strategy) and please provide an Adoption Statement as required by

point 13 (page 18 of the Validation Checklist) to explain the future arrangements of the access road.

Effects of the development on the landscape

This enquiry is accompanied by an LVIA prepared by TPM Landscape Limited who are a firm of chartered landscape architects. The main points from the report are:

- A number of visual receptors have the potential to experience large effects from the development, but the layout enables substantial landscaped areas to be maintained around PROW, and the protection of the large area of open space to the west of Swinshaw Hall to ensure that the key views and setting of the Hall are protected.
- The visual effects of the proposal are limited to the immediate landscape with low levels of visual change expected at locations further away to the west where open views from elevated locations allow for views of the village. In contrast to the Local Authority's visual assessment, this assessment finds that views from distance of any proposed development will be heavily filtered by existing vegetation and built form and be seen entirely in the context of the existing linear urban form of Loveclough.
- There is almost no intervisibility with the site and Conservation Area and key views are not affected.
- The proposed development would lead to a low level of landscape effect and very localised visual effects that can in part be mitigated through planting measures and that would in the longer term shift to a more neutral nature as the dwellings came to be seen as part of the established village settlement.

Penny Bennett Landscape Architects undertook a [landscape assessment](#) of the site on the Council's behalf and found it be of "high susceptibility to development". However, the study outlines the following key mitigations:

- Protection of mature trees with submission of a tree impact plan at planning application stage,
- No level changes or development within any tree root zone,
- Style, materials and scale of the properties to be sympathetic to the local character,
- Intermittent trees to be incorporated within the layout of any new housing, along with new hedges and trees to the boundary.

The Conservation Advisor identifies that there *is* intervisibility between the site and the CA, however, it concludes that subject to careful design and layout considerations within the areas closest to Burnley Road, it should be possible to reduce the harm.

Despite the high sensitivity of the site to development in landscape terms, the emerging Local Plan proposes to retain the northern section of the site allocation for residential use, as it would be a positive contribution to meeting the Borough's housing needs in a sustainable location, albeit on greenfield land in the countryside. On balance, it is

considered that with appropriate mitigation, it could be possible to lessen the effects of a development on the landscape. The emerging Local Plan includes a site-specific policy for HS5, which is currently being examined.

Public open space

As explained in the “heritage” and “landscape” sections above, retaining the land as shown on the Indicative Masterplan as public open space is fundamental to the acceptability of residential development in principle. It is important that the open space is visually attractive but also functional. A parkland setting should be provided on the land to the front of Swinshaw Hall. Given the scale of the proposed allocation / development, the site would be expected to deliver a play area, in addition to amenity green space, and make a financial contribution towards off-site sports provision.

Ecology

As this site comprises grassland with some tree cover, ecological considerations and biodiversity matters will be important to the overall acceptability of any residential development. You will be aware that a development should be able to demonstrate no net loss of biodiversity, and upon passing of the Environment Bill and emerging Local Plan, this will be elevated to the provision of net gain.

The central (SHLAA16206) and northern (SHLAA16207) sections of the site are situated within a grassland stepping stone habitat. Since the central part of the site is proposed to be kept open to protect the setting of Swinshaw Hall, this would also benefit the ecology of the site and protect the grassland habitat. The central part of the site could also be used for SUDS and to provide biodiversity net gain.

Any application shall be accompanied by ecological assessments, species surveys and biodiversity calculations. It is important that the final application drawings to be submitted with any future application have been shaped by the findings of these reports, to ensure their conclusions are integrated into the development from the outset.

Contamination

It will be necessary for a planning application to be accompanied by a contamination report, prepared by a suitably qualified person. This will be reviewed by the Council’s Contaminated Land Advisor.

Submission requirements

Officers agree with the list of submission requirements as set out in your covering letter, with the following additions:

1. Street scenes and cross-sections showing levels will be necessary if matters of appearance and scale are applied for at outline.

2.A fully worked-up landscaping scheme (if submitted in full) and an indicative landscaping scheme (if submitted in outline with landscaping reserved).

3.LVIA.

4.Draft Heads of Terms and the applicant's solicitor details. The specific contributions payable for a residential development on this site will be informed by policies in the emerging Local Plan in addition to consultation with relevant consultees. This is likely to include affordable housing, education, public open space, highways, cycleway links etc.

Conclusion

Landscape considerations, heritage, and public open space are the main constraints to a large scale residential development on this site. There is potential for Officers to support the principle of residential development on this site, subject to the necessary technical reports, and the inclusion of the recommendations within this letter with regards to the key constraints.

You have been advised to seek formal pre-application advice from the Highway Authority to discuss the proposed access arrangements in more detail.

Officers would welcome the opportunity to review draft layout plans once available, in order to comment on whether or not the key issues have been satisfactorily addressed. This would also provide an opportunity to comment upon more detailed matters such as density, layout, boundary treatments, design, materials etc. Any further advice would be charged at the follow up rate (fees set July 2020).

The Council is keen to continue to engage with the landowners for this proposed allocation as the Local Plan continues through the Examination stage with further modifications expected to be proposed, which may affect the site specific policy for HS5 as set out in the Submission Version of the Written Plan as well as other relevant policies.

I hope this answers your queries, please do not hesitate to contact me if you require any further assistance.

Yours sincerely,

[Redacted signature]

[Redacted signature]

[Redacted signature]

LANDSCAPE & VISUAL IMPACT APPRAISAL

Swinshaw Hall, Loveclough Rossendale

PREPARED BY TPM LANDSCAPE LTD

FOR

Bryan Reed

April 2020





Job Number: 3391			
Project Name: Stapleford Road, Whissendine			
Rev	Issue Status	Prepared / Date	Approved / Date
V1	FIRST ISSUE	Ct apr2020	CT

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1.0 CONTEXT OF STUDY

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LANDSCAPE AND VISUAL APPRAISAL

6.0 LANDSCAPE APPRAISAL

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MITIGATION AND SUMMARY

8.0 MITIGATION

9.0 SUMMARY & CONCLUSION

APPENDIX 1

VISUAL APPRAISAL - REPRESENTATIVE VIEWPOINTS 1-12 Separate Document

APPENDIX 2 LVIA METHODOLOGY Appended to this document

Table 2.1 - Landscape Sensitivity

Table 2.2 - Landscape Quality

Table 2.3 - Landscape Value

Table 2.4 - Magnitude of Landscape Change

Table 2.5 - Landscape Effects

Table 2.6 - Visual Sensitivity

Table 2.7 - Visual Quality

Table 2.8 - Magnitude of Visual Change

Table 2.9 - Importance level of effects

Table 2.10 - Summary Table of Determine Visual Effects



1.0 CONTEXT

1.1 INTRODUCTION - PROJECT DESCRIPTION

TPM Landscape were commissioned by Bryan Reed in April 2020 to prepare a Landscape and Visual Impact Appraisal (LVIA) and other supporting landscape assessment and analysis for land off Goodshaw Lane and Burnley Road in Loveclough, Rossendale. This document will help inform the overall planning judgement through determining the level of landscape and visual impact the proposals will have on the receiving landscape. The LVIA will consider the baseline for both landscape and visual amenity and will seek to identify the sensitivity of each before considering the change that proposed development may introduce. Both the landscape and visual impact of the proposed residential development will be assessed and a strategy of mitigation planting or other methods will be explored where relevant to reduce identified impacts.

Site analysis was undertaken in April 2020 when trees were not in leaf. It is assumed that the assessed effects to the visual resource are likely to be less during the summer months due to the trees being in leaf. Where these are particularly relevant this has been considered and appraised in the assessment.

1.2 SITE DESCRIPTION

The site lies at the northern end of the village of Loveclough and Goodshaw Chapel, a pennine valley settlement which lies either side of the A682 Burnley Road. The settlement is loosely arranged along the main road with the majority of development on the eastern side. Smaller hamlet groupings of settlement to the west occur at Goodshaw Fold and in the north around Loveclough.

The proposal site lies between Burnley Road and Goodshaw Lane with Swinshaw Hall sitting centrally against its eastern edge on Goodshaw Lane. The Conservation area of Loveclough lies topographically lower than the site to the west and the other side of Burnley Road

The site is divided by degraded dry stone wall, hedgerow and woodland boundaries into three distinct areas:

- To the north open pasture land runs over sloping topography from Goodshaw Lane down to properties on Burnley Road. The land appears managed for grazing and is bound by both dry stone wall and hedgerow boundaries;
- At the centre of the site lies a field immediately west of Swinshaw Hall which has the characteristics of land managed more as parkland with single mature trees and a larger amount of mature trees and woodland to boundaries. The land appears degraded and lightly managed but enjoys views of the hall; and
- Land to the south which lies adjacent to a recreational area/park and the settlement edge. This area is also bounded by degraded dry stone walls, trees and hedgerow but the land appears as rough grass and not as managed or grazed pasture.

The topography of the site slopes from its boundary on Goodshaw Lane at approximately 285m down to Burnley Road at around 270m.

1.3 STUDY AREA

The local roads were driven and public footpath networks explored to determine the receptors to be appraised and the extents of the visual envelope. The visual envelope is contained by the topography, existing trees and hedgerow boundaries and the existing settlement edge. Views of the surrounding hills to the west are prominent and long distance views of the site from these distant locations are possible indicating that views of the site at distance will also be possible but in the context of the existing development along Burnley Road. Views east are largely curtailed by rising topography and existing vegetation. To the north the topography and built form quickly reduce views from other than the immediate boundaries to the site, the situation is similar to the south where the existing settlement edge and vegetation remove the possibility of views swiftly once away from the site boundary.

1.4 DEVELOPMENT PROPOSALS

The development proposals indicate the possible development of the site to residential use, with access and landscaping. The proposals have been developed through an iterative process of which this assessment was a part of the assessment and design

development, with initial inputs from the landscape and visual assessments, have led to a proposed scheme with two separate development areas to the north and south of a central area, most closely associated with Swinshaw Hall, where development is restricted to access off Burnley Road and new landscape proposals. This has in part been influenced by previous assessment work by Rossendale Council which highlighted the potential sensitivity of parts of the proposal site and also the heritage assessment which accompanies this suite of reports supporting the allocation of the site for development. It also takes into account the SHLAA reports for the site (divided into 4 separate parcels 16203, 16205, 16206, 16207) where the site to the north and south of Swinshaw Hall are supported as development sites.

It is this indicative development framework that has been assessed within this report.

Figure 1. Development Proposals





Figure 2. Study Area and Location Plans



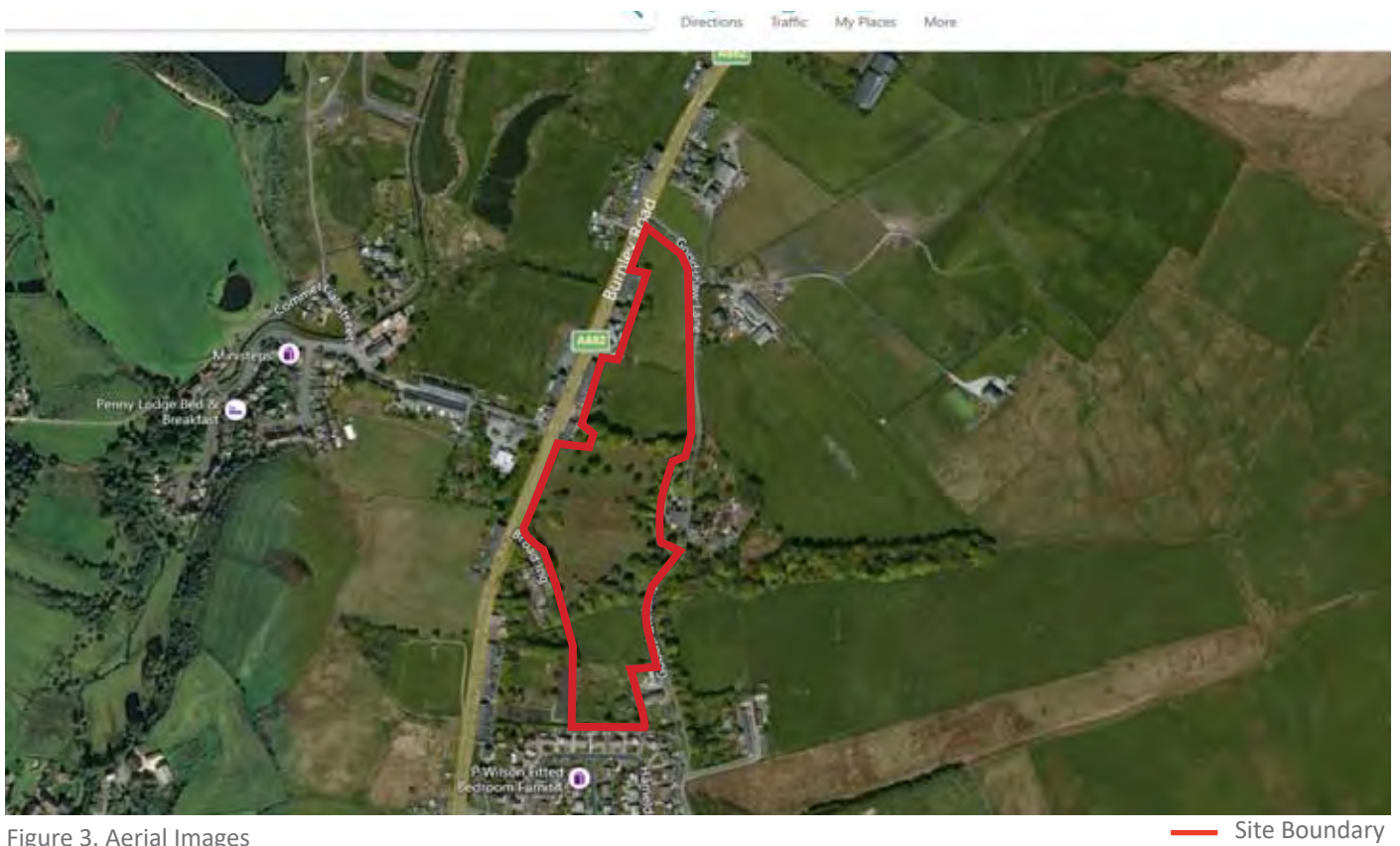


Figure 3. Aerial Images

2.0 METHODOLOGY

2.1 METHODOLOGY

The site was visited and the surrounding road network driven. Positive and detracting elements in the landscape were recorded, as was the general land use and quality of the site. Viewpoints were identified based on public viewpoints (public footpaths), private viewpoints (residential properties) and key distant viewpoints to determine the wider impact on the landscape and where development would have the potential to affect the quality and character of existing views. A study area of approximately 3km to the north, 2km to the east, 1km to the south and 2km to the west was assessed in consideration of the likely visual envelope. Potential longer distance views were also considered. A photographic record of the study area, surrounding context and important views/character were recorded.

The methodology seeks to use recognised, published industry standards and techniques to identify and describe a landscape and visual baseline and ascribe a sensitivity to these landscape and visual receptors which may be altered through the introduction of the proposed development. Landscape and Visual Impacts are considered separately although the conclusion on sensitivity and impact will have regard to both these related areas of study and proposals made for the mitigation of that impact.

The magnitude of change brought about through the proposed development is considered alongside the level of sensitivity for each landscape area or receptor and the level of landscape or visual effects is expressed as a combination of these two elements.

The methodology for landscape character appraisal and visual appraisal is summarised in sections 2.2 and 2.3, refer to APPENDIX 2 for tables 2.4 to 2.12.

The appraisal has been based on guidelines and information provided in the following publications:

- Landscape Character Assessment: Guidance for England and Scotland (The Countryside Agency and Scottish Natural Heritage 2002)
- Landscape Character Assessment: Guidance for England and Scotland (The Countryside Agency and Scottish Natural Heritage). Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity.
- Natural England's Published Landscape Character Assessments. (www.gov.uk)
- Greater Manchester Landscape Character and Sensitivity Report (LUC, 2018)
- Trafford MBC SPG Landscape Strategy (2004)
- Guidelines for Landscape and Visual Impact Assessment (GLVIA) 3rd edition 2013.

2.2 LANDSCAPE CHARACTER APPRAISAL

A desktop study and site survey of existing landscape policies, planning designations and character appraisals was undertaken and an appraisal made of the landscape character of the surrounding area and the proposal sites value in landscape terms within this character area.

To determine the effects of development on the landscape three different key aspects or receptors are considered:

Elements: Individual elements within the landscape, which are quantifiable and include features such as hills, valleys, woods, trees, hedges and ponds;

Characteristics: Elements or combinations of elements that make a particular contribution to the character of the area i.e. scenic quality, tranquillity or wildness;

Character: A combination of geology, landform, soils, vegetation, land use and human settlement.

These features combine to give an indication of the sensitivity of the landscape and its ability to accept change. In addition the landscape condition, value and quality are considered and appraised as part of this judgement.

To assist in the appraisal of the sensitivity of the landscape resource each landscape encountered is considered against the criteria set out in Tables 2.4, 2.5 and 2.6 (Appendix 2). The tables identify the principal factors considered when assessing the sensitivity of the landscape in relation to the proposed development.

2.3 VISUAL APPRAISAL

Visual appraisal relates to the change to views as a result of development, and the overall effects on visual amenity

The sensitivity of visual receptors depends upon:

- Location of the viewpoint
- Context of the view
- Activity of the receptor
- Frequency and duration of the view

The criteria used to assess the visual effects on selected viewpoints included:

- The sensitivity and type of receptor (Table 2.9)
- The degree of visibility of the proposal site from the viewpoint (Table 2.10)
- The magnitude of change (Table 2.11)
- The effects of development on the view (pre-mitigation) (Table 2.12)
- The effects of development on the view (post-mitigation) (Table 2.12)

An additional consideration for the sensitivity of a view or views is the quality of the view where a subjective opinion is considered alongside the objective factors. (Table 2.9)

The appraisal of visual effects describes:

- The changes in the character of the available views resulting from the development and the changes in the visual amenity of the visual receptor.
- The appraisal process mirrors that of landscape effects in that it requires the collation of baseline information relating to the nature and type of views and the receptors which will receive them. As with landscape effects, visual impacts are determined by considering the magnitude and nature of change evaluated in consideration of the sensitivity of the receptor. (Table 2.11)
- The magnitude of change to the view will depend on numerous factors including the extent and nature of the current view, the distance to the proposed development, the time of year and whether other elements intervene in the view such as vegetation or moving traffic

3.0 PLANNING POLICY

The overall planning context in relation to the Proposed Development is explored in greater detail within the separate Planning Statement that accompanies the planning application. The following provides a summary in relation to landscape and visual matters.

3.1 NATIONAL CONTEXT

National Planning Policy Framework (NPPF 2019)

The National Planning Policy Framework (NPPF) published March 2012 and updated in Feb 2019. It sets out the government's (national) planning policies. The NPPF is a key part of the reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.

In the updated NPPF the emphasis remains on achieving well designed places (12), conserving and enhancing the natural environment (15) and conserving and enhancing the historic environment (16).

The framework emphasises that developments be sympathetic to local character and history including surrounding built environment and landscape setting (12-127.c).

The framework places emphasis on: protecting and enhancing valued landscapes (15-170.a); recognising the intrinsic character and beauty of the countryside (15-170.b).

There is also direction that protection should be identified in relation to a distinguishable hierarchy of international, national and locally designated sites with allocated land being found from those with the least environmental or amenity value.

The framework continues to identify National Parks, the Broads and Areas of Outstanding Natural Beauty at the top of this hierarchy where the greatest weight for conservation and enhancement of the landscape and scenic beauty falls.

National Planning Policy Guidance (NPPG)

The National Planning Policy Guidance (NPPG) comprises of web based guidance categories first published from March 2014. The NPPG supports and informs the NPPF and sets out further specific planning guidance. NPPG categories relevant to the proposed development include: Design (2014) and Natural Environment (2016). Design and Natural Environment categories emphasise a character based approach to design and proposed development.

3.2 LOCAL CONTEXT - ROSSENDALE CORE STRATEGY & LOCAL PLAN

The Local Development Framework for Rossendale includes an adopted Core Strategy (2011-2026) and a draft Local Plan submission version March 2019.

CORE STRATEGY

Policy 3: Distribution of Additional Housing The scale and distribution of the housing requirement of 3700 within Rossendale:

3. Following these settlements/areas, housing development in the areas of Helmshore, Edenfield, Goodshaw, Loveclough, Waterfoot, Stacksteads, Britannia, Facit and Shawforth will be permitted having regard to their relative size and function, the need for urban regeneration, housing market renewal, the capacity of infrastructure, opportunities for new housing, the capacity for growth and past house building trends. The combined total of housing development in these areas equates to approximately 20% of the overall requirement.

Policy 17: Rossendale's Green Infrastructure

The Council will promote the protection, enhancement and where appropriate the expansion of the Green Infrastructure network in the following ways:

- Manage and appropriately enhance Green Belt; open spaces; river corridors; urban green corridors and woodlands and continue to protect Greenlands.
- Resist the fragmentation of the network by new development;
- Expect new developments to contribute to the provision of recreational green space and access to green infrastructure;
- support the improvement and access to the Public Rights of Way network (in particular the Rossendale Way)

Policy 18: Biodiversity, Geodiversity and Landscape Conservation

The Council will seek to avoid any harmful impacts of development on all aspects of Rossendale's natural environment - including its bio diversity, geo diversity and landscape assets, priority habitats and species and statutory and locally designated sites.

ROSSENDALE LOCAL PLAN (SUBMISSION VERSION)

Policy HS5 Swinshaw Hall

Within the area defined on the Policies Map at Swinshaw Hall (Housing Allocation H5) new residential development will be permitted subject to a series of design requirements being met. (this equates to the proposal site land)

Policy HS7: Housing Density

The density of the development should be in keeping with local areas and have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of an area.

High densities shall be provided within sustainable locations, particularly on sites within defined town centres and locations within 300m of bus stops on key transport corridors

Policy ENV3: Landscape Character and Quality

The distinctive landscape character of Rossendale, including large scale sweeping moorlands, pastures enclosed by dry stone walls, and stone built settlements contained in narrow valleys, will be protected and enhanced.

The Council will expect development proposals to conserve and, where possible, enhance the natural and built environment, its immediate and wider environment, and take opportunities for improving the distinctive qualities of the area and the way it functions.

Development proposals which are in scale and keeping with the landscape character, and which are appropriate to its surroundings in terms of siting, design, density, materials, and external appearance and landscaping will be supported.

In order to protect and enhance the character and quality of the landscape, development proposals should:

- Respond positively to the visual inter-relationship between the settlements and the surrounding hillsides and follow the contours of the site;
- Not have an unacceptable impact on skylines and roofscapes;
- Be built to a density which respects the character of the surrounding area with only low density development likely to be acceptable in areas abutting the Enclosed Upland or Moorland Fringe Landscape Character Areas;
- Retain existing watercourses, trees and green infrastructure features that make a positive contribution to the character of the area;
- Incorporate native screen planting as a buffer to soften the edge of the building line in valley side locations;
- Take into account views into and from the site and surrounding area, retaining and, where possible, enhancing key views; and
- Retain and restore dry stone walls, vaccary stone flag walls and other boundary treatments which are particularly characteristic of Rossendale.

Development proposals should incorporate a high quality of landscape design, implementation and management as an integral part of the new development. Landscaping schemes should provide an appropriate landscape setting for the development and respect the character and distinctiveness of the local landscape.

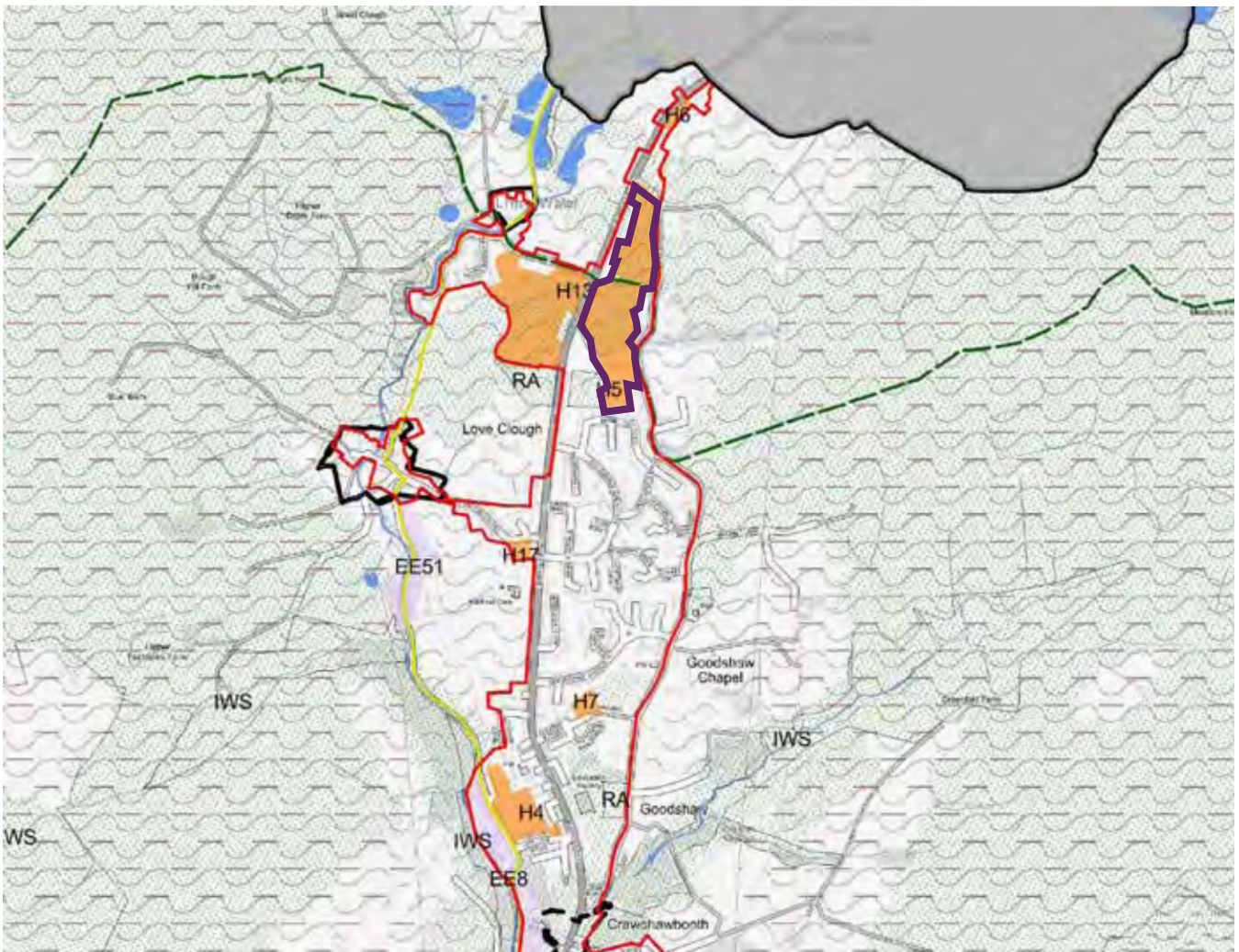


Figure 4. extracted from interactive proposals map

— Site Boundary



4.0 SITE CONTEXT

The proposed development site lies between Burnley Road and Goodshaw Lane towards the northern extents of the village of Loveclough. The village was built around an industrial print working centre and has grown both around this (to the west) and along Burnley Road in a linear fashion. The urban landscape of the village is typically terraced housing in traditional vernacular building materials around the older and historical parts with more modern housing moving up the slopes of the valley. Swinshaw Hall sits astride Goodshaw Lane and separated from the existing urban mass by rough pasture land to the north, west and south. The land continues to rise from the site boundary to the east with woodland obscuring much of the view. To the west the views open up over the valley as the land drops towards the river Limy before rising up into the Rossendale hills and higher moorland areas.

The landscape of the proposals site begins around 1 metre above Burnley Road on its eastern boundary and rises gradually towards Swinshaw Hall and Goodshaw Lane .along its length. This gradient runs from approximately 265 up to 280m AOD at Goodshaw Lane. The land flattens off somewhat towards the south of the proposal site with a steeper drop towards tennis courts and recreational space west of this.

The village sits within a steep sided valley and is surrounded on all sides by the rolling hills of the Rossendale Pennines. To the east the ridge line rises to 359m above the village and Clowbridge reservoir to the north. To the east the land rises steeply to the upper moor areas at around 350m and above.

The landscape shows much of its mining and industrial history through rough grassland and disturbed, undulating fields with stone buildings and slate roofs common throughout. The predominant land use is rough grazing land and the footpath network is extensive crossing the landscape through many different routes including the Rossendale Way National Trail.

A Conservation Area lies to the west of the site and is centred within the heart of Loveclough village with a proposed extension that runs out towards Burnley road and includes the old school building that lies adjacent to the proposal site.

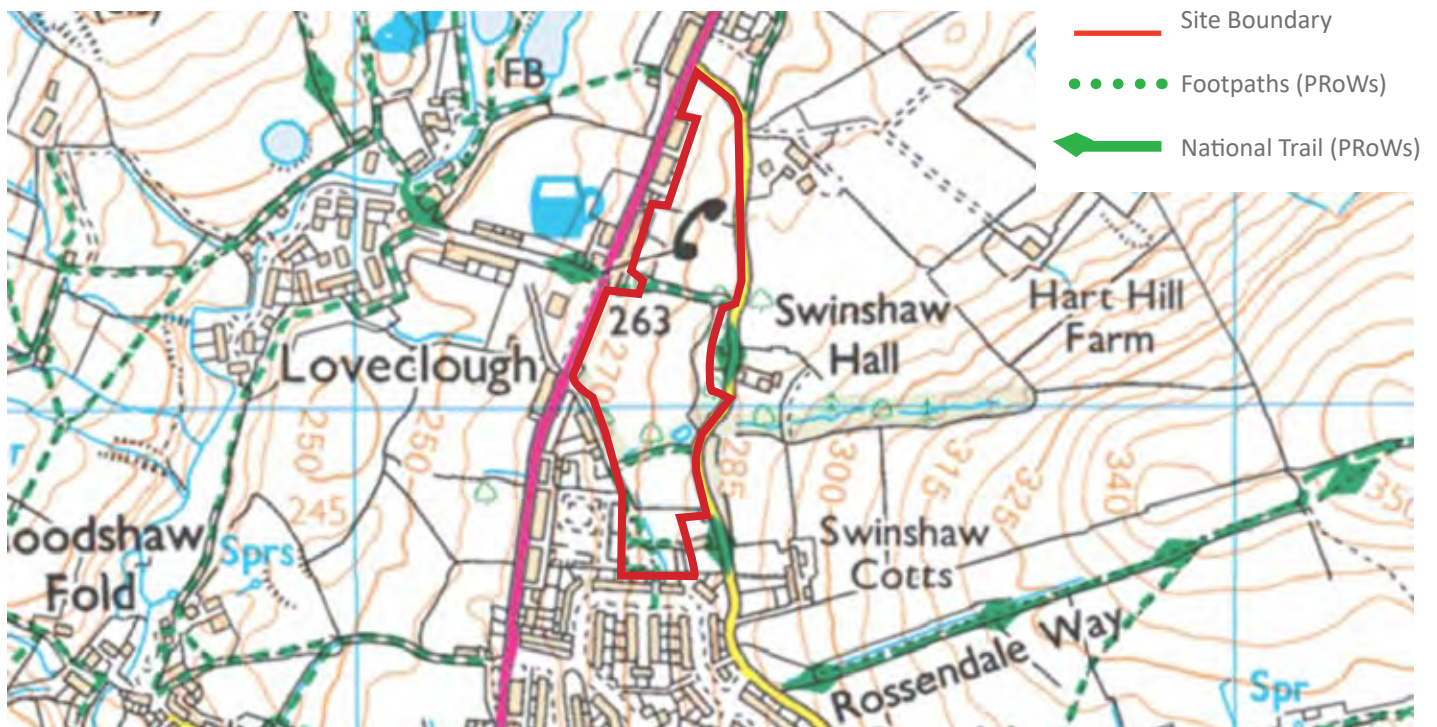


Figure 5. Public Access

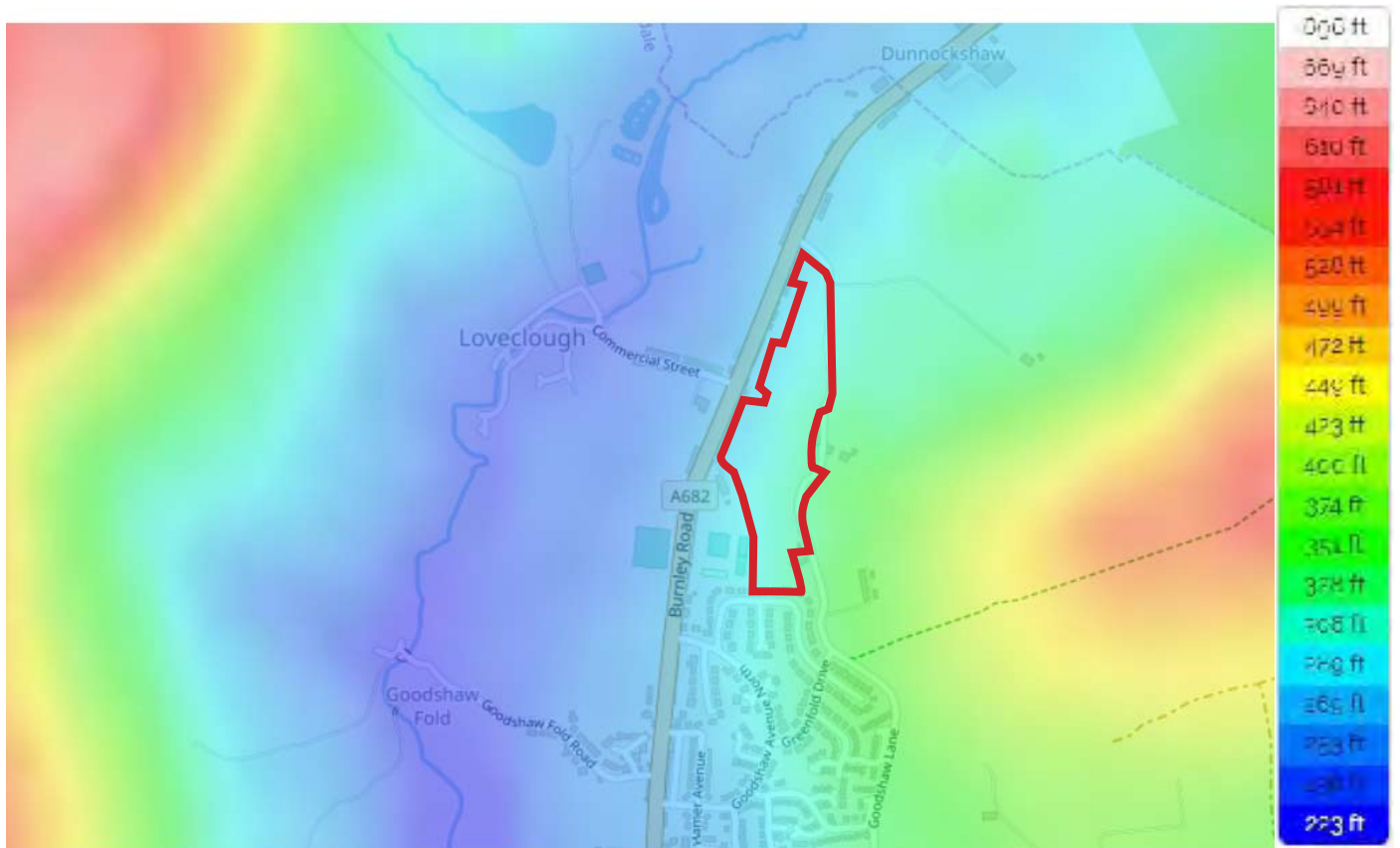


Figure 6. Topography

- Site Location
- Conservation Area
- Conservation Area proposed extension

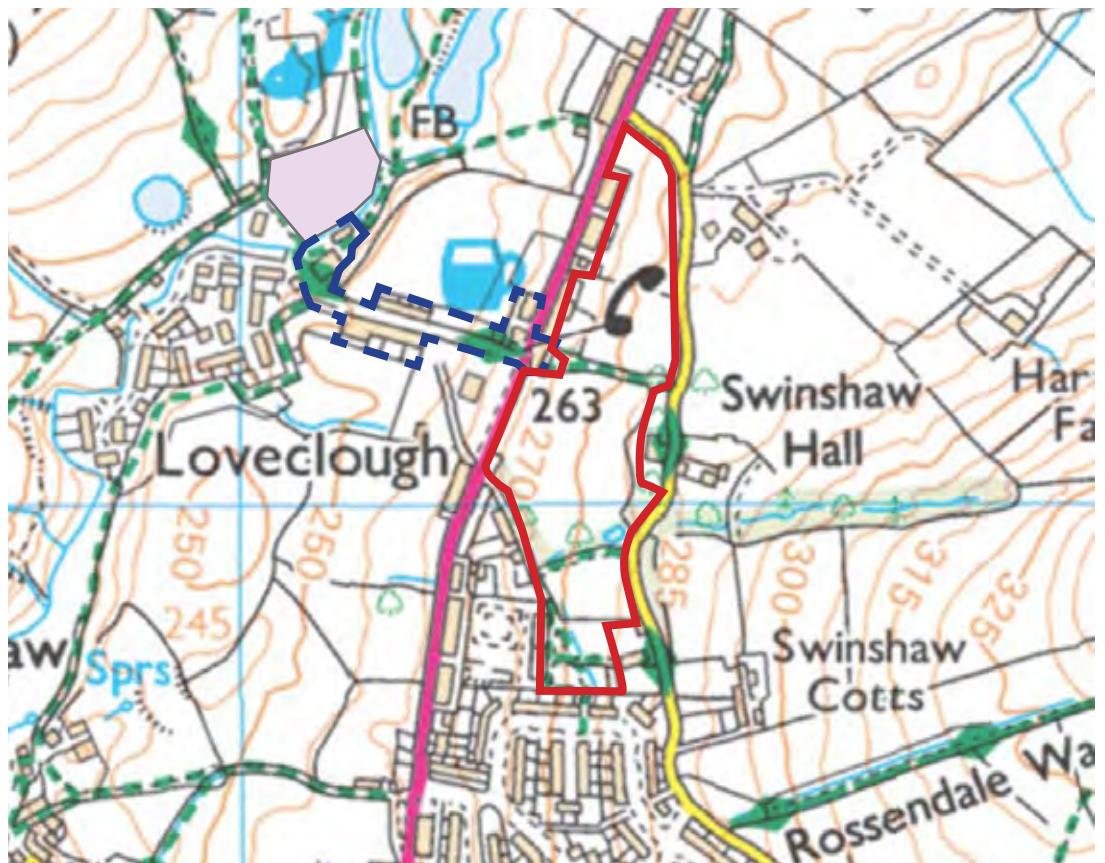


Figure 7. Heritage Assets

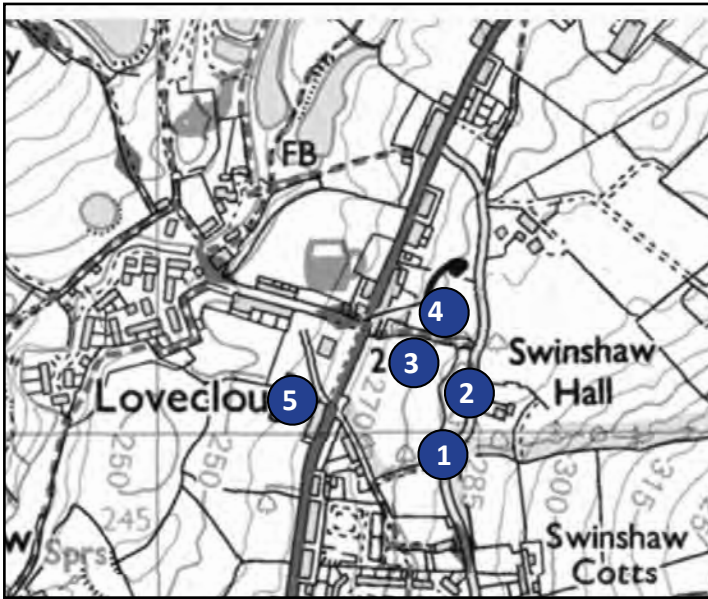


Figure 8 - Site Context Photos - Location Plan



Photo from Goodshaw Lane looking over the northern parcel of land



Photo looking towards Swinshaw Hall



Photo looking across the central parcel of land south of Swinshaw Hall



Photo overlooking the northern parcel of land



Photo from Burnley Road at the proposed access location into the site with Swinshaw Hall on the horizon

5.0 LANDSCAPE CHARACTER BASE LINE

5.1 EXTRACT OF NATIONAL CHARACTER AREA

Natural England's National Character Area (NCA) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The proposal site area falls within National Character Area 36, Southern Pennines. The text is extracted from the national character area assessment to understand the characteristics of the NCA and whether the character area descriptions are relevant in the context of the proposal site.

5.2 EXTRACT OF NATIONAL CHARACTER AREA : NCA 36

The Southern Pennines are part of the Pennine ridge of hills, lying between the Peak District National Park and the Yorkshire Dales National Park. This is a landscape of large-scale sweeping moorlands, pastures enclosed by drystone walls, and gritstone settlements contained within narrow valleys. The area contains internationally important mosaics of moorland habitats that support rare birds such as merlin, short-eared owl and twite. The peat soils, including blanket bog, store significant volumes of carbon. With its high rainfall and impervious rocks it is an important area for water supply, with many reservoirs supplying water to nearby conurbations. The Southern Pennines are also important for recreation due to the extensive open access areas and footpaths, and the sense of escapism they offer, along with the ease of access from large towns. This dramatic landscape has inspired many, such as the Brontës and Ted Hughes. Future challenges for the area include managing the land to reduce downstream flooding, restore blanket bog and improve water quality, and managing increased recreational demand.

Sense of Place/Inspiration:

The dramatic landform of hills and narrow valleys has given rise to a distinctive upland pastoral landscape, with gritstone settlements and a backdrop of woodlands on steep slopes. This landscape combines with a strong cultural background based on the textiles industry to create a strong sense of place. Feelings of escapism and inspiration are often expressed in relation to the open moorlands, with their expansive views and strong sense of isolation and wildness. This landscape has inspired many artists and writers, from the Brontës to Ted Hughes and Simon Armitage

Sense of History

This is evident in the rich time depth of historic evidence, from prehistoric features on the moorlands, to early agriculture and the industry based within farmsteads and villages on the moorland fringes, later large-scale industrialisation with canals, roads, mills and railways all contained within the narrow valleys. The many historic features, robustly built in local stone, remain, to reveal the many periods of man's activity

Recreation:

There is a remarkably dense network of public rights of way, combined with extensive open access areas, national trails and packhorse routes that cross the hills. There are also many popular spots for visitors, especially some of the reservoirs, Hardcastle Crag and the Brontë country around Haworth.

Key Characteristics

- Large-scale, open, sweeping landscape with high flat-topped hills providing extensive views, cut into by narrow valleys with wooded sides.
- Mosaics of moorland vegetation on the plateaux, including blanket bog and heathland, supporting internationally important habitats and assemblages of upland birds, invertebrates and breeding waders.
- Enclosed upland pastures and hay meadows enclosed by drystone walls on the hillsides, and narrow valleys with dense gritstone settlements in the valleys, with steep slopes often densely wooded, providing strong contrast with open moorlands.
- Many reservoirs on the moors, supplying drinking water to adjacent towns, wintering and breeding habitats for birds and high quality recreation experiences.
- Medieval villages and smallholdings on the higher shelves of land above the valleys, with small fields and a dense network of lanes and paths.
- Local stone buildings, with stone flags on roofs, bring a high degree of homogeneity to towns, villages, hamlets and farmsteads

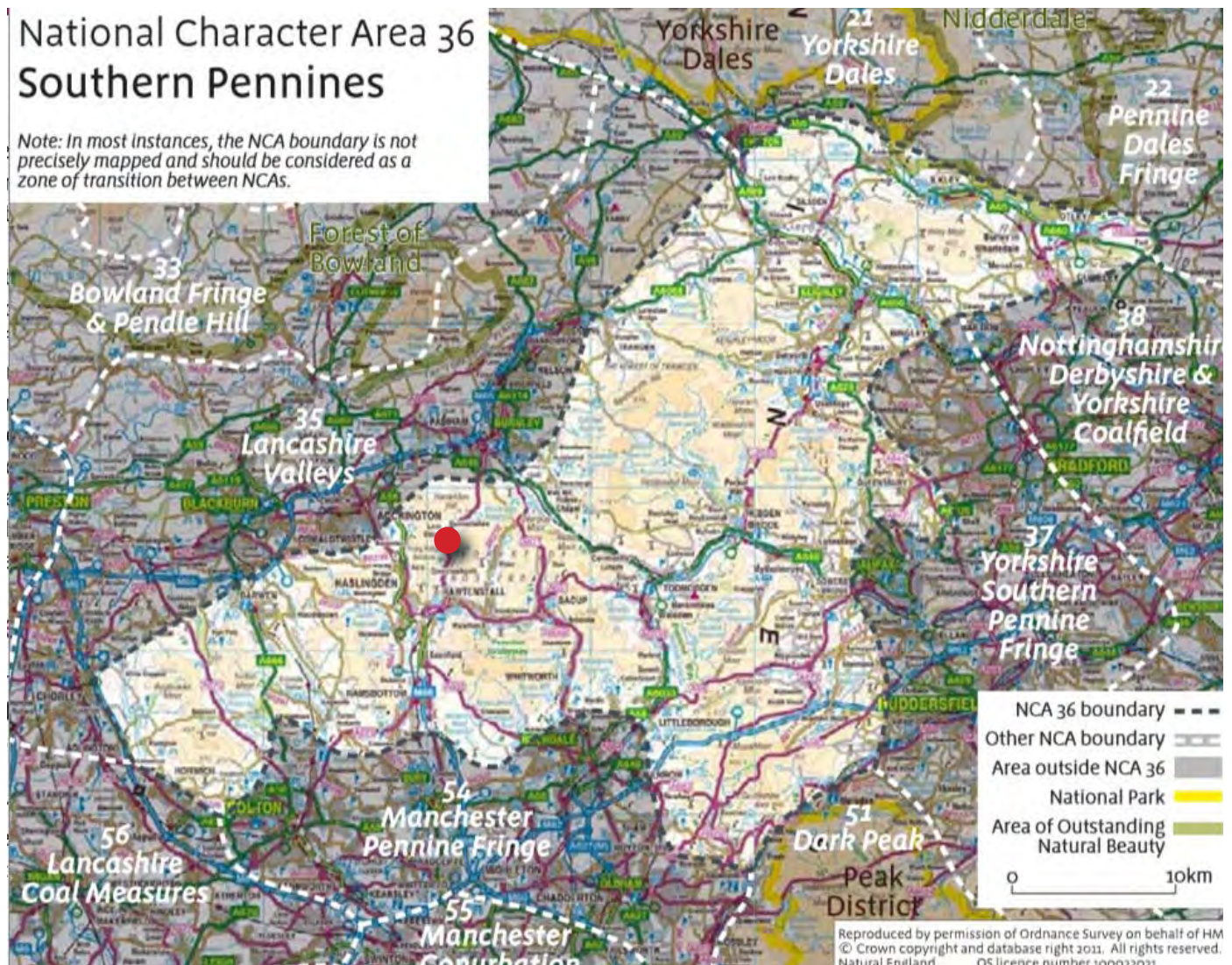


Figure 9. Extract of NCA 36: Southern Pennines

www.gov.uk



Site Location

- Rich time depth, from prehistoric features such as carved rocks, to medieval boundary stones, old mineral extraction sites and more recently, mills, factories and non-conformist chapels.
- Historic packhorse routes traversing the moorlands, with more recent road, rail and canal routes located along valleys.
- Prominent features, including Stoodley Pike, Darwen Jubilee Tower, Rivington Pike, wind farms and communications masts, visible from afar earlier timber frame.

Statements of Environmental Opportunity

There are four Statement of Opportunity with three of particular note below:

- **SEO 2:** *Manage and enhance the pastoral character of the moorland fringes, lower hills and valleys, with their mosaics of pastures and meadows, and their strong field patterns defined by drystone walls, to improve ecological networks and strengthen landscape character.*
- **SEO 3:** *Protect the comprehensive range of historic landscape features for their cultural value and the contribution they make to local distinctiveness and sense of identity.*
- **SEO 4:** *Increase the enjoyment and understanding of the landscape and to experience a sense of escapism and inspiration, while also conserving the qualities of the landscape and its valuable historic and wildlife features.*

5.2 SUMMARY OF NCA 36 IN THE CONTEXT OF THE PROPOSAL SITE

The village of Loveclough, and the site, is described within the National Character descriptions within Area 36 - Southern Pennines. The character of the study area is typical of elements of the wider NCA description including:

- A dramatic landform of hills and narrow valleys leading to a distinctive upland pastoral landscape, with gritstone settlements and a backdrop of woodlands on steep slopes. This landscape combines with a strong cultural background based on the textiles industry to create a strong sense of place
- There is a remarkably dense network of public rights of way, combined with extensive open access areas, national trails and packhorse routes that cross the hills.

The landscape of and surrounding the proposal site also has some of the key characteristics described in the NCA 36 description including:

- Large-scale, open, sweeping landscape with high flat-topped hills providing extensive views, cut into by narrow valleys with wooded sides;
- Mosaics of moorland vegetation on the plateaux, including blanket bog and heathland, supporting internationally important habitats and assemblages of upland birds, invertebrates and breeding waders;
- Enclosed upland pastures and hay meadows enclosed by drystone walls on the hillsides, and narrow valleys with dense gritstone settlements in the valleys, with steep slopes often densely wooded, providing strong contrast with open moorlands; and
- Local stone buildings, with stone flags on roofs, bring a high degree of homogeneity to towns, villages, hamlets and farmsteads

5.3 A LANDSCAPE STRATEGY FOR LANCASHIRE - LANDSCAPE CHARACTER ASSESSMENT (2000)

A landscape Strategy for Lancashire includes character assessment of the Rossendale hills and valleys. There are two landscape character types that are identified that contain and surround the site. The proposal site lies within the Settled Valleys and is surrounded to the east and west by the Enclosed Uplands.

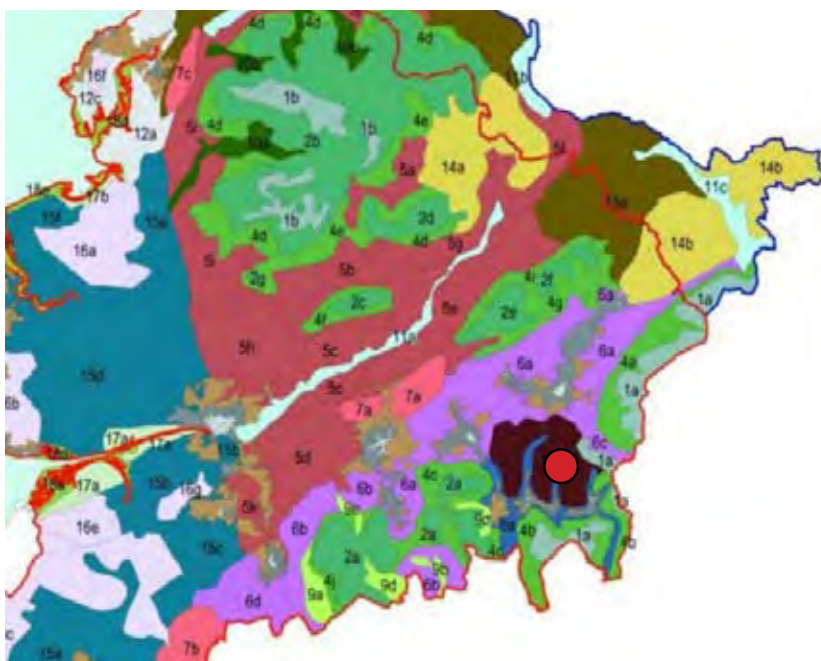


Figure 10. Extracts from A Landscape Strategy For Lancashire

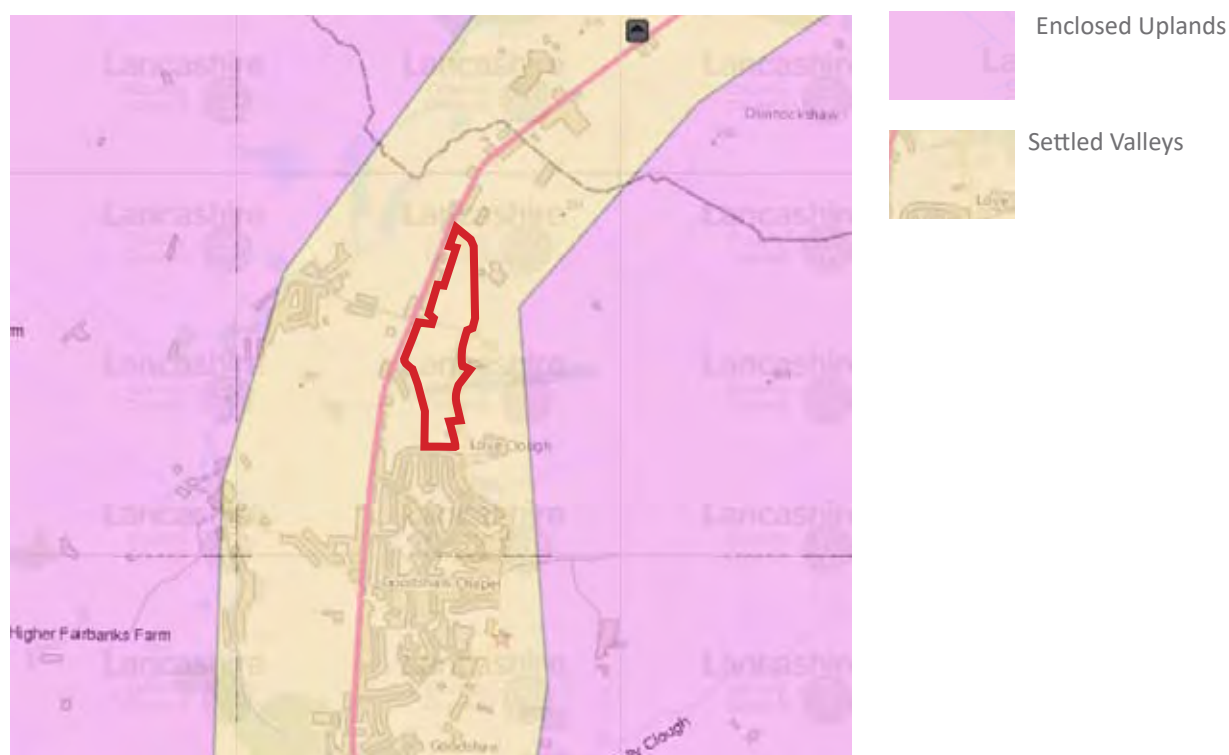


Figure 11. Extracts from A Landscape Strategy For Lancashire

5.4 Enclosed Uplands (LCA)

The upland plateau of the Rossendale Hills has a relatively level landform with only the peat capped ridges and summits providing discernible pattern and diversity in the landscape. The distinctive character of these exposed uplands is derived from a long history of settlement and exploitation of the mineral wealth of the moors. A network of gritstone walls encloses virtually the whole of the upland area and the landscape is dotted with a network of small, remote farms. Many of these are now abandoned and in ruins as farming has retreated downslope. The area's industrial history is reflected by the landscape of miner-farmer small holdings, squatter settlements, abandoned coal mines and quarries. The overall impression is of a somewhat derelict landscape with rush infested pastures and tumbled stone walls. Views of the prominent high tension power lines which cross the plateau top, reinforce the sense of bleakness. The landscape type is only found in the Rossendale Hills

The distinctive sharp topography of edges and ledges characteristic of the Millstone Grit uplands is confined to the terraces above the Irwell Valley; overall the impression is of an undulating, undramatic landform. The upland is cleaved by valleys which divide the plateau into three discrete areas. Other small scale topographic variations include the undulating hummocky landforms arising from former coal workings and stone quarries. The open, elevated topography creates a feeling of space, although any sense of remoteness is diminished by the proximity of urban areas such as Accrington, Burnley, Rawtenstall and Bacup.

The vegetation is dominated by grass moor with patches of rush frequent in the less well drained pastures. Heather moorland is virtually absent, largely as a result of past land management. The peat covered ridges and summits at Cribden Hill, Swinshaw Moor and Small Shaw Height comprise purple moor grass and cotton grass. The climate, altitude and grazing pressures means that trees are largely absent from the high plateau, although small areas of woodland are associated with the reservoirs and willow scrub has begun to colonise abandoned agricultural land on the more sheltered fringes

5.5 Settled Valleys (LCA)

The narrow, high sided valleys of the River Irwell and its tributary streams, dissect the high moorland plateau of the Rossendale

Hills and provide one of the most distinctive landscape types in Lancashire. Along the valley floor the urban settlements between Rawtenstall and Bacup, which originated at river crossing points, have now merged to form a dense ribbon of urban and industrial development. The textile mills, with their distinctive chimneys, dominate the urban skyline and are a hallmark of this South Pennines landscape. Gritstone terraces form characteristic features of the hillsides and valley floor and roads are concentrated in the narrow valley floor. North facing slopes usually remain free of development and there are frequently views towards woodlands, the patchwork of in-bye pastures and the moorland edge. Broadleaved woodlands cling to the steep slopes and fill the steep valley side cloughs, reinforcing the sense of enclosure within the valleys, although the Irwell Valley has relatively little woodland. Pockets of adjacent farmland are often underused with attendant derelict structures

The deeply incised valleys, which dissect the upland landscapes, are cut by the Irwell and its tributaries. The river flows in a westerly direction, fed by a ladder pattern of tributaries from the surrounding hills. The steep valley sides are typically 200m in height with a narrow valley floor. The woodlands on the steep slopes of the valley sides include remnants of ancient oak woodland, but are largely planted and make a vital contribution to an otherwise urban landscape. The species composition reflects the harsh industrial climate of past centuries, with a predominance of pollution tolerant species such as sycamore. With the reduction in industrial pollution, the Irwell and its tributaries provide important green links. Together with the few surviving mill lodges they provide valuable fresh water habitats.

The Settled Valleys contain a remarkable legacy relating to our industrial heritage, which itself masks remnants of pre industrial settlement and land use. They include the early communications infrastructure of the railways and canals and the very distinctive vernacular architecture of the textile industry; the enormous factories and chimneys and the rows of Victorian terraced housing.

The urban landscapes generated by the process of industrialisation are one of the special and significant features of these valleys. Urban areas, which were confined by topography, tended to grow along the bottoms of the valleys and have tight-knit urban centres. They are dominated by large textile mill buildings with terraces of stone cottages with their characteristic contrasting stonework and pointing, running along the lower valley sides. Many mill buildings survive due to their continuing use in the footwear industry as textile manufacturing has become less viable.

5.2 SUMMARY OF LANDSCAPE CHARACTER AREAS (LANDSCAPE STRATEGY FOR LANCASHIRE)

Enclosed Uplands (LCA)

The uniqueness of the upland landscapes surrounding the site is well described by the enclosed uplands description. Of particular note are the following characteristics:

- The overall impression is of a somewhat derelict landscape with rush infested pastures and tumbled stone walls. Views of the prominent high tension power lines which cross the plateau top, reinforce the sense of bleakness. The landscape type is only found in the Rossendale Hill;
- Overall the impression is of an undulating, undramatic landform. The upland is cleaved by valleys which divide the plateau into three discrete areas. Other small scale topographic variations include the undulating hummocky landforms arising from former coal workings and stone quarries. The open, elevated topography creates a feeling of space, although any sense of remoteness is diminished by the proximity of urban areas such as Accrington, Burnley, Rawtenstall and Bacup.
- The climate, altitude and grazing pressures means that trees are largely absent from the high plateau, although small areas of woodland are associated with the reservoirs and willow scrub has begun to colonise abandoned agricultural land on the more sheltered fringes.

Settled Valleys (LCA)

The site lies within this landscape character area and is well described with the following of particular note:

- The narrow, high sided valleys of the River Irwell and its tributary streams, dissect the high moorland plateau of the Rossendale Hills and provide one of the most distinctive landscape types in Lancashire. Along the valley floor the urban settlements between Rawtenstall and Bacup, which originated at river crossing points, have now merged to form a dense ribbon of urban and industrial development;
- Gritstone terraces form characteristic features of the hillsides and valley floor and roads are concentrated in the narrow valley floor;
- Broadleaved woodlands cling to the steep slopes and fill the steep valley side cloughs, reinforcing the sense of enclosure within the valleys;
- The urban landscapes generated by the process of industrialisation are one of the special and significant features of these valleys. Urban areas, which were confined by topography, tended to grow along the bottoms of the valleys and have tight-knit urban centres. They are dominated by large textile mill buildings with terraces of stone cottages with their characteristic contrasting stonework and pointing, running along the lower valley sides.

5.3 LIVES AND LANDSCAPE ASSESSMENT

An assessment of potential allocation sites was carried out by Penny Bennett associates for Rossendale Council entitled Lives and Landscapes Assessment. This work remains on the evidence base for the Local Plan although in speaking to officers it may not currently be being used as a reference for landscape matters relating to these sites.

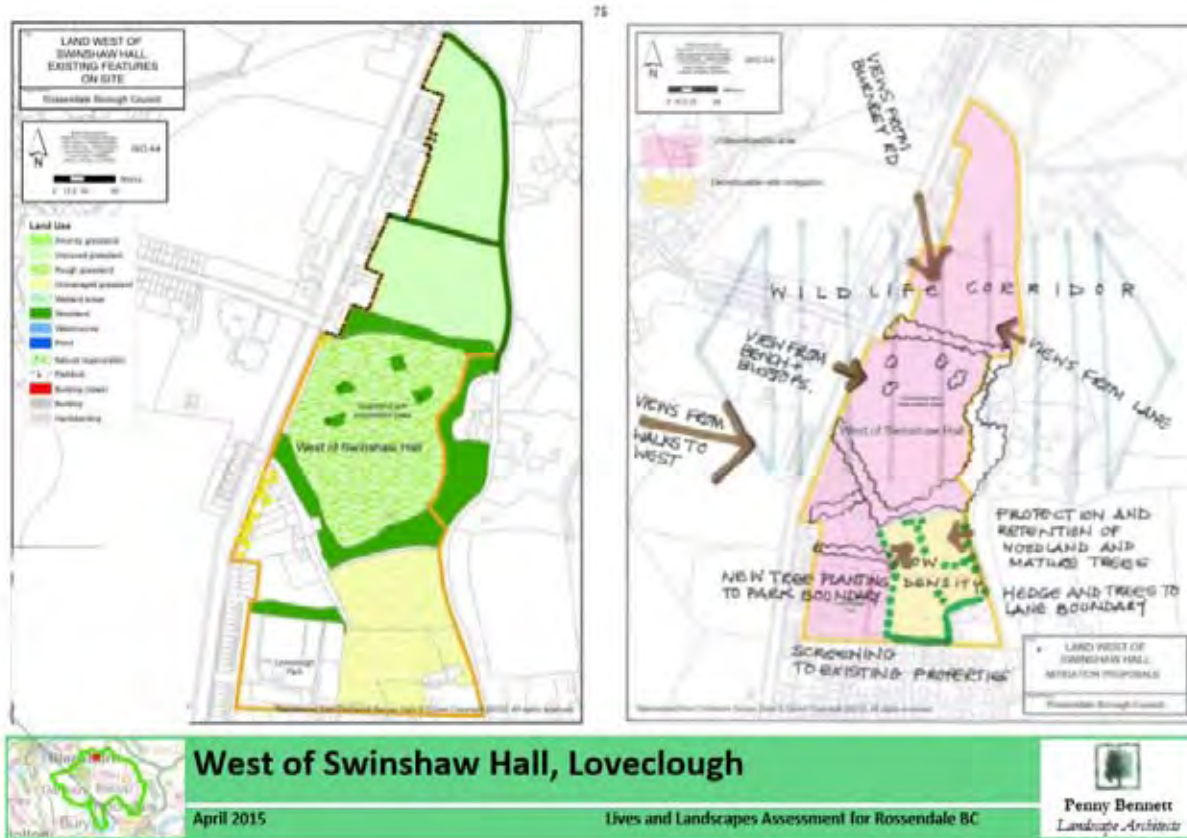


Figure 12. Extracts from Lives and Landscapes Assessment

The document considers views around the site in a similar manner to this assessment considering views from close locations adjacent and within the site and those more distant to the west. In common with this report close views are assessed as potentially experiencing major or major-moderate effects. More surprisingly the report, without strong evidence considers views from more distant locations (1km plus) to the west as likely to experience Major-moderate adverse effects. My own assessment of this is that in the wider panoramic of the view and the existing presence of the village settlement following the valley, any proposed development would be noticeable but small and the nature of change would be congruous to the setting and quickly become associated with the established settlement form.

In terms of landscape the assessment correctly identifies the location of the site in the Lancashire Landscape Study and described its as follows:

The site lies close to the boundary of Rossendale and Burnley BC and represents the northern limit of the 8a Irwell Settled Valley landscape. Extensive residential developments lie to the south. The wooded landscape with unmanaged grassland in the south gives way to rough grassland west of Swinshaw Hall with intermittent trees. The 2 northern fields are more intensively managed with an open landscape, more typical of the Enclosed Uplands. The site is visually well contained from the local roads by virtue of tall walls and hedges, views across the site can be gained from the FP's that cross it and from public locations such as the bus stops and a pub car park on Burnley Rd. From the west above Goodshaw Fold the site appears well wooded apart from the 2 northern fields

Later editions of the report consider potential development forms for the site and figure 12 shows how these pick up on similar themes to those of this report.

The report however appears to equate any form of landscape or visual effect as being an indication that development could not be accommodated rather than a more realistic position which would acknowledge that locations immediately adjacent to or within a proposed development site will always generate large scale visual and landscape effects.

The report also seems not to consider that mitigation planting might reduce and integrate proposals into the established landscape.

The result is that the document considers only a small part of the proposal site as suitable for development. This suggests an overly sensitive approach to development and one that sees residential development as always an adverse impact, even when placed against an existing settlement boundary.

Although this report considers the landscape and visual assessment of the site in a similar way and with similar results to the lives and landscape document it does not consider the landscape as incapable of accepting new residential development, proposing only a small level of development to the south.

In contrast this document considers views of the proposed development as limited to a very local area and the change seen as appropriate to the setting with development set against the existing settlement edge capable of being positioned in such a way as to avoid the most sensitive areas of the proposal site and to be able to include substantial mitigation through open landscape areas and routes and new structure planting.

6.0 LANDSCAPE APPRAISAL

6.1 LANDSCAPE SENSITIVITY

The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character

National Character Area

The proposal site lies within NCA 36 a large National Character Area which includes a wide variety of both urban and open countryside landscapes. Some broad similarities and commonality between the study area and the characteristics of this landscape exist largely associated with the sites location within a pennine location with an industrial heritage. The NCA includes both old and new residential development and is a well settled landscape. These factors suggest a susceptibility of no more than medium although the rural nature and tranquility of the landscape alongside the potential for views from elevated locations are noted as important elements The quality and value of the landscape also varies over such a large area and no specific areas of landscape value exist within the study area to elevate the sensitivity when this is combined with the susceptibility to the change proposed.

The sensitivity of NCA60 is assessed as **Medium**

The Local-Regional Landscape

Relevant Regional-Local landscape character is described in the A Landscape Strategy for Lancashire (2000) . There are two landscape character types that are identified that contain and surround the site. The proposal site lies within the Settled Valleys and is surrounded to the east and west by the Enclosed Uplands.

The Settled Valley landscape is one where settlement and mans influence is prominent lending the landscape a used and in places degraded appearance.

Gritstone terraces form characteristic features of the hillsides and valley floor and roads are concentrated in the narrow valley floor. Industrial heritage is clearly present in Loveclough and the architecture of the village very much reflects this. The urban landscape generated by the process of industrialisation is one of the special and significant features of the valley. Urban areas, which were confined by topography, grew along the bottom of the valley and are tight knit along Burnley Road.

The quality and value of the landscape is ordinary and poor in places reflecting a landscape set within a busy and development valley space where urban and residential use is common place.

The LCA is considered to have a low-medium level of susceptibility to change which is not adjusted by any elevated levels of quality and value. The sensitivity is assessed as **low-medium** reflecting the existing urban and industrial forms and degraded landscapes common through this area.

The Enclosed Uplands of the Rossendale Hills has a relatively level landform with only the peat capped ridges and summits providing discernible pattern and diversity in the landscape. The distinctive character of these exposed uplands is derived from a long history of settlement and exploitation of the mineral wealth of the moors. A network of gritstone walls encloses virtually the whole of the upland area and the landscape is dotted with a network of small ,remote farms. Many of these are now abandoned and in ruins as farming has retreated downslope. The area's industrial history is reflected by the landscape of miner-farmer small holdings, squatter settlements, abandoned coal mines and quarries. The overall impression is of a somewhat derelict landscape with rush infested pastures and tumbled stone walls. Views of the prominent high tension power lines which cross the plateau top, reinforce the sense of bleakness.

The quality and landscape is medium with good elements where extensive views are possible from elevated locations.

The LCA is considered to have a medium level of sensitivity and **medium** sensitivity reflecting the established presence of industry, farming and settlement and the somewhat derelict appearance of some of this landscape

6.2 LANDSCAPE CHANGE & EFFECTS - NATIONAL AND REGIONAL LANDSCAPES

The existing landscape character assessments described in Section 5 consider the nature and relative value of the landscape in the vicinity of the proposal site at National and Regional level.

The magnitude of change of the proposed development on the wider landscape is assessed as being Negligible at a National scale and Low for the Local landscape area. The development of the proposal site will not be widely visible and will only directly affect the settled valley landscape LCA where settlement and development is already an established part of the key characteristics.

Visual effects are limited to a very local area with the principal views of the site from boundaries and within the site.

The change will be congruous in its nature and be viewed and experienced as an extension to the existing settlement and village. In addition beneficial aspects of the development will be an extension to the existing PROW network connecting the site from north to south. The more sensitive parts of the site are removed from development and set aside to provide open landscape areas protecting the setting of non designated heritage assets.

The landscape impact is assessed as Slight through to Negligible with an expectation that this will become neutral in nature as the proposals become an established part of the village through mitigation planting, sensitive design and the provision of new path networks.

6.3 SUMMARY ASSESSMENT OF LANDSCAPE EFFECTS

National Character Area

The change to this landscape will be negligible leading to a Negligible effect.

The Local-Regional Landscape

The local landscape will see very limited physical change over land currently either unused or grazing pasture. New housing will be located adjacent to the existing settlement edge and will appear as an extension to the linear form of development already present running the length of Burnley Road. Visually change is restricted to a very close area around the boundaries of the site and from path locations that run across the site. The amenity of these routes is protected through both a layout which allows for open landscape areas and for new landscape planting. The change will be congruous to the setting and will have some beneficial aspects outside of the provision of housing providing new path routes, open space and tree planting. The level of landscape effect are low and not considered notable.

Table 1 - SUMMARY OF LANDSCAPE EFFECTS

Landscape Receptor	Hierarchy of Importance	Sensitivity	Change to Landscape (Impact)	Change to Landscape (Impact)	Landscape Effect	Landscape Effect
			Year 1 pre-mitigation	Year 15 with mitigation	Year 1 pre-mitigation	Year 15 with mitigation
National						
National Character Area 36 Southern Pennines	National	Medium	Negligible	Negligible	Negligible	Negligible
Regional-Local Landscapes						
Settled Valley Landscapes	Local	Low-Medium	Low-Medium	Low	Slight	Slight Neutral
Enclosed Uplands	Local	Medium	Low-Negligible	Negligible	Slight	Negligible

7.0 VISUAL APPRAISAL

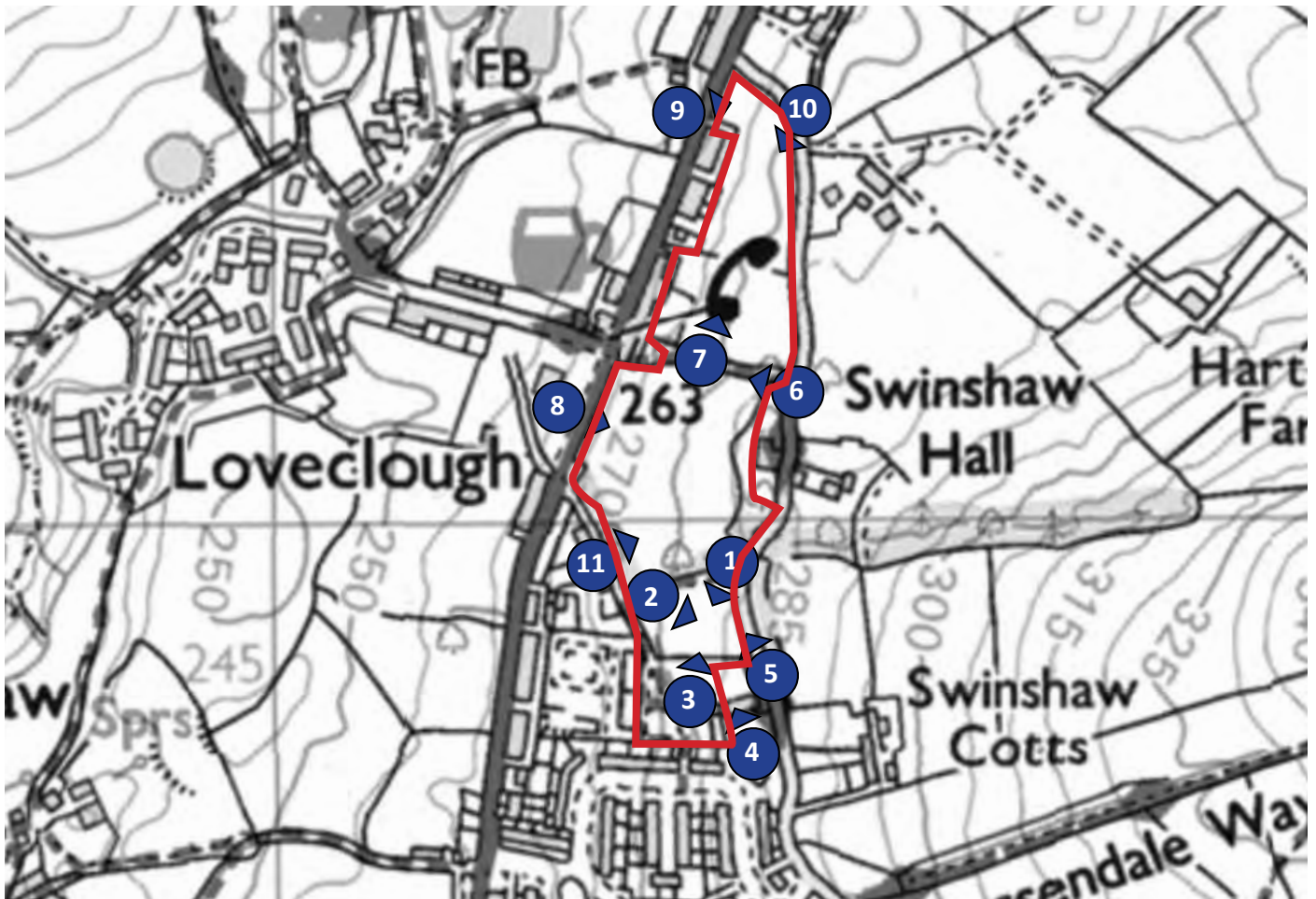


Figure 13. View Point Locations

- 1 Location of proposed site
- Location of proposed site
- Visual Envelope



Please refer to Appendix 1.0 for Visual Receptor Figures

7.0 VISUAL APPRAISAL

7.1 VISUAL APPRAISAL - RECEPTORS

Ten viewpoints have been selected from various locations and possible vantage points identified through site visits and analysis. Views for the appraisal have been chosen to be both representative of the range of differing receptors (public, community, residents and visitors) within the study areas and of the visual amenity available at points north, south, east and west of the proposal site.

Viewpoint 1 -	Pedestrian users and highway users Goodshaw Lane, Rossendale Way;
Viewpoint 2 -	Pedestrian users footpath 31;
Viewpoint 3 -	Pedestrian users, footpath 32;
Viewpoint 4 -	Residents, pedestrian users and highway users Hameldon Rd;
Viewpoint 5 -	Residents, pedestrians and highway users Goodshaw Lane;
Viewpoint 6 -	Residents and pedestrians footpath 29;
Viewpoint 7 -	Pedestrians footpath 29;
Viewpoint 8 -	Highway users Burnley Road;
Viewpoint 9 -	Highway users and residents Burnley Road;
Viewpoint 10 -	Pedestrian PRoW and users of highway footpath 12;
Viewpoint 11 -	Pedestrian users and residential;
Viewpoint 12 -	Residential, pedestrian and vehicle Conservation Area;
Viewpoint 13 -	Pedestrian users footpath 89;

7.2 VISUAL SUSCEPTIBILITY

The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of the occupation or activity of people experiencing the view at particular locations and the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.

The susceptibility of the receptor may be influenced by the situation whether the proposed development would appear in context with it's setting (i.e. urban or rural landscape).

Residential Receptors

Residential receptors have been identified and assessed from the north, south and west and from upper floor windows from Swinshaw Hall. Generally these are all from properties that overlook the site by virtue of being immediately adjacent to it with very little if any intervisibility between properties set back from this line.

At greater distances from the site to the west where the land rises into the hillside, properties at and around Goodshaw Fold will have some views of the proposal site. These views at 1km or more distant will appear small in the wider view and be seen in the context of the existing linear village arrangement.

Vp 4 - Properties on Hameldon Road adjacent to the site but with limited visibility of the site itself- **Medium Susceptibility**

Vp 5 - Properties off Goodshaw Lane Road with oblique views towards site- **Medium Susceptibility**

Vp 6 - Swinshaw Hall with multiple upper floor and garden views over central site - **High Susceptibility**

Vp 9 - Properties on Burnley Road backing onto site - **Medium/High Susceptibility**

Vp 11 - Properties on Broad Ing- **High Susceptibility**

Pedestrian Receptors

Pedestrian receptors include footpath users, users of the Rossendale Way that runs along Goodshaw Lane and then travels west and users of the highway footpath on Burnley Road. West of the site an extensive network of footpaths crosses rising land onto

upper moorland. Views of the site from locations on this network will be possible but limited in scale (at 1km distance or more) and always in the context of the existing village settlement.

Viewpoints 1 - Pedestrian users on Rossensdale Way **High Susceptibility.**

Viewpoints 2- Pedestrian users of footpath 31 **High Susceptibility.**

Viewpoints 3- Pedestrian users of footpath 32 **High Susceptibility.**

Viewpoints 5- Pedestrian users of Rossendale Way **High Susceptibility.**

Viewpoints 6- Pedestrian users of footpath 29 **High Susceptibility.**

Viewpoints 7- Pedestrian users of footpath 29 **High Susceptibility.**

Viewpoints 8- Pedestrian users on Burnley Road **Medium Susceptibility.**

Viewpoints 9- Pedestrian users on Burnley Road **Medium Susceptibility.**

Viewpoints 10- Pedestrian users of footpath 12 **High Susceptibility.**

Viewpoints 11- Pedestrian users of footpath **High Susceptibility.**

Viewpoints 12- Pedestrian users of highway **Medium Susceptibility.**

Viewpoints 13- Pedestrian users of footpath Sliven Clod Road **High Susceptibility.**

Vehicle Receptors

Vehicle receptors assessed within this appraisal are from the road network surrounding the proposal site and immediately adjacent to the boundaries. Due to the transient nature of vehicle travel all of the vehicle receptors have been assessed as having a **Low Susceptibility**

7.3 VISUAL QUALITY AND VALUE

The value of a particular area or view in terms of what is seen.

The quality of the views of the surrounding landscape vary. Views dominated by the road network with few view opportunities out from this and views within urban areas are assessed as Ordinary, Views where open countryside and views of hills play a part in the view, including footpaths and road routes are assessed as Moderate or Good.

7.4 VISUAL SENSITIVITY SUMMARY

Residential receptors are found to the north, east and south of the site with the concentration of this being to the south where the site abuts an existing 20th Century housing area and to the east where the site runs alongside or close to the older and linear arrangement of dwellings along Burnnley Road. Generally views are restricted and often oblique or from upper floor windows. The quality of the view is often ordinary as detracting elements are common even when views include distant hills. The sensitivity is generally Medium or Medium/High and elevated to High for Swinshaw Hall to reflect its historic value and its views over open section of the site.

Views from the public footpath network are common throughout with some routes running directly through the site. Pedestrians on highways are considered to have a lower sensitivity of Medium reflecting the nature of a route along a highway, the exception to this is sections of Goodshaw Lane which are part of a National Trail. Footpaths are High Sensitivity.

7.5 CHANGE AND VISUAL EFFECTS

Thirteen representative viewpoints were assessed with further description of the assessed change in Appendix 1. A summary of the considered change for all receptors is set out below:

- View 1 - High Change
- View 2 - High Change
- View 3 - High Change
- View 4 - Low Change
- View 5 - High Change
- View 6 - High Change
- View 7 - High Change
- View 8 - Medium Change
- View 9 - Medium - High Change
- View 10 - Low
- View 11 - Medium
- View 12 - Low-negligible
- View 13 - Low

7.5 ASSESSMENT OF VISUAL EFFECTS

The following assessment has been made with the assumption that the proposed layout is similar to the illustrative layout in Figure 1 and adopts the mitigation measures described in Figure 14. Table 2 illustrates the assessment criteria to determine visual effects and whether the receptor is at a local, regional or national importance.

Residential Receptors

Five representative residential receptors have been identified and assessed. These are all located at the immediate boundaries of the site with views typically from upper floor windows. Although the effects at these close locations are Between substantial and moderate substantial they are typical of effects where development is proposed alongside an existing settlement edge and are to a certain an extent the inevitable consequence of proposing new development and expansion within existing settlements. From the immediate boundaries of the site residential views fall away almost completely with built form and vegetation blocking views. From more distant and elevated locations to the west views from properties towards the site become possible again but ant change notable will be seen in the context of the existing settlement and appear as a natural extension to the linear form of the village.

Pedestrian Receptors

Twelve representative views from footpaths and pedestrian routes are assessed. These are located both at and aorund the boundaries of the site and also running through the site with paths crossing east to west both to the north and south of the central land associated with Swinshaw Hall and also to the south where path routes connect the residential housing to the south and Loveclough park to the west.

The National trail Rossendale Way follows Goodshaw Lane and travels through the site and off to the west where it climbs up onto high ground before travelling south. Pedestrian access is also possible both along Burnley Road and Goodshaw Lane. As with residential views, locations close to and within the site return up to substantial - moderate/substantial effects. The nature of change will be adverse at the outset but the nature of change for all of these path routes is congruous to the general setting with residential housing being apparent in all of the existing views. Over time and with good mitigation and layout considerations to ensure routes are maintained within landscape areas, the nature of change and effect will become more neutral.

Views from the Conservation Area and from path routes further to the west will experience very low change with effects at moderate adverse or lower.

Vehicle Receptors

Views from Goodshaw Lane over a short section to the south will include views of the proposals but elsewhere boundary walls around the hall and managed hedgerow reduce or remove views. Views from Burnley Road are possible through gaps in development: looking up towards the hall; and also to the north. The access road into the site will create change at this junction and a section of open land along the road will be closed off. All of the change experienced along this route will be over a short section of road and entirely in keeping with the existing linear urban form currently visible.

Table 2 - SUMMARY OF VISUAL EFFECTS						
View	Hierarchy of	Sensitivity	Change to view (Impact) Construction & Year 1 pre-mitigation	Change to view (Impact) Year 15 with mitigation	Visual Effect Construction & Year 1	Visual Effect Year 15 with mitigation
1	Local	Pedestrian (National Trail) - Medium/High Vehicle Users - Low	High High	High High	Moderate/ Substantial Adverse Moderate-Adverse	Moderate/ Substantial Neutral Moderate-Neutral
2	Local	High	High	High-Medium	Substantial adverse	Substantial / Moderate- Neutral aspects
3	Local	Medium- High	High	High-Medium	Moderate/ Substantial	Substantial / Moderate- Neutral aspects
4	Local	Residential - Medium Vehicle - Low	Low	Low	Moderate-Slight Adverse	Moderate-Slight Neutral
5	Local	Residential - Medium- High Vehicular - Low	High	High-Medium	Substantial /Moderate Adverse	Substantial / Moderate- Neutral aspects
6	Local	Residential - High Vehicular - Low	High	Medium	Substantial /Moderate Adverse Moderate	Substantial /Moderate- Beneficial aspects Slight/Moderate
7	Local	High	High	High-Medium	Substantial adverse	Substantial / Moderate- Neutral aspects
8	Local	Low-Medium	Medium	Medium	Slight -Moderate Adverse	Slight -Moderate Adverse
9	Local	Residential -Medium/ High Vehicular - Low	Medium-High	Medium	Moderate/ Substantial- Moderate Adverse	Moderate adverse becoming neutral
10	Local	Pedestrian - High Vehicular - Low	Low	Low	Moderate - Slight adverse	Moderate-slight becoming neutral
11	Local	High	Medium	Medium	Moderate/ Substantial	Moderate/ Substantial with beneficial elements
12	Local	High-Medium-Low	Low-Negligible	Low-Negligible	Slight adverse	Slight neutral
13	Local	High	Low	Low	Slight adverse	Slight neutral

8.0 MITIGATION

8.1 MITIGATION PROPOSALS

The visual impacts identified are associated with views from a very local area which includes residential properties and footpath routes and views from Goodshaw Lane and Burnley Road. Comprehensive landscape proposals will be an integral part of the any planning application and may have additional benefits in reducing the effects of development. To provide mitigation for identified landscape and visual impacts, a Landscape Framework Plan has been prepared.

Existing woodland and trees, particularly around Swinshaw hall and the land to the west of this should be retained to maintain visual screening. Hedgerow bordering the northern section of the site along Goodshaw Lane should also be retained. New planting throughout can create additional screening and softening to the proposed development. In the central section of the site the land is proposed as being left open to maintain the setting to the hall and maintain views from footpath routes and Burnley Road. Additional tree planting within the central area will help enhance this area as parkland and open space.

The Landscape Framework Plan seeks to mitigate the impacts and ensure the development addresses both landscape and visual impacts by the following methods:

1. Retain and enhance existing woodland and trees around the boundaries;
2. Plant hedgerow and hedgerow trees along boundaries to south to further reduce visual effects.
3. Plant trees internally to promote structure planting within the site and soften the overall view of the development.



Figure 14. Landscape Framework Plan

- Site Boundary
- Retain hedgerow trees
- Retain existing woodland
- proposed building
- - - Proposed hedgerow
- Proposed native trees

9.0 SUMMARY & CONCLUSION

9.1 LANDSCAPE RESOURCE SUMMARY

The landscape and visual appraisal has been assessed and concluded from desk top based research, site visits and in consideration of the most recent national and local character assessment guidelines. The following summary has been made with the assumption that the proposed layout is similar to the illustrative layout in Figure 1 and adopts the mitigation measures described in Figure 14.

Wider Landscape Character

The wider landscape is described at National level through NCA 36 Southern Pennines and is assessed as medium sensitivity for this type of development. The proposed development would not have a notable effect on this large scale character area and the impact is assessed as negligible.

Local Landscape Character

The local landscape is well described within the Lancashire Strategy Landscape Assessment and acknowledges that for both the valley and upland landscapes, settlement and industry have played a key role in shaping the character of this area. The sensitivity of this landscape of low-medium reflects this.

The local landscape will see very limited physical change over land currently either unused or grazing pasture. New housing will be located adjacent to the existing settlement edge and will appear as an extension to the linear form of development already present running the length of Burnley Road. Visually change is restricted to a very close area around the boundaries of the site and from path locations that run across the site. The amenity of these routes is protected through both a layout which allows for open landscape areas and for new landscape planting. The change will be congruous to the setting and will have some beneficial aspects outside of the provision of housing providing new path routes, open space and tree planting. The level of landscape effect are low and not considered notable.

The Council's assessment work and subsequent masterplanning exercise for the site fails to recognise the existing urban and industrial characteristics present within the valley and how new development could be accommodated into this location. It also fails to recognise that any change will bring some inevitable visual and landscape effects and that through good design and landscape mitigation these can be managed and reduced.

9.2 VISUAL RESOURCE SUMMARY

The proposed development has been considered from 13 representative viewpoint locations. The study area considered the immediate surrounding of the site and path networks that run through this as well as the neighbouring Conservation Area. Locations further afield to the west are also considered.

Mid to Long Distance Views

From more distant and elevated locations to the west views towards the site become possible again but any change notable will be seen in the context of the existing settlement and appear as a natural extension to the linear form of the village.

Residential Properties

The views are all located at the immediate boundaries of the site, typically from upper floor windows. Although the effects at these close locations are between substantial and moderate substantial they are typical of development at an existing settlement edge and are to a certain extent the inevitable consequence of proposing new development and expansion within existing settlements. From the immediate boundaries of the site residential views fall away almost completely with built form and vegetation blocking views. From more distant and elevated locations to the west views from properties towards the site become possible again but any change notable will be seen in the context of the existing settlement and appear as a natural extension to the linear form of the village.

Footpath Users

These are located both at and around the boundaries of the site and also running through the site with paths crossing east to west both to the north and south of the central land associated with Swinshaw Hall and also to the south where path routes connect the residential housing to the south and Loveclough park to the west.

The National trail Rossendale Way follows Goodshaw Lane and travels through the site and off to the west where it climbs up onto high ground before travelling south. Pedestrian access is also possible both along Burnley Road and Goodshaw Lane. As with residential views, locations close to and within the site return up to substantial - moderate/substantial effects. The nature of change will be adverse at the outset but the nature of change for all of these path routes is congruous to the general setting with residential housing being apparent in all of the existing views. Over time and with good mitigation and layout considerations to ensure routes are maintained within landscape areas, the nature of change and effect will become more neutral.

Views from the Conservation Area and from path routes further to the west will experience very low change with effects at moderate adverse or lower.

Vehicle Users

Receptors travelling by road around the site location have a number of opportunities to look towards the proposed development. The extent of change is generally low and always transient and in the context of journeys along a well populated and developed valley corridor.

Mitigation Measures

The mitigation measures proposed will both screen the proposals and soften the impact of the development. Beneficial aspects of the proposals also have the potential to go further and make a net gain to the areas public open space, public footpath network and ecology and habitats.

9.3 CONCLUSION

The proposed development will introduce new residential buildings, into landscape areas to the north and south of the site leaving an area central to the site and west of Swinshaw Hall as open and undeveloped to protect the setting of this heritage asset and the nearby Conservation Area and buildings of note contained within this.

The receiving landscape is well described through both National and Regional assessment work and the proposal site lies within a valley landscape which has historically been a centre for industry with accompanying settlement and activity that continues to this day. The proposal site forms only a small part of a wider local and regional character area. No landscape receptors are assessed as experiencing notable or substantial effects.

A number of visual receptors are identified as potentially experiencing large effects but this is more a consequence of these being within or at the boundaries of the site where large change is inevitable. The proposed layout enables substantial landscape areas to be maintained around footpath routes and a large area of public open space to the west of the hall maintained as undeveloped land to ensure key views and historic settings are protected.

The visual effects of the proposal are limited to the immediate landscape with low levels of visual change expected at locations further away to the west where open views from elevated locations allow for views of the village. In contrast to the Local Authorities visual assessment this assessment finds that views from distance of any proposed development will be heavily filtered by existing vegetation and built form and be seen entirely in the context of the existing linear urban form of Loveclough

There is almost no intervisibility with the site and Conservation Area and key views are not affected.

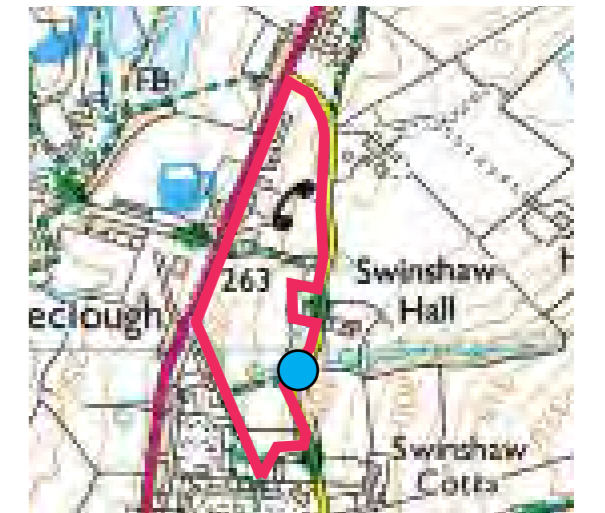
Proposed development over the site as indicated in the indicative layout would lead to a low level of landscape effect and very localised visual effects that can in part be mitigated through planting measures and that would in the longer term shift to a more neutral nature as the dwellings came to be seen as part of the established village settlement.

APPENDIX 1.0

VISUAL RECEPTORS - SEPARATE A3 DOCUMENT

APPENDIX 2.0

LVIA METHODOLOGY



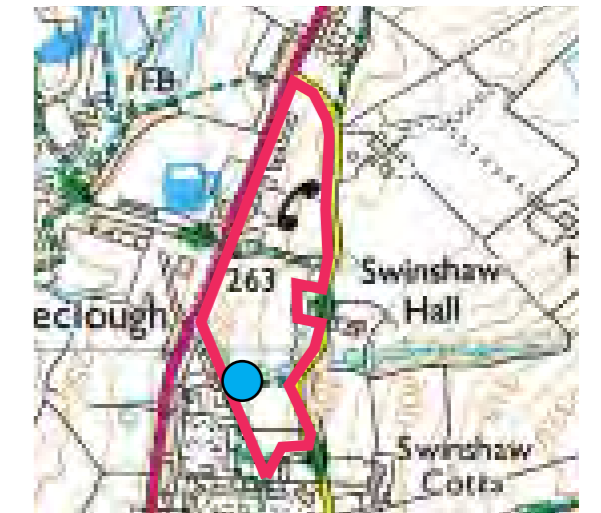
Representative Viewpoint	VP1 - Goodshaw Lane
Visual Receptor	Pedestrians (sidewalk and Rossendale Way) and Vehicle users
Location	Eastings: 81379 Northings: 26945 Looking south
Receptor description	Views from lane and National trail and at start of public footpath 31
View and orientation	View along the lane and National Trail over the southern area of potential development and at the start of footpath 31.
View elevation	281m AOD
Proximity to proposals	Adjacent to Southern area
Extent of Visibility	Proposals will be visible in 100% of view

Description of View	The view includes the country lane (Goodshaw Lane) and the southern section of the site which is an open, rough grassland area, most likely used for grazing, with remnant stone wall boundaries. The settlement edge of Goodshaw and Love Clough are visible in the valley below and to the south. Swinshaw Hall is behind the view. Longer range views to hills possible
Change to View	Potential change from this location is large as development over the southern section of the site would be immediately in front of viewer. The change would be seen against a backdrop of existing development but some views of the more distant hills would be lost.

Value and Quality of view	Ordinary
Susceptibility of receptor	High (Pedestrian Users of Sidewalk/National Trail), Low (Vehicle users)
Sensitivity of receptor	Medium-High (Pedestrian Users of Sidewalk/National Trail), Low (Vehicle users)
Magnitude of Change	High
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate - Substantial Adverse (National Trail; Pedestrians on sidewalk) - A notable change but similar in character to the existing position some loss of distant views.	
Moderate Adverse (Vehicle Users) - The proposed development will be noticeable as vehicle users pass this section of boundary	
Mitigation	
tree planting to boundaries and views through development to more distant hills	

tpm landscape
chartered landscape architects

Figure: A1.1 Viewpoint 1 (VP1)
Project: Swinshaw Hall
Client:



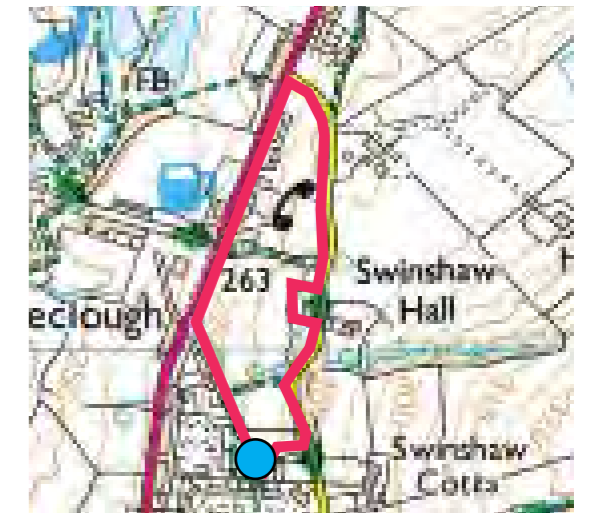
Representative Viewpoint	VP2 - Footpath 31
Visual Receptor	Pedestrians
Location	Eastings: 81300 Northings: 26929 Looking east
Receptor description	Views of pedestrians on path
View and orientation	View looking back to Goodshaw Lane. Swinshaw Hall land to left, southern development are right.
View elevation	274m AOD
Proximity to proposals	Adjacent to Site Boundary
Extent of Visibility	Proposals will be visible in 50% of view

Description of View	View looking up towards Goodshaw Lane with more wooded park style landscape to left below Swinshaw Hall and rough grazing field to right. Mature trees bound northern boundary, degraded stone walls sub divide and bound field to south. Settlement bounds the site to south and west and is prominent in view.
Change to View	Change to the view will be large as housing may be located close to the route of path. Some loss of views to hills to west but context of path route is tied closely to adjacent housing and recreational park area. Existing trees offer some visual screen to land west of Swinshaw Hall.

Value and Quality of view	Ordinary
Susceptibility of receptor	High (Users of PROW),
Sensitivity of receptor	High
Magnitude of Change	High
Hierarchy of receptor	Local
Summary - Visual Effects	
Substantial Adverse - Large change over this section of path is possible but the nature of change will be familiar against a backdrop of existing residential dwellings.	
Mitigation	
A landscape corridor for both the path route and to re-inforce the boundary between land to south and Swinshaw Hall will help reduce scale of impacts.	



Figure: A1.2 Viewpoint 2 (VP2)
Project: Swinshaw Hall
Client:



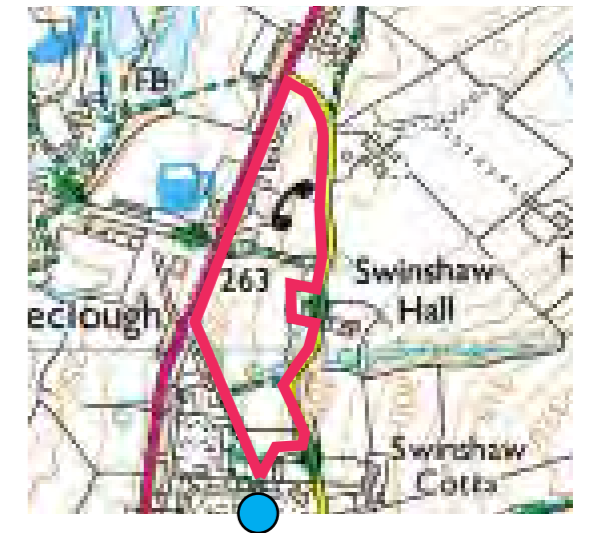
Representative Viewpoint	VP3 - Footpath 32
Visual Receptor	PROW towards south of proposal site
Location	Eastings: 81322 Northings: 26839 Looking north
Receptor description	Views from path
View and orientation	Looking north from path over rough grassland area towards treeline marking boundary with land south of Swinshaw Hall
View elevation	278m AOD
Proximity to proposals	Adjacent/within site
Extent of Visibility	Proposals will be visible in 100% of view

Description of View	View is over degraded rough pasture field with properties along the A682 visible to the west as well as structures associated with playing fields and pitches. Trees mark boundary with land immediately south of Swinshaw Hall with the hall visible through trees but heavily filtered.
Change to View	The proposals would be potentially large with development close to the route of this path. Some loss of views to distant hills to west are also possible. The nature of change will fit with the sub-urban character of this end of the site with existing settlement found on 2 of the four sides to boundary of this southern section. Sections of path travel into nearby estate and recreational park.

Value and Quality of view	Ordinary-poor
Susceptibility of receptor	High (PRoW)
Sensitivity of receptor	Medium-High (PRoW)
Magnitude of Change	High
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate / Substantial - Change is potentially high but in the context of the existing settlement edge to the west and south.	
Mitigation	
A landscape corridor for the PROW will assist in lowering impacts and maintaining some view and visual character.	

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Figure: A1.3 Viewpoint 3 (VP3)
Project: Swinshaw Hall
Client:



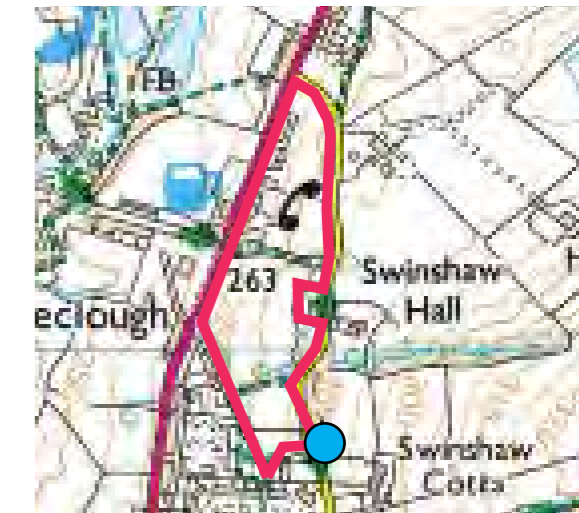
Representative Viewpoint	VP4 - Hameldon Road
Visual Receptor	Residents and vehicles/ highway users
Location	Eastings: 81388 Northings: 26689 Looking north
Receptor description	Views from residents of properties within estate around Hameldon Road
View and orientation	Views generally not possible from the road network with some glimpsed views from rear of properties that lie adjacent to the northern boundary and adjacent to site on Goodshaw Lane
View elevation	290m AOD
Proximity to proposals	Approximately 100m from site

Description of View	The vies are from within the neighbouring housing estate and from Goodshaw Lane and are representative of views from neighbouring houses and streets to the south of the proposal site. The character of views is suburban with a mixture of housing styles and ages. Views of the site are limited and often prevented by built form.
Change to View	Change to the site will be noticeable from a small number of properties that back onto the sites southern section but barely perceptible or not visible from other areas within the estate and the road network. The change will vary but overall from this group of receptors will be low with no effects over principle rooms or areas expected.

Value and Quality of view	Ordinary-poor
Susceptibility of receptor	Medium (resi and cyclists) Low (vehicle)
Sensitivity of receptor	Medium (resi and cyclist) Low (vehicle)
Magnitude of Change	Low
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate-Slight Adverse - Residents of properties and users of highway will experience moderate adverse effects with many receptors and areas have no change to view	
Mitigation	
Boundary buffer and planting will help lessen effects.	



Figure: A1.4 Viewpoint 4 (VP4)
Project: Swinshaw Hall
Client:



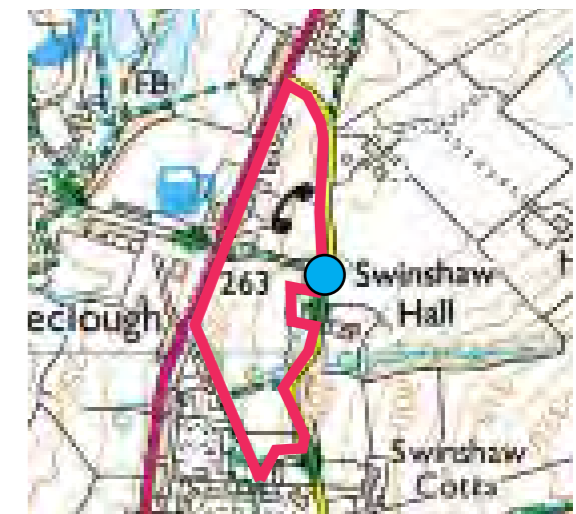
Representative Viewpoint	VP5 - Goodshaw Lane
Visual Receptor	Vehicular and residential and pedestrian
Location	Eastings: 81393 Northings: 26880 Looking north
Receptor description	Views from vehicular users and pedestrian on Rossendale Way. Also residential properties.
View and orientation	View over southern section of site
View elevation	284m AOD
Proximity to proposals	Approximately 10m from the site.
Extent of Visibility	Proposals will be visible in 80% of view

Description of View	View is over degraded rough pasture field with properties along off Goodshaw lane with limited views over site. Views to distant hills and middle distance to wooded boundaries to land south of Swinshaw Hall. The settlement boundary to the west and south are a notable part of the view.
Change to View	The change would be potentially large with development close to the route. Some loss of views to distant hills to west are also possible. The nature of change will fit with the sub-urban character of this end of the site with existing settlement found on 2 of the four sides to boundary of this southern section.

Value and Quality of view	Ordinary
Susceptibility of receptor	Medium-High (PRoW) low vehicles
Sensitivity of receptor	Medium-High (PRoW) low vehicles
Magnitude of Change	High
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate / Substantial - Change is potentially high but in the context of the existing settlement edge to the west and south.	
Mitigation	
landscaping along the boundaries will help integrate and screen proposals	



Figure: A1.5 Viewpoint 5 (VP5)
Project: Swinshaw Hall
Client:



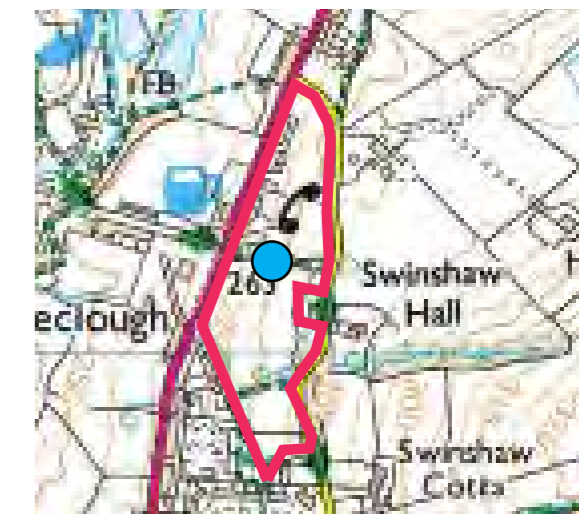
Representative Viewpoint	VP6 - Swinshaw Hall and footpath 29
Visual Receptor	users of the highway, residential property, public footpath
Location	Eastings: 81430 Northings: 27114 Looking south.
Receptor description	Views from the highway and start of footpath and from upper floor of Hall
View and orientation	Views south and west
View elevation	281m AOD
Proximity to proposals	Adjacent to the site.
Extent of Visibility	Proposals will be visible in 80% of view

Description of View	The view is looks west and south from Goodshaw lane down a footpath connecting this and the A682. To the south lies Swinshaw Hall and a parcel of land in front of the hall which has a more parkland appearance with mature trees. The footpath route runs at the edge of this land and within it looking over a stone wall boundary and ditch to the southern section of the site, an open grazing pasture bounded by stone walls, hedgerow and the settlement boundary (west)
Change to View	The view experience notable change with potential development to the north visible through the vegetated boundary. Some loss of views to elevated hills and moor may be lost.

Value and Quality of view	Moderate
Susceptibility of receptor	High (resi and PROW)-Low (vehicle)
Sensitivity of receptor	High-Low
Magnitude of Change	High
Hierarchy of receptor	Local
Summary - Visual Effects	
Substantial-Moderate Adverse - A notable change which will become over time an established extension to the existing settlement edge along the A682	
Mitigation	
Good landscape buffer along PROW, retention of boundary hedgerows and trees will help integrate and screen proposals	



Figure: A1.6 Viewpoint 6 (VP6)
Project: Swinshaw Hall
Client:



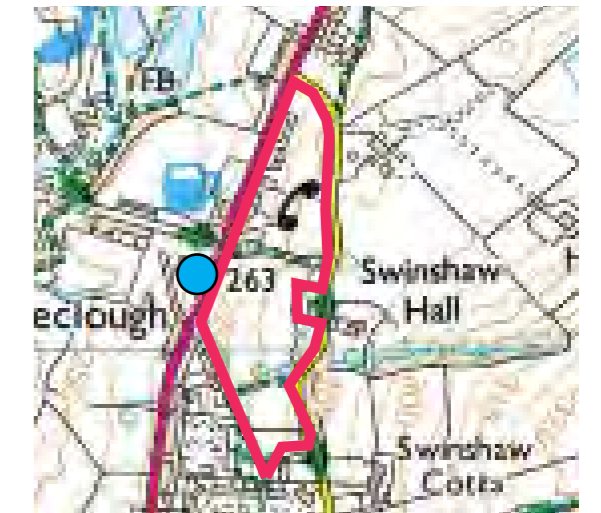
Representative Viewpoint	VP7 - Footpath 29
Visual Receptor	Pedestrian
Location	Eastings: 81370 Northings: 27123 Looking south
Receptor description	Views from the PROW
View and orientation	immediate views of both northern section of site and land south of Swinshaw Hall
View elevation	276m AOD
Proximity to proposals	Adjacent to the site.
Extent of Visibility	Proposals will be visible in 50-100% of view.

Description of View	The view is split over open grazing land to the north with more distant views to hills and moorland and closer proximity views of the partially enclosed park land style area south of Swinshaw Hall with mature trees and woodland groups. Properties in Love Clough along the A682 are noticeable.
Change to View	The change will be prominent to the north where development is proposed with housing likely to be viewed along the length of the path and some views to distant hills lost. Views across the open land south of the Hall are likely to remain the same but for the access route travelling up from the A682 and feeding into the northern parcel of land.

Value and Quality of view	Moderate-good
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	High
Hierarchy of receptor	Local
Summary - Visual Effects	
Substantial Adverse - Large change to the land to the north will development extending from the existing settlement boundary, up the slope from the A682 to the eastern boundary of Goodshaw Lane. A lesser level effect will occur to the south where the access road will be visible	
Mitigation	
Planting to boundaries and retention of existing trees will help integrate and screen proposals.	



Figure: A1.7 Viewpoint 7 (VP7)
Project: Swinshaw Hall
Client:



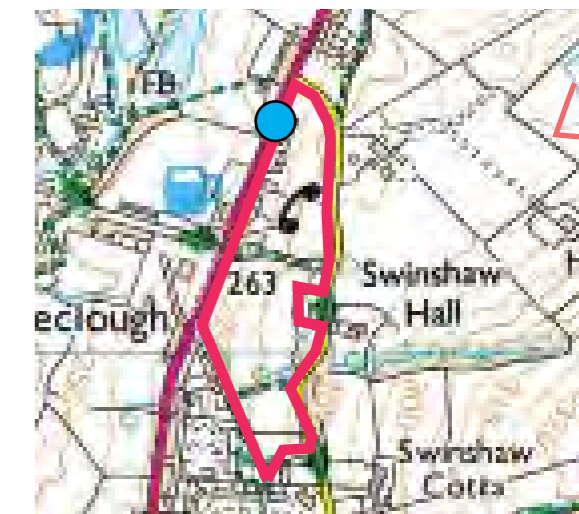
Representative Viewpoint	VP8 - A682 Burnley Road
Visual Receptor	Vehicular -pedestrian (side walk)
Location	Eastings: 81255 Northings: 27100 Looking east
Receptor description	Views from the highway
View and orientation	Mid-range views from highway up towards Swinshaw Hall
View elevation	264m AOD
Proximity to proposals	Approximately 10m from the site.
Extent of Visibility	Proposals will be visible in 30% of view.

Description of View	View from highway looking at the proposed access location for road to feed both northern and southern development parcels. Access will require visibility splay and regrading to slope to facilitate access into the site. Existing view looks up towards hall with trees forming the skyline.
Change to View	The change will be notable but not out of keeping with the urban setting of Burnley Road within the village. The engineering works and road access will not prevent views of the treed skyline and hall and may accentuate the view of this important local building. Public access through the parkland style landscape to the south of the hall may also be facilitated through this access bringing potential beneficial change. Development parcels to north and south are heavily restricted from this location.

Value and Quality of view	Moderate
Susceptibility of receptor	Low-Medium (cyclists)
Sensitivity of receptor	Low-Medium
Magnitude of Change	Medium
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate - Slight Adverse/Neutral - The view will change but retain its key characteristics.	
Mitigation	
Planting and new access onto the land south of the hall may bring some public benefits and enhance the visual amenity of the existing view.	



Figure: A1.8 Viewpoint 8 (VP8)
Project: Swinshaw Hall
Client:



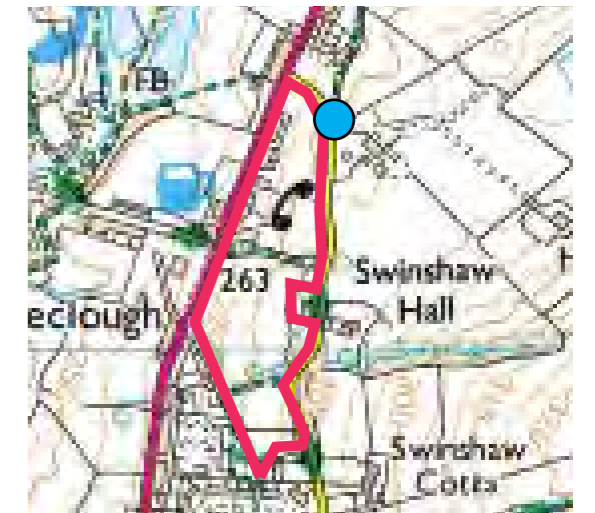
Representative Viewpoint	VP9 - Burnely Road
Visual Receptor	Residents and Vehicle
Location	Eastings: 81362 Northings: 27333 Looking east.
Receptor description	Views of northern parcel from resi properties and road
View and orientation	Mid-range views from west
View elevation	275m AOD
Proximity to proposals	Approximately 10m from the site.
Extent of Visibility	Proposals will be visible in 50% of view.

Description of View	Views along Burnley Road are largely obscured by terraced housing but gaps in this and a section of undeveloped land to the north allow views over the northern parcel from the road. Views from the rear of properties along Burnley Road will also include the open pasture land of the northern parcel.
Change to View	The change to the view will be noticeable but will be in keeping with the general pattern and type of development currently visible with proposed development potentially continuing along Burnley Road towards its junction with Goodshaw Lane. Views from the rear of properties will experience a large change with development replacing open grazing land.

Value and Quality of view	Ordinary
Susceptibility of receptor	Med/High (resi and pedestrian)-Low (vehicular)
Sensitivity of receptor	Med/High-Low (vehicular)
Magnitude of Change	Medium-High
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate/Substantial-Moderate - Views towards the site will experience notable change with the extension of the settlement north along Burnley Road and east over the northern parcel.	
Mitigation	
Retention of existing hedgerows and planting of new trees and boundaries will help integrate the proposals.	



Figure: A1.9 Viewpoint 9 (VP9)
Project: Swinshaw Hall
Client:



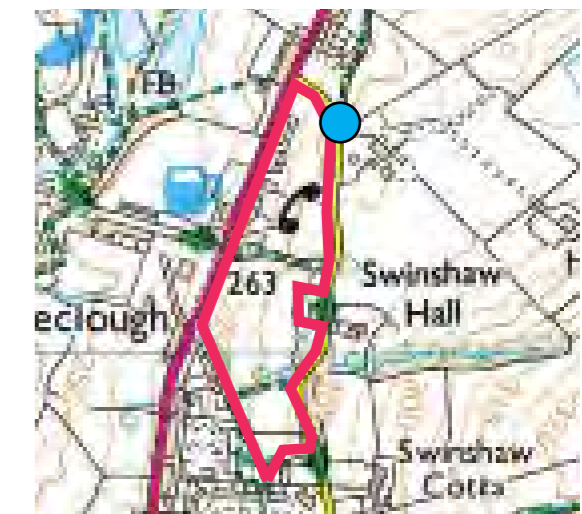
Representative Viewpoint	VP10 - Public Footpath 12 and Goodshaw Lane
Visual Receptor	Pedestrian and vehicle Users
Location	Eastings: 8144 Northings: 27318 Looking south west
Receptor description	View from junction with footpath and lane
View and orientation	Views limited by topography and hedgerow boundary
View elevation	277m AOD
Proximity to proposals	Approximately 10m south of the site
Extent of Visibility	Proposals will be visible in 40% of view

Description of View	The view is from a public footpath which crosses an open arable field to the south from Burnley Road. For almost the entire length of this section of path the southern section of the site is not visible and only becomes so on rising out of a deep, ditch section of path towards Goodshaw Lane. The view includes properties along Burnley Road, distant hills and grazing pasture.
Change to View	The change will be low as, although visible at the Goodshaw Lane end of the path, the majority of this route will be unaffected by change on the southern section of the site.

Value and Quality of view	Ordinary
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	low
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate Adverse - Receptors will experience a low level of change at one end of the path with proposals viewed over existing boundary hedge	
Mitigation	
Retain boundary hedgerow and landscape boundaries to increase screening	



Figure: A1.10 Viewpoint 10 (VP10)
Project: Swinshaw Hall
Client:



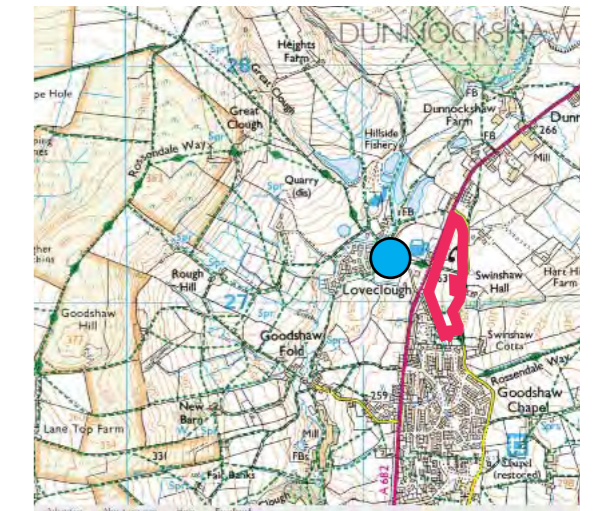
Representative Viewpoint	VP11 - Broad Ing
Visual Receptor	Pedestrian and Residential Users
Location	Eastings: 81270 Northings: 26951 Looking west
Receptor description	Views from properties along this lane and pedestrians on link path.
View and orientation	Views west over land south of hall
View elevation	271m AOD
Proximity to proposals	Approximately 20m south of the site
Extent of Visibility	Proposals will be visible in 50% of view

Description of View	The view is from small number of properties on Broad Ing and a link path that connects to footpaths running south. The view is filtered by existing vegetation and is centred on the land south of Swinshaw Hall. Both potential development parcels are visible through the trees to north and south. The land appears degraded but with aspects of the land immediately
Change to View	Proposals will be visible through the filter of trees and vegetation and change from one where degraded park land and grazing land includes access road and development. Although part of the existing settlement views from this location will experience a shift in character from one where the village is not apparent in much of the view to one where the village will have expanded east.

Value and Quality of view	Ordinary
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Medium
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate - Substantial Adverse - Receptors will experience a change that will change something of the character of views from this location.	
Mitigation	
Retaining and increasing boundary vegetation will help screen proposals north and south, while improvements to the parkland landscape may lead to beneficial change to the view immediately in front of properties and Swinshaw Hall.	



Figure: A1.10 Viewpoint 10 (VP10)
Project: Swinshaw Hall
Client:



Representative Viewpoint	VP12 - Commercial Street
Visual Receptor	Residential-Pedestrian and vehicle Users
Location	Eastings: Northings: Looking east
Receptor description	View from the street from within the Conservation Area (extension)
View and orientation	Views limited by topography vegetation and other built form
View elevation	260m AOD
Proximity to proposals	Approximately 200m west of the site
Extent of Visibility	Proposals will be visible in 0-5% of view

Description of View	The view looks up towards the proposal site from within the Conservation Area. At the centre of the view the Old School building forms the end of the vista and this building, and vegetation and trees prevent views into the site. To the north the open edge of Burnley Road can be seen but vegetation blocks much of the view. To the south the rising topography and vegetation prevent any views of the open land above Loveclough Park. The wider view is open and includes long distant views to the hills.
Change to View	The change will be low - negligible with only glimpses of buildings potentially seen in the northern section of the proposal site. If any dwellings are visible these will be seen against the established backdrop of linear residential development along Burnley Road.

Value and Quality of view	Good
Susceptibility of receptor	High (resi) Medium (pedestrian) low (vehicle)
Sensitivity of receptor	as above
Magnitude of Change	low-negligible
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate - Slight Adverse - Receptors will experience a low level of change with only glimpses of development to the north	
Mitigation	
Retain and enhance boundary vegetation	



Project: Swinshaw Hall
Client:



Representative Viewpoint	VP13 - Track , Footpath off Sliven Cold Road
Visual Receptor	Pedestrian and vehicle Users
Location	Eastings: Northings: Looking north east
Receptor description	Public Footpath and lane
View and orientation	Open elevated view
View elevation	275m AOD
Proximity to proposals	Approximately 1km south of the site
Extent of Visibility	Proposals will be visible in 5% of view

Description of View	The view is from a public footpath which runs out of the Hamlet of Goodshaw Fold and gives a general indication of the view from locations at 1km + looking towards the site at the same or elevated levels. The view is open and panoramic with the village clearly linear in form following the valley and road and sitting below the hills and woodland to the east. The northern section of the site is visible but to the south trees and woodland mask much of the view.
Change to View	The change will be low as views are likely limited to proposals in the north and any change would be read in the context of the existing village form within which it would comfortably sit. A sensitive scheme would be both congruous and neutral and viewed as within the existing extents of the village.

Value and Quality of view	Good
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	low
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate Adverse /Neutral - Receptors will experience a low level of change and one established the proposals will appears s part of the existing settlement	
Mitigation	
Retain and enhance boundary hedgerow and trees to increase screening	



Project: Swinshaw Hall
Client:

LANDSCAPE BASELINE AND SENSITIVITY

i CRITERIA FOR DESCRIBING LANDSCAPE SUSCEPTIBILITY

Landscape Sensitivity is a combination of judgements of susceptibility to the type of change proposed and the value attached to the landscape.

Susceptibility to change *the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.*

Baseline studies for assessing landscape effects require a mix of desk study and field work to identify and record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it.

Following this each aspect of the assessment should be judged for its susceptibility to change from the proposed development and the value attached to this aspect of the landscape. Value can apply to areas of landscape as a whole, or to individual elements and feature.

Table 1 illustrates the aspects of landscape character used to inform the susceptibility of a landscape, or elements of the landscape to change.

Table 1 CRITERIA FOR DESCRIBING LANDSCAPE SUSCEPTIBILITY

Landscape	High	Medium	Low
Landscape designation	A landscape of distinctive character susceptible to relatively small changes. Includes national or regionally designated landscapes. e.g. National Scenic Area; Historic Gardens and Designed Landscapes on the National Register; AQNB; National Parks	A landscape of moderately valued characteristics. Including local landscape designations.	A landscape of relative unimportance, the nature of which is tolerant to substantial change. No landscape designation.
Landscape resource and/or habitats	Important landscape resources or landscapes of particularly distinctive character and therefore likely to be subject to national designation or otherwise with high values to the public. Is susceptible to minor changes that would alter access or the character and experience of the resource.	Moderately valued characteristics reasonably tolerant of change. Susceptible to changes that would remove access and fundamentally change the nature of the existing resource.	Relatively unimportant/immature or damaged landscapes tolerant of substantial change.
Scale and enclosure	Small intimate landscape susceptible to changes that alter scale, form and enclosure. Large scale landscapes susceptible to the introduction of uncharacteristic elements which impose enclosure or development at a scale inappropriate to the setting.	Medium scale landscape susceptible to changes that introduce elements which alter the scale or understanding of landscape context.	Large scale open landscapes susceptible to changes that introduce elements that are of an appropriate scale and/or landscape context. Small scale landscapes susceptible to changes that introduce intimate and contained development appropriate to the context.
Landform and topography	Mountainous or large dominating hills and valleys. Intimate small scale landscapes defined through easily identifiable elements in the immediate landscape.	Rolling landform with small hills and valleys. Some intimacy and human scale through landscape elements such as hedgerows and woodland copses.	Large scale open landscape. Little intimacy or human scale, few character elements or features.

Settlement and Urban landscapes	Organic land cover pattern, urban forms that follow a recognisable historical growth over time which is retained with the layout, building fabric or through other elements. Urban grain and layout that define character and give a sense of place. Conservation Areas or areas with a high collection of listed buildings or notable features.	Urban form with some recognised form and structure that defines a character for the settlement or urban area. An area with noted buildings or form may include listed buildings.	Urban form that is degraded or creates a limited sense of place or character through either its grain, layout, building fabric or other elements. 20th and 21st century suburban layouts and industrial and commercial areas may fall into this category.
Historical and Cultural Landscapes	Landscapes with important historical or cultural associations notable either through physical structures, landmarks or features or else through association with literature, historical events or cultural significance. Registered park or gardens, landscape with a national cultural significance susceptible to small change.	Landscapes with notable historical and cultural associations at Regional or Local level, Landscape susceptible to change that would alter or remove the elements or features important to the association.	Landscape with no recognised individual features or elements.
Remoteness and tranquillity	Remote location, little evidence of human activity. Landscape susceptible to small changes.	Landscapes with aspects of tranquillity and remoteness but where human activity and presence is notable. Susceptible to changes that would further <u>urbanise</u> or bring activity to areas where this is only partially present.	Highly developed countryside areas with continuous evidence of human activity. Susceptible only to very high levels
Visual and Sensory	A landscape with wide ranging and open views to distance which are part of the character. Susceptible to change that leads to enclosure or loss of notable views or view points. High quality views.	A landscape with open aspects or views but moderate or low visual connections to distance. Susceptible to change that remove views or fundamentally alters the visual amenity.	An enclosed landscape with little or no visual connection to distant locations. A landscape where view quality is low and/or degraded in character.

ii Table 2 CRITERIA FOR DESCRIBING LANDSCAPE QUALITY

Landscape Quality	Definition	Typical Example
Exceptional	Strong landscape structure, characteristics, patterns, and/or clear urban grain identifiable with a historic period or event; Appropriate management for land use and land cover and/or a well maintained urban environment of distinction, intact and good landscape condition; Distinct features worthy of conservation, historic architectural grain; Sense of place exceptional local distinctiveness; No detracting features.	Internationally or nationally recognised, World Heritage Sites, National Parks, National Scenic Area, AONB
High	Strong landscape structure, characteristic patterns and/or clear urban grain; Appropriate management for land use and land cover, but potentially scope to improve; Distinct features worthy conservation; Sense of place; Occasional detracting features.	Nationally, regionally recognised e.g. parts of National Scenic Area, notable Conservation Area or Listed status; Registered Historic Gardens and Designed Landscapes; Special Landscape Area;
Good	Recognisable landscape structure and/or urban grain Scope to improve management for land use and land cover; Some features worthy of conservation; Sense of place; Some detracting features.	Regionally or locally recognised e.g. localised areas within National Park, Regional Parks, Village Greens, Special Landscape Areas, Conservation Areas.
Ordinary	Distinguishable landscape structure, characteristics, patterns of landform and land cover often masked by land use; Fractured urban grain with patterns of use difficult to distinguish; Scope to improve management of vegetation; Some features worthy of conservation; Some detracting features	Locally recognised landscape without specific designation.
Poor	Weak landscape structure, characteristic patterns of landform and land cover are missing, little or no recognisable urban grain; Mixed land use evident; Lack of management and intervention has resulted in degradation; Frequent detracting features.	A landscape without note or one singled out as being degraded or requiring improvement.
Very Poor	Degraded landscape structure, characteristic patterns and/or urban grain missing; Mixed land use or dereliction dominates; Lack of management/ intervention has resulted in degradation; Extensive detracting features.	A Landscape likely to be singled out as needing intervention or regeneration.

iii **Table 3 CRITERIA FOR DESCRIBING LANDSCAPE VALUE**

Value can apply to areas of landscape as a whole, or to individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape.

The range of factors that can help in the identification of valued landscapes may include:

- **Landscape Quality** (see table 2) - a measure of the physical state of the landscape;
- **Scenic Quality** - landscapes that appeal primarily to the senses
- **Rarity** - the presence of rare elements or features in the landscape;
- **Representativeness** - whether the landscape contains particular characters and or features or elements which are considered particularly important examples;
- **Conservation Interests** - the presence of features of wildlife, earth science, archaeological, historical and cultural interest;
- **Recreation Value** - evidence that the landscape is valued for recreational activity;
- **Perceptual Aspects** - e.g. wilderness and/or tranquility;
- **Associations** - Some landscape are associated with particular people, such as artists or writers, or events in history.

Landscape Value	Definition	Typical Example
High	An iconic landscape or element(s) held in high regard both nationally, regionally and by the local community; A landscape or element(s) widely used by both the local community and a broader visiting community; Features of particular historical protected significance ; Landscape or space which defines or is closely associated with a community and its life and livelihood; A landscape that defines a particular character area being both representative but also definitive in terms of its elements, features or characteristics.	Nationally, regionally recognised e.g. parts of National Park; National Scenic Area; AONB; Registered Historic Garden and Designed Landscape; World Heritage Sites. Village Green/Park or Community Recreational Space with strong and varied use by the whole community over a period of 20 years or more. Regional Parks and Country Parks. An area with good and varied access and high visual amenity.
Good	A landscape or element(s) recognised regionally and locally as important ; A landscape widely used by the local community; Features or elements widely used or visited and held in association with the area or community; A landscape that is particularly representative of the character descriptions and assessments available for the study area including some key aspects or features that it lost would effect the overall landscape description.	Conservation or Listed status; Village Greens/Parks; , Culturally important sites. Access via PROW and permissive paths other routeways. An area of good access and good visual amenity.
Moderate	A landscape of local importance ; A landscape used by the local community through PROW; A sense of place recognisable and associated with the local area.	Area of local landscape importance with limited access and some visual amenity
Low	A landscape without particular noted significance; A landscape or elements infrequently used by the local community; A landscape which is not distinct and does not add to the overall context of the area.	A landscape with little or no access and no visual amenity

iv Table 4 LANDSCAPE SENSITIVITY

Landscape Sensitivity	Definition	Typical Examples
High	A landscape that demonstrates a high level of susceptibility to the nature and level of change proposed across the majority of criteria assessed. A landscape of high or moderate value that includes key aspects, elements or features of the recognised landscape character. The proposal is likely to change the nature and description of the receiving landscape character.	Internationally or Nationally recognised, World Heritage Sites, National Parks, National Scenic Area, AONR. Nationally, Regionally recognised e.g. parts of National Scenic Area, notable Conservation Area or Listed status; Registered Historic Gardens and Designed Landscapes; Special Landscape Areas; Valued landscapes of good quality or above which define or have definite characteristics of a landscape character type or area.
Medium - High	A landscape that demonstrates a medium to high level of susceptibility to the change proposed. A landscape of medium to high level value where care is required to consider the aspects of landscape value and how these might be retained or mitigated if affected by the proposals.	Regionally recognised e.g. areas within National Park, Regional Parks, Special Landscape Areas, Conservation Areas. Valued and/or good landscapes that are representative of a broader landscape character type or area.
Medium	A landscape that demonstrates a medium level of susceptibility to the change proposed but that can accommodate some of this change without altering or affecting the principle characteristics of the receiving landscape. A landscape of medium level value where some care is required to consider the aspects of landscape value and how these might be retained or mitigated if affected by the proposals.	Regionally or locally recognised e.g. Regional Parks, Village Greens, Locally recognised landscape without specific designation. Locally valued and/or good or ordinary landscapes that are representative of a broader landscape character type or area.
Low - Medium	A landscape of low susceptibility to change where the proposals will only affect or alter the key characteristics, features or elements of the receiving landscape in a very limited way, whilst predominantly maintaining the same landscape character description and definition as before. A landscape of moderate to low value.	A landscape without note or one singled out as being predominantly degraded or requiring some improvement. A Landscape likely to be singled out as needing intervention or regeneration. A landscape of ordinary quality with few recorded value characteristics. A landscape that includes limited key characteristics, elements or features and is partially representative of a landscape character type or area.
Low	A landscape of low susceptibility to change where the proposals will not affect or alter the key characteristics, features or elements of the receiving landscape and where the landscape would be left essentially within the same landscape character description and definition as before. A landscape of moderate to low value.	A landscape without note or one singled out as being degraded or requiring improvement. A Landscape likely to be singled out as needing intervention or regeneration. A landscape of ordinary or poor quality with few or no recorded value characteristics. A landscape that does not include key characteristics, elements or features and is only partially representative of a landscape character type or area.

LANDSCAPE EFFECTS

v Table 5 MAGNITUDE OF CHANGE (LANDSCAPE)

Magnitude of Change	Examples
High	The development would result in a prominent change to the landscape character type or area (enhance or degrade). Major alteration to significant elements or features or the removal/introduction of substantial elements. The alteration of a landscape to substantially increase/decrease both the landscape value and quality.
Medium	The development would result in a noticeable change to the landscape character or part of a landscape character type or area (enhance or degrade). Alteration to elements or features or partial removal/introduction. The alteration of a landscape to increase/decrease both the landscape value and quality.
Low	The development would result in a slight change to the landscape character (enhance or degrade). Alteration to minor elements or features or the removal/introduction. The alteration of a landscape to increase/decrease both the landscape value and quality.
Negligible	A very minor change which is not uncharacteristic and maintains the quality and value of the landscape.

vi Table 6 SUMMARY TABLE TO DETERMINE LANDSCAPE EFFECTS

		Magnitude of Change			
		High	Medium	Low	Negligible
Sensitivity	High	Substantial	Moderate - Substantial	Moderate	Negligible
	Med - High	Moderate - Substantial	Moderate - Substantial	Slight - Moderate	Negligible
	Medium	Moderate - Substantial	Moderate	Slight - Moderate	Negligible
	Low - Med	Moderate	Slight - Moderate	Slight	Negligible
	Low	Moderate	Slight - Moderate	Slight	Negligible
	Negligible	Negligible	Negligible	Negligible	None

The summary of effects on landscape can be expressed as an adverse or beneficial effect depending on the assessor's view regarding the nature and quality of the existing resource and how this has been changed. In some circumstances the change may be described as a neutral change if the expectation of the viewer or the fundamental nature and characteristics of a landscape appear unaffected.

vii Table 7 SUMMARY TABLE TO DETERMINE NATURE OF LANDSCAPE EFFECTS

Landscape Effect	Nature of the Effect
<p>Substantial Moderate - Substantial</p>	<p>Adverse effects may include the loss or removal of elements or features that are characteristic or otherwise determine value or importance, the degradation of landscape quality, the loss or reduction of value and/or a perception of change that is negative. Change that is against recommended management and maintenance proposals or other landscape objectives.</p> <p>Beneficial effects may include the introduction of elements or features that are characteristic or otherwise will create value. The improvement of landscape quality and change that is recommended as part of management and maintenance proposals or other landscape objectives.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape character type or is assimilated into an associated landscape character type through the introduction of beneficial mitigation measures , the shift of a landscape character type/ area into another existing character type/ area.</p>
<p>Moderate</p>	<p>Adverse effects may include the loss or removal of some of the elements or features that are characteristic or otherwise determine value or importance, the degradation of landscape quality, the loss or reduction of aspects of value and/or a perception of change that is negative. Change that is against recommended management and maintenance proposals or other landscape objectives.</p> <p>Beneficial effects may include the introduction of elements or features that are characteristic or otherwise may create value. The improvement of landscape quality and change that is recommended as part of management and maintenance proposals or other landscape objectives.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape character type or is assimilated into an associated landscape character type through the introduction of beneficial mitigation measures , the shift of a landscape character type/ area into another existing character type/ area.</p>
<p>Slight - Moderate Slight</p>	<p>Adverse effects may include the loss or removal of some of the elements or features that are characteristic or otherwise determine value or importance, the further degradation of landscape quality, the loss or reduction of aspects of value and/or a perception of change that is negative or re-asserts the existing negative aspects of the site. Change that is against recommended management and maintenance proposals or other landscape objectives or that fails to halt identified failings of land management.</p> <p>Beneficial effects may include the introduction of elements or features that are or were historically characteristic for the site or otherwise may create value. The improvement of landscape quality and change that is recommended as part of management and maintenance proposals or other landscape objectives.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape character type or is assimilated into an associated landscape character type through the introduction of beneficial mitigation measures , the shift of a landscape character type/ area into another existing character type/ area.</p>
<p>Negligible - None</p>	<p>A very minor change which is not uncharacteristic and maintains the quality and value of the landscape.</p>

VISUAL BASELINE AND SENSITIVITY

viii CRITERIA FOR DESCRIBING VISUAL SUSCEPTIBILITY

The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:

- the occupation or activity of people experiencing the view at particular locations; and
- the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.

Table 8

Receptor Susceptibility	Description
High	Occupiers of residential properties with views from principle rooms or outdoor spaces Users of outdoor recreational facilities, including public rights of way, whose attention may be focused on the landscape Elevated panoramic viewpoints Communities where the development results in changes in the landscape setting or valued views enjoyed by the community
Medium	Residential properties with restricted views or views from non principle rooms where the focus is not on the landscape or view People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest People travelling through the landscape where the views involved are transient and sporadic but have a special significance in either the journey or the expression of the landscape or community being visited. Users of highway footpath routes, cyclists or horse riders where the speed of travel may allow for consideration and enjoyment of the view
Low	People at their place of work, industrial facilities. People travelling through the landscape in cars, trains or other transport such that the speed and nature of the views involved are short lived and have no special significance

ix Table 9 CRITERIA FOR DESCRIBING VISUAL QUALITY AND VALUE

View Quality and Value	Description
High	Iconic views or skylines which are individual character elements in their own right. Protected views through Supplementary Planning Guidance or development framework. View mentioned in the listing for a conservation area, listed building or scheduled monument as being important with regard to its setting. Wide panoramic distant views of a valued landscape(s). Views that are acknowledged or recorded in guide books or other publications and/or with references in culture such as literature or art.
Moderate	Views with strong and distinctive features. Uninterrupted views, Views over a landscape of recognised character and quality
Ordinary	A view typical of the locality. Generally attractive, some detracting features
Poor	Restricted views or views over a landscape of low value and quality.

x Table 10 MAGNITUDE OF CHANGE (VISUAL)

Magnitude of Change	Examples
High	The development would result in a prominent change to the existing view and would change the quality of the view. The development would be easily noticed by the observer. The development may break the skyline or form some other substantial change to the view.
Medium	The development would result in a noticeable change in the existing view that may change the character and quality of the view. The change would be readily noticed by the observer but would not dominate the view.
Low	The development would result in a perceptible change in the existing view but this would not affect its character or quality. The development will appear as a small element in the wider landscape which may be missed by the casual observer. The view may be at such a distance as to reduce the appearance of the development.
Negligible	Only a small part of the development will be discernible and this may be for only part of the year or be a filtered view. The view may be at such a distance as to render the change virtually indiscernible without aid or reference. The quality and character of the view will remain unchanged.

xi Table 11 SENSITIVITY (VISUAL)

Visual Sensitivity	Description	Typical Examples
High	A view or visual receptor that demonstrates a high level of susceptibility to the nature and level of change proposed. A view of high or moderate value that includes views or vistas of recorded value or quality or with some specific cultural significance. The proposal is likely to change the nature and quality of view.	Protected views or vistas through planning policy or published guidance. Notable viewpoints or vistas recorded in maps, publications or other public record. Culturally significant views within noted areas of landscape value or through art, painting or literature. Views from residential properties where change to views from principle rooms could be anticipated. Views from public footpaths where change would affect the visual amenity of the route.
Medium - High	A view or visual receptor that demonstrates a medium to high level of susceptibility to the change proposed. A view of medium to high level value where care is required to consider aspects of view and how these might be protected if affected by the proposals.	Regionally recognised view locations e.g. areas within National Park, Regional Park, Special Landscape Areas, Conservation Areas where views or visual amenity is recorded as being one of the characteristics of value. Views from residential properties where change to principle rooms may not be typical or where views of the proposal are oblique. Views from public footpath routes where the direction of the route and focus of the view is not towards the proposal site.
Medium	A view or visual receptor that demonstrates a medium level of susceptibility to the change proposed but that can accommodate some of this change without altering or affecting the quality and value of the view. A view of medium level value where some care is required to consider aspects of view and how these might be protected if affected by the proposals.	View locations within Parks, Village Greens, or locally recognised landscapes. Views from residential properties where principle rooms or outdoor amenity areas will not be affected. Views from public footpaths where the quality and value is such (low) that the proposals may not alter the visual amenity.
Low - Medium	A view or visual receptor of low susceptibility to change where the proposals are able only to affect the view in a very limited way, whilst predominantly maintaining the same visual amenity as before. A view of moderate to low value.	Views from vehicular routes or roadways for traffic that may have some appreciation of the view due to the speed of travel such as cyclists, horse riders and pedestrians. Views from transport routes where the view is a noted part of the Journey experience such as rail routes through National Parks or AONB.
Low	A view of low susceptibility to change where the proposals will not affect or alter the key characteristics, features or elements of the view and where the proposals are only able to affect the view in a very limited way. A view of moderate to low value.	A view without note or one singled out as being degraded or requiring improvement. Views from vehicular routes where the nature and speed of travel dictates a low level of engagement with the view.

xii **Table 12 SUMMARY TABLE TO DETERMINE VISUAL EFFECTS**

		Magnitude of Change			
		High	Medium	Low	Negligible
Sensitivity	High	Substantial	Moderate - Substantial	Moderate	Negligible
	Med - High	Moderate - Substantial	Moderate - Substantial	Slight - Moderate	Negligible
	Medium	Moderate - Substantial	Moderate	Slight - Moderate	Negligible
	Low - Med	Moderate	Slight - Moderate	Slight	Negligible
	Low	Moderate	Slight - Moderate	Slight	Negligible
	Negligible	Negligible	Negligible	Negligible	None

The summary of effects can be expressed as an adverse or beneficial effect depending on the assessor’s view regarding the nature and quality of the existing resource and how this has been changed. In some circumstances the change may be described as a neutral change if the expectation of the viewer or the fundamental nature and characteristics of a view appear unaffected.

xiii **Table 13 SUMMARY TABLE TO DETERMINE NATURE OF VISUAL EFFECTS**

Visual Effect	Nature of the Effect
Substantial Moderate - Substantial	<p>Adverse effects may include the loss of key views, the removal of long distance views, the degradation of quality and/or value of the view. The introduction of elements or features that are perceived as negative.</p> <p>Beneficial effects may include the introduction of key views, vistas or views to long distance where this is seen as advantageous. The introduction of elements that are perceived as positive and/or the screening off of negative aspects of a view.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape or is assimilated into the existing view.</p>
Moderate	<p>Adverse effects may include the loss of notable views, the removal of views to distance, the degradation of quality and/or value of the view. The introduction of some elements or features that are perceived as negative.</p> <p>Beneficial effects may include the introduction of new views or vistas or views. The introduction of elements that are perceived as positive and/or the screening off of negative aspects of a view.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape or is assimilated into the existing view.</p>
Slight Moderate Slight	<p>Adverse effects may include the loss of views, the removal or change of existing views, the degradation of quality and/or value of the view. The introduction of elements or features that are perceived as negative.</p> <p>Beneficial effects may include the introduction of new views or vistas. The introduction of elements that are perceived as positive and/or the screening off of negative aspects of a view.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape or is assimilated into the existing view.</p>
Negligible - None	A very minor change which is not uncharacteristic and maintains the quality and value of the view.

Magnitude of Change	Examples
International	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to International research objectives. Grade I Listed Buildings and built heritage of exceptional quality Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity.
National	Scheduled Monuments, or assets of national quality and importance or than can contribute to national research objectives. Grade II* and Grade II Listed Buildings, Grade II* and II Registered Parks and Gardens, Registered Battlefields, historic landscapes and townscapes of outstanding interest, quality and importance, with exceptional coherence, integrity, time-depth, or other critical factor(s)
Regional	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives. Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Designated or undesignated special historic landscapes and townscapes which are well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s)
County	Undesignated archaeological remains of county importance with the potential to contribute to research objectives and understanding at a County level. Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Designated or undesignated historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s)
Borough	Undesignated assets of borough importance with the potential to contribute to borough and local research objectives. Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association, Assets that form an important resource within the community, for educational or recreational purposes.
Local	Assets compromised by poor preservation and/or poor survival of contextual associations and with limited potential to contribute to research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association, Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
Negligible	Assets with very little or no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.



GRAEME IVES
HERITAGE PLANNING

Heritage Appraisal

Land off Burnley Road, Rossendale

Mr. Bryan Reed

March 2020

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1.0 Introduction

- 1.1 This Heritage Appraisal has been prepared on behalf of Mr. Bryan Reed to review the potential heritage considerations in respect to a proposed housing allocation in the emerging Rossendale Local Plan relating to land off Burnley Road, Rossendale, (the 'appraisal site').
- 1.2 The proposed housing allocation comprises Site H5 in the emerging Local Plan. This Heritage Appraisal reviews the potential heritage considerations associated with that site and the adjoining land immediately to the north, located between Goodshaw Lane and Burnley Road.
- 1.3 From a heritage perspective the application site is located close to Swinshaw Hall, which has been identified by the Borough Council as a potential non-designated heritage asset. Several listed buildings are also located to the west of the appraisal site within the valley floor of Limy Water.
- 1.4 This Heritage Appraisal identifies the heritage assets that are relevant to the proposed allocation of the appraisal site with reference to the relevant policies and definitions of the National Planning Policy Framework (NPPF), guidance contained in the Planning Practice Guide (PPG) and the associated Historic England guidance on Managing Significance in Decision-Taking in the Historic Environment Good Practice Advice in Planning: 2 (2015).
- 1.5 The NPPF places the following requirements on applicants:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understanding the potential impact of the proposals on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation." (NPPF Paragraph 189)

- 1.6 Chapter 2 identifies the heritage assets that could be relevant to the proposed housing allocation and Chapter 3 describes their significance, proportionate to their importance. Chapter 4 outlines the potential heritage considerations related to allocating the site for housing development.
- 1.7 This Heritage Appraisal has been informed by an on-site survey, desk-top research and an Historic Environment Record (HER) search. It has been prepared by Graeme Ives, Director of GIHP, who has over 30 years of heritage planning experience in the public and consultancy sectors, including senior roles in the North West regional Development Management team at Historic England.

2.0 The Relevant Heritage Assets

Introduction

2.1 The NPPF defines a heritage asset as follows:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”

Designated Heritage Assets

2.2 The NPPF confirms that designated heritage assets comprise, World Heritage Sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas.

2.3 The ‘national list’, which incorporates all types of designated heritage assets with the exception of conservation areas, (www.HistoricEngland.org.uk) was consulted on 26th March 2020. There are no designated heritage assets located within the appraisal site. Several listed buildings are located to the west and south-west of the appraisal site, within the valley floor. There is a considerable sense of separation between the site and those heritage assets due to the underlying topography, intervening development and the character of the Burnley Road corridor. It is unlikely that any change caused by the proposed housing allocation

within their settings would affect their significance of the ability to appreciate that significance.

2.4 Two further listed buildings, including the grade II* listed Goodshaw Chapel are located well to the south-east of the appraisal site, are separated from the appraisal site by the existing suburban area between Hameldon Road and Meadows Drive and are not considered relevant to the proposed allocation.

2.5 The listed buildings identified in Table 2.1 are therefore peripheral to the appraisal site and have been included in this Heritage Appraisal for completeness.

Table 2.1: Listed buildings located within the vicinity of the appraisal site:

Listed Building:	Grade:
Barn c15 metres south of Love Clough Farmhouse	II
11 and 12 Love Clough Fold	II
Barn c30 metres north east of Goodshaw Fold Farmhouse	II
Well known as the Spewing Duck	II

2.6 The Rossendale Borough Council website was consulted on 26th March 2020 (www.Rossendale.gov.uk) in respect to the conservation areas that have been designated by the Borough

Council. The Loveclough Fold Conservation Area is located immediately to the west of the appraisal site. It incorporates a small group of buildings on the western side of Burnley Road, but also includes the former National Sunday School Building, which has been converted into a dwelling, on the eastern side of Burnley Road, which adjoins the boundary of the proposed allocation site.

Non-Designated Heritage Assets

2.7 Historic England guidance in Decision-Taking in the Historic Environment Good Practice Advice Note 3 (2015) advises that non-designated heritage assets may be identified through the following mechanisms:

“Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application.”

2.8 Rossendale Borough Council has not published a ‘local list’ of locally interesting heritage assets, however the Lancashire Historic Environment Record (HER) was consulted on 20th March 2020 and the following extant ‘monuments’ were identified close to the appraisal site:

Table 2.2: HER Monuments relevant to the Appraisal Site

HER Reference:	Building Description:
PRN23067	National Sunday School Building
PRN30571	Swinshaw Hall
PRN36356	The Glory Public House

2.9 Several other ‘monuments’ were identified adjoining the appraisal site along Burnley Road. For example, a pre-1849 house (PRN9788), The Union Inn (PRN7989) and Holts Arms Hotel (PRN23066). However, each of those buildings has been demolished and is no longer extant and relevant to this Heritage Appraisal.

2.10 Therefore, the monuments identified in Table 2.2 have been considered as ‘non-designated heritage assets’ for the purposes of this Heritage Appraisal.

3.0 The Historic Development of the Appraisal Site

Introduction

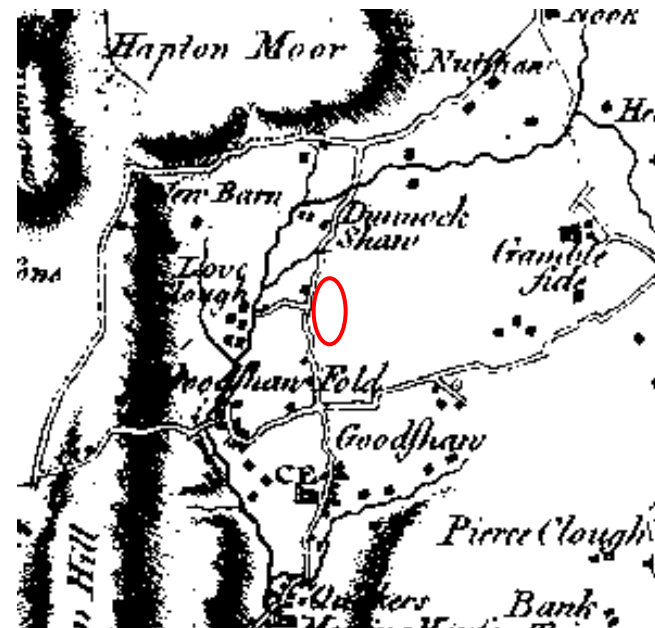
- 3.1 The wider context of the appraisal site evolved during the late C19th and C20th. The urban morphology of the Burnley Road area is therefore summarised below to help gain an understanding of the setting of the heritage assets. The frontage of the appraisal site to Burnley Road itself has changed over time and this has been explored in more detail.
- 3.2 In this context, Historic England’s guidance on The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (2017) advises:

“Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset’s setting is likely to affect the contribution made by setting to the significance of the heritage asset. Settings of heritage assets which closely resemble the setting at the time the asset was constructed or formed are likely to contribute particularly strongly to significance but settings which have changed may also themselves enhance significance, for instance where townscape character has been shaped by cycles of change over the long term. Settings may also have suffered negative impacts from inappropriate past developments and may be enhanced by the removal of the inappropriate structures.”

Historic Map Regression

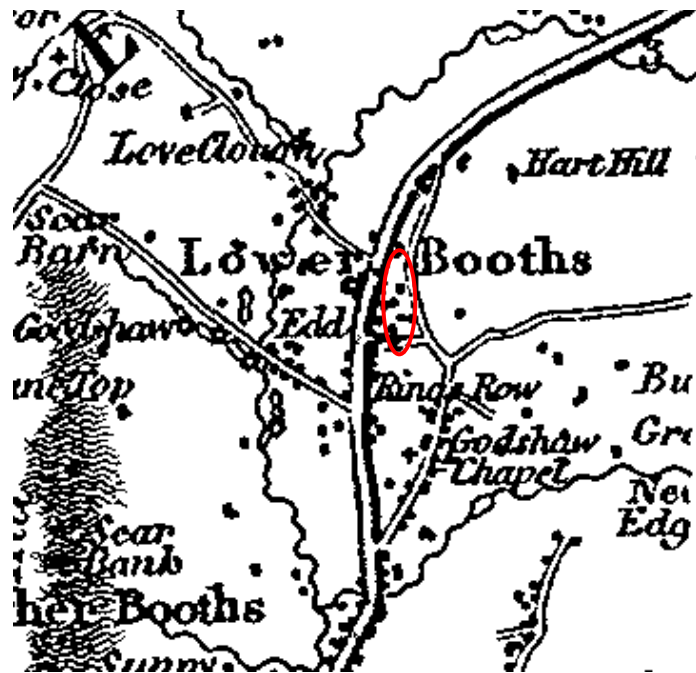
- 3.3 Yate’s Map of Lancashire (1786) illustrates the alignment of Burnley Road and the junction with Commercial Street, which connected to Love Clough, however Goodshaw Lane, to the east of the appraisal site is not shown at that time. No buildings are illustrated within the appraisal site.

Figure 3.1: Yate’s Map of Lancashire (1786)



3.4 Hennett's Map of Lancashire (1829) illustrates a similar level of detail, however by that time a further road had been constructed parallel to the eastern side of Burnley Road, which seems to correspond with the alignment of Goodshaw Lane, although it extended further north at that time. Further development appears to have taken place along Burnley Road by 1829.

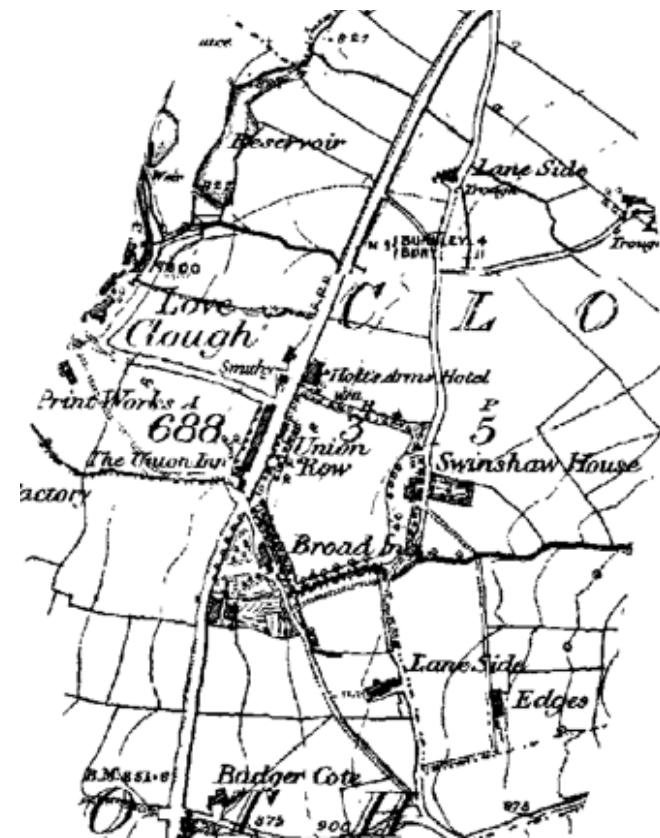
Figure 3.2: Hennett's Map of Lancashire (1829)



3.5 The first edition Ordnance Survey map (surveyed 1848) confirms that Swinshaw Hall had been constructed on the western side of Goodshaw Lane, with a sweeping drive into an enclosed garden that extended around the western side of the property.

3.6 The Holts Arms Hotel and Union Inn had been constructed on Burnley Road and a long terrace had been constructed to the south of the junction with Commercial Street. A row of properties is illustrated to the west of Swinshaw Hall, along the frontage to Burnley Road. This was referred to as 'Union Row' and is considered in further detail below.

Figure 3.3: Ordnance Survey Map 1848-49 (1:10,560)



- 3.7 The 1848 Ordnance Survey map also confirms that the modern alignment of Goodshaw Lane, that defines the northern edge of the proposed allocation site, had also been constructed by that time, although was narrower than the southern part of the lane.
- 3.8 By 1894 further terraces had been constructed on both sides of Burnley Road and also enclosed the western part of Commercial Street and the National Sunday School had been constructed on the eastern side of Burnley Road.

Figure 3.4: Ordnance Survey Map 1894-95 (1:10,560)



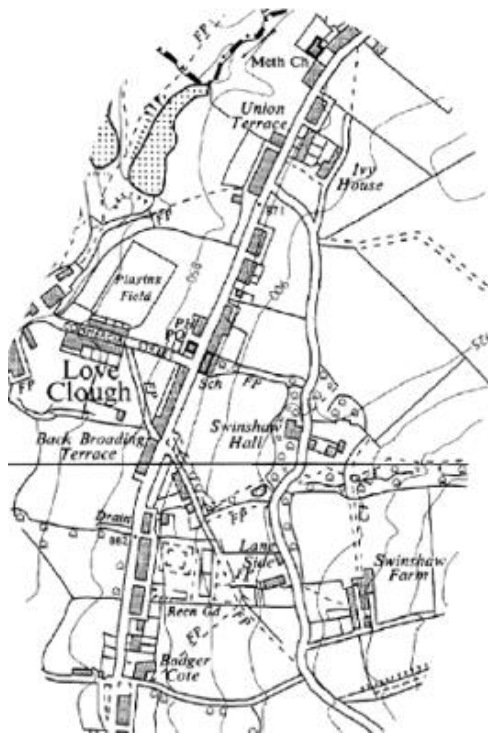
- 3.9 The 1894 Ordnance Survey map confirms that a linear pattern of townscape had developed along Burnley Road to the west of Swinshaw Hall, including several short terraces on the eastern side of the proposed allocation site. The Ordnance Survey map of 1912 confirms that this pattern of development had continued to evolve and the Love Clough Print Works is identified to the western end of Commercial Street. The most significant change by that time was the construction of a railway line and coal staith on the western side of Burnley Road.

Figure 3.5: Ordnance Survey Map 1912 (1:10,560)



- 3.10 The Ordnance Survey maps of 1931 and 1938 illustrate a similar form of development. By 1956 the railway line and coal staith had been removed and a recreation ground constructed in their place, however the terraces to Burnley Road remained in situ.
- 3.11 This pattern endured on the 1965 Ordnance Survey map, although it confirms that the boundary enclosures to the strips of woodland, which enclosed the field immediately to the west of Swinshaw Hall, had been partly removed.

Figure 3.6: Ordnance Survey Map 1965 (1:10,000)



- 3.12 By 1989 the residential terrace on the western side of Burnley Road, immediately south of the junction with Commercial Street had been cleared and the existing Working Men's Club building had been constructed and was set back from the previous building line. The Sunday School building was no longer identified as a 'sch' and may have been converted to residential use by that time and a large suburban area had been developed between Burnley Road and Goodshaw Road to the south of Swinshaw Hall.

Figure 3.7: Ordnance Survey Map 1989 (1:10,000)



- 3.13 Between 1989 and 2020 the townscape of Loveclough remained largely unchanged. During that time the principal development within the vicinity of the proposed allocation site has been the construction of the large farm complex on the eastern side of Goodshaw Lane towards the northern end of the proposed allocation site.

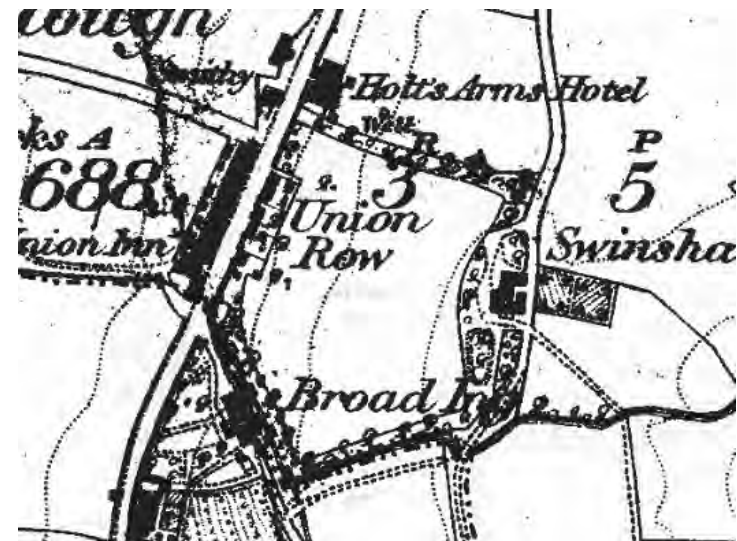
Figure 3.8: Ordnance Survey Map 2020 (1:10,000)



Burnley Road west of Swinshaw Hall

- 3.14 The proposed allocation site includes a frontage along Burnley Road to the west of Swinshaw Hall. That frontage is currently formed by an embankment to the south of the Sunday School building and is currently undeveloped. However, a detailed review of the historic maps confirms that it has previously been developed and that both sides of Burnley Road were enclosed by buildings during the mid C19th.
- 3.15 The 1848 Ordnance Survey map confirms that 'Union Row' enclosed the eastern side of Burnley Road at that time. It comprised a frontage of small buildings with rear enclosures that presumably cut into the slope of the landform.

Figure 3.9: Extract from the 1848 Ordnance Survey Map (1:10,560)



3.16 Consultation with the Lancashire County Archive has confirmed that this area did not come under the Tithe system (Tithe Act 1836) and it is unknown as to whether there was any association between Swinshaw Hall and the eastern edge of Burnley Road in this respect.

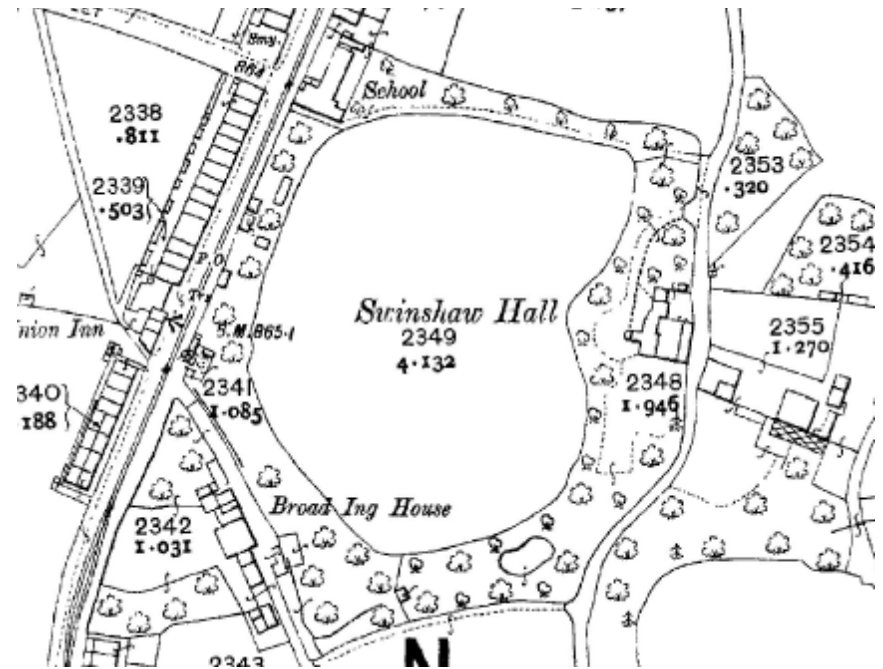
3.17 A clearer image is provided by the 1892 Ordnance Survey map, which indicates that only part of Union Row remained in situ at that time. However, the former frontage remained legible, although given the footprint of the buildings their use is unclear.

Figure 3.10: Extract from the 1892 Ordnance Survey Map (1:2,500)



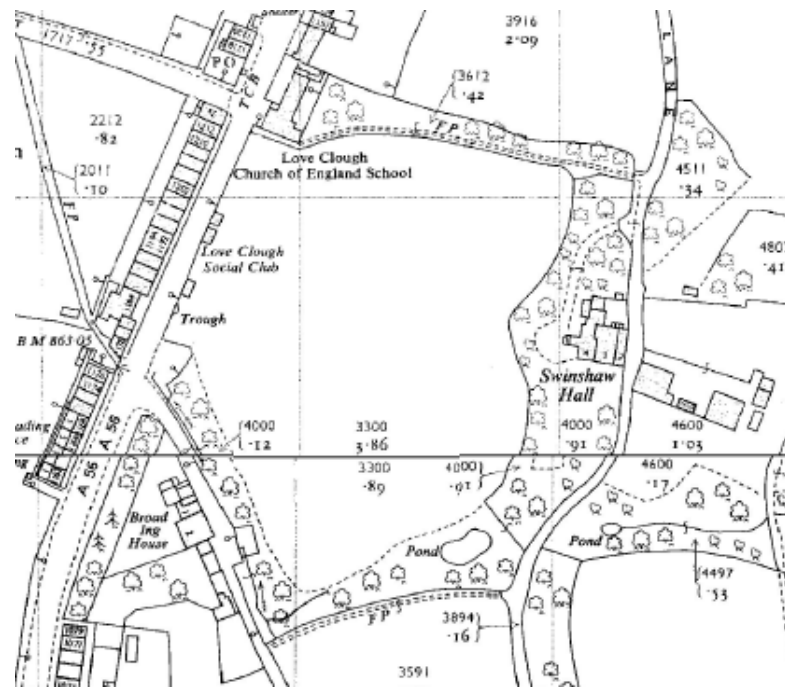
3.18 By 1911 several of the Union Row buildings remained in situ and two further buildings, including a longer rectangular form, had been built behind them.

Figure 3.11: Extract from the 1911 Ordnance Survey Map (1:2,500)



3.19 By 1962 the tree line and associated boundary to the Burnley Road frontage, west of Swinshaw Hall, had been removed but several of the former Union Row buildings remained extant at that time. One of the buildings was referred to as the 'Love Clough Social Club'.

Figure 3.12: Extract from the 1962 Ordnance Survey Map (1:2,500)



3.20 Therefore, although the frontage to Burnley Road is currently open, and provides heavily filtered views through the tree cover towards the Hall, this open aspect is a relatively modern characteristic and buildings have occupied the frontage to Burnley Road for much of the period since the construction of the current Hall.

Summary

3.21 In summary the townscape of the Loveclough area has evolved through four principal stages of development:

- During the late C18th and early C19th it was characterised by a limited dispersed pattern of development that would have been entirely rural in character.
- By the mid C19th a significant pattern of change was taking place, typified by the construction workers houses in terraces that provided a degree of enclosure to Burnley Road.
- The industrial settlement, within the wider landscape of the valley, endured until the mid C20th, it then started to fragment, to a degree, with the removal of the terrace to the south of Commercial Street, the railway line and coal staiths.
- The late C20th featured the expansion of the residential settlement with a suburban housing estate to the south of Swinshaw Hall and witnessed the clearance of the print works and its replacement with a residential development adjoining Limy Water to the west of Burnley Road. The enclosure to Burnley Road has fluctuated during that period, including the removal of the terrace to the south of the junction with Commercial Street and the removal of the Union Row buildings to the west of Swinshaw Hall.

4.0 The Significance of the Heritage Assets

Introduction

- 4.1 The NPPF defines significance (for heritage policy) as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”

- 4.2 The setting of a heritage asset is defined by the NPPF as follows:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

- 4.3 The National Planning Practice Guide (NPPG) further advises, that:

“The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience

an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.”

- 4.4 Historic England guidance on The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition, 2017) confirms that:

“Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”

- 4.5 The Historic England Good Practice Advice Note provides a non-exhaustive checklist of potential attributes of setting, concerning the ‘physical surroundings’ and ‘experience of the asset’, that may help to elucidate the contribution of setting to significance and have been used to help inform this Heritage Statement.
- 4.6 The description of the significance of the heritage assets, provided below, is proportionate to their importance and the likely impact of the proposed development on their significance, including their setting.

Designated Heritage Assets

Listed Buildings

Barn c.15 metres south of Love Clough Farmhouse (Grade II Listed)

Summary of Special Interest

4.7 The list entry describes the barn as follows:

“Barn, probably early C18. Coursed sandstone rubble with quoins, stone slate roof. Rectangular plan (lean-to garage attached at south-east corner not included in the item). Large wagon entrance in centre of east side (opposed entrance blocked). South gable wall has doorway at each side with rectangular lintel, a window between these, an inserted window at loft level; both gables have a triangular owl-hole in the apex and a little round-headed lancet below. Interior: original roof trusses and purlins.”

Figure 4.1: The Barn to the south of Love Clough Farmhouse



4.8 The barn has clearly been converted to domestic rather than agricultural use. However, the distinctive barn typology remains legible, particular in respect to the double height cart entrance. The owl-holes also remain evident to the gable.

The Contribution of Setting and the Appraisal Site to Significance

4.9 The setting of the barn has changed significantly over time, from an isolated cluster of rural buildings, to an industrial context adjoining the print works and now a modern residential environment following the redevelopment of the print works site.

4.10 The barn is located well to the west of the appraisal site, separated from the proposed allocation by the Burnley Road corridor and the topography of the valley side, which largely screen the listed barn from the site. The proposed allocation site is considered to make a neutral contribution to the significance of the listed barn and the ability to appreciate that significance.

Figure 4.2: Only the roof of the barn is visible from Burnley Road



Nos. 11 and 12 Love Clough Fold (Grade II Listed)

Summary of Special Interest

4.11 The list entry describes the former farmhouse as follows:

“Farmhouse, probably that formerly known as Loveclough Hall, early C18, altered, now works clubhouse. Watershot coursed sandstone rubble, stone slate roof with a ridge chimney at the junction of the 2nd and 3rd bays and gable chimney stacks (that at right gable cut down). Deep single-depth 3-bay plan with projecting porch at junction of 1st and 2nd bays. Two storeys; 2-storey gabled porch has round-headed open doorway offset slightly right, a 2-light flush mullion window containing 4-pane sashes at 1st floor, and a small round-headed light in the apex; 3 flush mullion windows on each floor; all of 3 lights at ground floor and 2 lights above, formerly sashed like the porch window but now mostly casements, the upper with square lights. Rear has altered openings at ground floor, but original windows at 1st floor: two 2-light flush mullion windows with 4-pane sashes, and two small 2-light casements also with flush mullions. Interior altered.”

The Contribution of Setting and the Appraisal Site to Significance

4.12 Similarly to the adjoining barn the setting of the former farmhouse has changed considerably over time, from the original farmstead and agricultural cluster of buildings, through the industrial phase of Loveclough and now as the Calico Printing Association club house with the associated bowling green to the rear.

4.13 The adjoining barn makes a positive contribution to its setting and allows the original organic cluster of farm buildings to be appreciated, albeit adjoining a modern residential development. In this context the appraisal site is located well to the east, the sense of separation is emphasised by the slope of the valley side and corridor of properties that align Burnley Road and it is considered to make a neutral contribution to the setting and significance of the former farmhouse.

Figure 4.3: Nos. 11 and 12 Love Clough Fold



Barn c.30 metres north-east of Goodshaw Fold Farmhouse (Grade II Listed)

Summary of Special Interest

4.14 The list entry describes the barn as follows:

“Barn, dated 1618 on quoin at left corner; altered. Sandstone rubble with large quoins, corrugated sheet roof. H-plans: 3 bays with front and rear outshuts to both ends, flat-headed wagon doorways to the centre (set back between outshuts); right re-entrant wall of front left outshut has doorway with chamfered jambstones (lintel replaced). A quoinstone at the front left corner of the building has very worn raised lettering in a recessed panel “1618 GH”. History: associated with original Goodshaw Fold Farmhouse, (demolished 1969) which had datestone “1619 JH” (H = Hargreaves family). (Reference: A. Peel Crawshawbooth and District)”

Figure 4.4: The Barn near Goodshaw Fold Farmhouse



4.15 The barn is one of the older buildings in the Love Clough area and is notable for the distinctive plan form of the two outshuts that form a deeply recessed central bay. The barn has been subject to some updating, including a modern slate roof.

The Contribution of Setting and the Appraisal Site to Significance

- 4.16 Goodshaw Fold comprises an organic cluster of buildings that includes the original farmstead, several short late C19th terraces and a small number of modern detached houses. It is formed around a crossing point over the stream and therefore occupies part of the valley floor below Burnley Road.
- 4.17 Goodshaw Fold is located to the south-west of the appraisal site and is partly screened from the site by the terraces that enclose the eastern side of Burnley Road.
- 4.18 The physical surroundings of the barn have evolved over time, as the valley became more industrialised and a large employment site still extends south from Goodshaw Fold. In more recent times new development within Goodshaw Fold has comprised small pockets of residential development.
- 4.19 The barn is still experienced within a farmstead environment on the northern edge of Goodshaw Fold, which remains separated from the ribbon development along Burnley Road. The proposed allocation site is separated from the listed barn by the topography of the valley side and the intervention of Burnley Road. Most of the site is screened from the listed barn by the intervening landscape. The orientation of Burnley Road, which starts to head north-eastwards after passing Goldshaw Fold also contributes to

obscuring the proposed allocation site from the barn. In this context the site is considered to make a neutral contribution to the setting and significance of the listed barn.

Well known as “The Spewing Duck” (Grade II Listed)

Summary of Special Interest

4.20 The list entry describes the well as follows:

“Public well of spring water, dated 1855, replacing earlier well; restored. Stone. Rectangular stone tank, restored rectangular stone reredos with carved head (replacing original “Celtic” head) issuing spring water through a pipe into a semi-circular bowl below, solid triangular lintel with inscription “Erected / by / subscription by the / inhabitants / and the / Exors of the Late / John Hargreaves Esq A.D. 1855”. History: derived its name from previous well which had a curved pipe like a duck’s neck; “the water did not flow evenly but in fits and starts”. (Reference: A. Peel Crawshawbooth and District).”

Figure 4.5: Postcard of the Well known as ‘The Spewing Duck’



The Contribution of Setting and the Appraisal Site to Significance

- 4.21 The well is located in a domestic setting, enclosed to the north by the mid to late C19th terrace of workers cottages, comprising Spring Terrace, and to the south by more modern dwellings that incorporate a series of traditional stone details.
- 4.22 The appraisal site is entirely screened from the well, does not contribute to its significance, which has been included for completeness.

Loveclough Fold Conservation Area

- 4.23 The Loveclough Fold Conservation Area incorporates the organic cluster of buildings centred around Love Clough Farm, but also extends eastwards along Commercial Street to include the terraces of houses that enclose the western part of the street, and the former Sunday School on the eastern side of Burnley Road.
- 4.24 The conservation area was designated in 1986 and a Conservation Area Appraisal was adopted in September 2011, when the boundary was reviewed.
- 4.25 The Character Appraisal concludes that the most significant positive features of the conservation area are as follows:
- *“Location just off the main road between Burnley and Rawtenstall.*

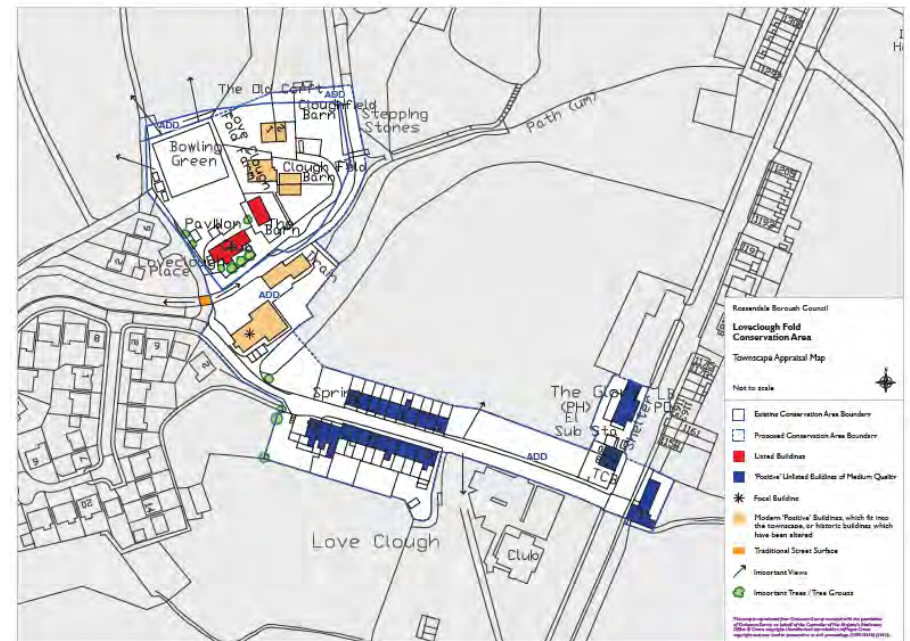
- Rural setting in the valley of the Limy Water, which flows southwards towards Rawtenstall.
- Very small conservation area with an historic farmstead with a 17th century grade II listed farmhouse and former barn (also listed) at its core.
- Further buildings (Clough Fold Barn, Love Clough Fold Barn, The Old Croft and Cloughfield Barn) represent substantial reconstructions of the agricultural buildings shown on the historic maps.
- The farmhouse is now used as the CPA Social Club and the back garden is a well tended bowling green – the adjoining barn has also been converted into a house.
- A small area of sandstone setts over the bridge to the settlement, and the former canteen (both currently outside the conservation area), are the only reminders of the large calico-printing factory which once stood next to the farm.
- Mature trees, surrounding fields (used for sheep grazing) and the rushing water of Limy Water, all add to rural qualities of the Conservation Area.
- Long views northwards and westwards out of the conservation area to rising moorland.
- Historic reservoirs remain on the outskirts of the settlement beyond the Conservation Area boundary.” (Page 22)

4.26 The accompanying Management Plan refers to ‘The protection of views’ as follows:

“The Conservation Area sits in a slight valley next to the Limy Water river with long views in almost all directions, but particularly to the west and north. To the east the views are much more enclosed by

the land which rises to the (hidden) reservoirs, which are now used as a fishing business. Shorter views can also be seen south-eastwards up the hill towards the properties which line Burnley Road. To the south and south-west, the flatter land which contains the river is more notable for the modern houses which can be seen beyond Penny Lodge Lane. All of these views, but particularly the long views towards the Pennine Hills to the north and north-west, need to be protected from unsuitable development which would impact negatively on the setting of the Conservation Area.” (Pages 30 and 31).

Figure 4.6: Key views as identified on the Conservation Area Map



4.27 The proposed allocation site is located on the eastern side of Burnley Road and is not identified in any of the key views from the conservation area. The site is largely screened from within the conservation area by the profile of the valley side and the buildings located along Burnley Road. The short west-east view along Commercial Street, from within the conservation area, is terminated by the former Sunday School building and the trees that stand above it to the east.

4.28 In the view westwards along Commercial Street towards Love Clough Farm the townscape of Commercial Street appears quite fragmented and only the rooftops of the farmstead are visible.

Figure 4.7: The view west from the junction of Commercial Street and Burnley Road



4.29 In March 2013 full planning permission (Application Reference: 2011/0457) was granted for the erection of 10 dwellings within the site of the Working Men's Club at the corner of Commercial Street and Burnley Road. A terrace of houses would have provided further enclosure to the Commercial Street frontage and two detached dwellings were to be constructed to the Burnley Road frontage. That site now forms proposed site allocation H13 in the emerging Local Plan.

4.30 The conservation area appears to comprise two distinct character areas: firstly, the original agricultural hamlet of Love Clough Farm, and, secondly, the mid to late C19th townscape of Commercial Street and Burnley Road that developed in response to the large calico printworks that has since been cleared and redeveloped. The proposed allocation site forms part of the setting, to the east of the conservation area, but does not contribute to an appreciation of the mid to late C19th terraces of Commercial Street or the original farmstead adjoining Limy Waters. The appraisal site does not contribute to any of the key views from the conservation area, particularly those to the north and west, which are highlighted in the Conservation Area Appraisal and, with the exception of the former Sunday School, is separated from the conservation area by the Burnley Road corridor.

4.31 In this context the appraisal site forms part of the wider setting of the conservation area to the east of Burnley Road, but makes a limited contribution to the experience of the conservation area and is considered to make a neutral contribution to its significance.

Non-Designated Heritage Assets

Swinshaw Hall (HER Reference: PRN30571)

Summary of Heritage Value

4.32 The HER entry describes Swinshaw Hall as follows:

“Swinshaw Hall mentioned in 1570 and was connected with the Towneleys of Hurstwood in the C17. The present house was rebuilt in 1847 by Richard Eastwood.

Swinshaw Hall. Rebuilt in 1847 by Richard Eastwood, but has earlier connection with the Towneley family of Burnley. Had a private chapel said to be used for R.C. Mass before local church was built. Gothic revival with many gables and good stonework. Stained glass and other original features remain. Currently a retirement home. Shown on the OS 1:10,560 mapping of 1849, surveyed in 1844-7. Swinshaw (perhaps estate and not house?) appears to have been part of Dunnockshaw Booth at the end of the medieval period. It is mentioned in 1570 and was the property of the Towneley family of Hurstwood in the 17th Century. (Web information suggests that the site has been converted back to a private residence.)”

4.33 The Hall is accessed by a set of panelled gatepiers and concave ‘S’ plan low boundary walls and railings, to the north of the enclosed garden, that leads into a driveway that curves round to the western elevation of the Hall, which incorporates the principal entrance.

Figure 4.8: The entrance gates to Goodshaw Lane



- 4.34 The Hall is constructed of rock-faced stone blocks under a slate roof. The main ‘body’ of the Hall comprises four parallel gabled ranges, orientated north-south, of almost equal widths, although the western gabled range appears slightly wider than the others.
- 4.35 The southern elevation incorporates four matching windows, framed with simple canted architraves under a hooded-moulding. However, the windows to the corresponding northern elevation are unequal and include a tripartite window. The stone detailing to the gabled elevations also includes a modest eaves detail, kneelers to the copings and pinnacles to the ridges.

Figure 4.9: The southern elevation of Swinshaw Hall



Figure 4.10: The northern elevation of Swinshaw Hall



4.36 The entrance wing contrasts with the rest of the composition by projecting at right-angles from the western gabled range. The detailing is contrasts, including three lancet windows to the first floor above the main entrance and single lancets to the side elevations.

Figure 4.11: The entrance wing to the western elevation



4.37 The eastern elevation backs immediately onto Goodshaw Lane with a former entrance that appears to have been partly infilled and converted into a window and an unusual Romanesque round arched first floor window with a zigzag moulding supported by slender columns.

Figure 4.12: The eastern elevation of Swinshaw Hall



Figure 4.13: The boundary wall immediately south of the Hall



Figure 4.14: The walled garden seen from the public footpath between Goodshaw Lane and Burnley Road



The Contribution of Setting and the Appraisal Site to Significance

4.38 Swinshaw Hall is contained within a stone boundary wall that creates a sense of privacy to Goodshaw Lane despite the intimate relationship with the lane. The immediate curtilage of the building seems to be confined to the terrace gardens that extend from north to south around the western side of the Hall. A further walled garden extends to the north of the access drive.

4.39 Moving west across the appraisal site on the above public footpath the Hall is seen within its enclosed gardens, which are defined by evergreen planting behind the fence line and include a significant block of mature deciduous trees that filter views of the Hall in winter tree conditions.

Figure 4.15: The view towards Swinshaw Hall from the western end of the public footpath



4.40 The public footpath follows a line of mature deciduous trees that correspond with the northern belt of planting that enclosed the field immediately to the west of Swinshaw Hall on the Ordnance Survey maps from 1848.

Figure 4.16: Views towards Swinshaw Hall from Burnley Road are similarly filtered in winter tree conditions and would be largely screened in the summer



4.41 The Ordnance Survey maps from 1848 to 1912 illustrate a band of trees along the field boundary to Burnley Road, however by 1965 they had been removed. This may have coincided with the removal of the front projecting wing of the former Sunday School building, described below, and may have allowed for a potential road improvement. A further belt of trees formed the southern edge of

the field to the west of the Hall. That block of trees remains legible, if fragmented, to the south of the Hall.

Figure 4.17: The remains of the tree belt to the south of Swinshaw Hall



4.42 The 1848 Ordnance Survey map confirms that the reconstructed Hall was broadly contemporary with the initial phases of ribbon development that extended along Burnley Road in response to the growth of manufacturing premises along Limy Waters. Since that time the Hall has been located within a rural setting that has clearly been shaped by an industrial past. Most of the residential terraces and commercial buildings along Burnley Road have endured, with the exception of the terrace to the south of Commercial Street that

was replaced with the Working Men’s Club. However, the current open frontage to Burnley Road immediately west of the Hall, described above the Historic Map Regression, was previously developed.

Figure 4.18: A glimpsed and heavily filtered view of Swinshaw Hall between existing properties that front Burnley Road



4.43 More recently the modern suburb area of Rawtenstall has extended north towards the between Burnley Road and Goodshaw Lane.

4.44 In this context the central part of the proposed allocation site is considered to make a positive contribution to the setting and significance of the non-designated heritage asset, while the area to the north of the public footpath and south of the remnant tree belt

are considered to make a neutral contribution to the significance of the Hall and the ability to appreciate that significance.

National School and Sunday School (HER Reference: PRN23067)

Summary of Heritage Value

4.45 The HER entry describes the former Sunday School as follows:

“National School and Sunday School, built in 1846. Now a house.

This school is named on the 1896 mapping, but not the 1848 sheet (surveyed 1844-7). Whilst the building is still extant, its is not marked as a school on the modern mapping. The former National School in Burnley Road is a long, two storey building which originally had a wing which stretched out into Burnley Road. This was partly demolished and the gable end rebuilt at some stage in the past when the road was widened. The windows are modern casements but a slate roof remains. The original datestone for the building remains on the front elevation, and says ‘National Day and Sunday School AD 1846’. Shown as positive unlisted buildings of medium quality on appraisal map.”

4.46 The school appears to have been constructed to serve the growing population of the mid C19th, as development extended north along Burnley Road. Its originals remain legible, to an extent, despite the residential conversion, although the regular pattern of tall windows to the front elevation has been replaced with an irregular domestic scale of opening, suggesting that the front elevation has been partly reconstructed.

Figure 4.19: An undated photograph of the former National School and Sunday School, Burnley Road



The Contribution of Setting and the Appraisal Site to Significance

4.47 The key aspects of setting that contribute to the significance of the non-designated heritage asset comprise the terraces of workers housing that developed along Burnley Road in response to the manufacturing developments in the valley. The school also complements other public buildings such as the public houses.

4.48 The appraisal site provides a visual backdrop to the former school building, although the character of the site boundary to Burnley Road changed following a road improvement during the early to mid C20th immediately to the south of the school. Given the above context the appraisal site is considered to make a neutral

contribution to the significance of the former school building and the ability to appreciate that significance.

The Glory (Formerly Holt's Arms Hotel and The Huntsman (HR Reference: PRN36356)

Summary of Heritage Value

Figure 4.20: The Glory Public House c.2011



4.49 The HER describes the public house as follows:

“Built in 1860s-70s and replaced the earlier Holt’s Arms which was located across the road. Though there is a building shown on the site on the 1849 map, the original Holt’s Arms stables?”

The Glory Public House dates to about 1860s or 1870s and presumably followed the construction of the adjoining houses in Commercial Street, and further housing along the main road. It is a substantial two storey building with slightly secondary wings set back on either side. The front walls are made from high quality coursed ashlar blocks, with rubble stone for the flanks. The roof is slated with prominent stacks at either end of the central ridge. All of the windows are uPVC although the openings are original. Shown as positive unlisted buildings of medium quality on appraisal map.”

4.50 The public house experienced a period of vacancy and planning permission was secured for a residential conversion in c.2016. Refurbishment works have been undertaken, the chimney stacks have been truncated slightly and the adjoining barn fully rendered.

The Contribution of Setting and the Appraisal Site to Significance

4.51 The former public house forms part of the ribbon development that continues along much of Burnley Road and dates from a period of relatively rapid expansion in the 1860s-70s. It forms part of the industrial phase of Loveclough and was constructed to serve the growing population of the mid to late C19th.

4.52 The appraisal site is obscured from the former public house by the long terrace that encloses the eastern side of Burnley Road opposite to the non-designated heritage asset. There is no known association with the former public house and the site is considered to make a neutral contribution to its significance.

5.0 Heritage Considerations

Introduction

- 5.1 The proposed allocation site (H5) is located within the setting of several heritage assets. The historic environment is therefore a material consideration in respect to the proposed Local Plan allocation and a proportionate Heritage Statement would be required for any future planning applications.

Designated Heritage Assets

- 5.2 There are four listed buildings located to the west and south-west of the proposed allocation site. However, they are distanced from the site, and separated by Burnley Road and the topography of the valley. The proposed site allocation is considered to represent a neutral impact on their significance and they have been included in this Heritage Appraisal for completeness.
- 5.3 The Loveclough Fold Conservation Area is located immediately to the west of the central part of the appraisal site. It extends to the east of Burnley Road to incorporate the former National School and Sunday School building that adjoins the site. The conservation area comprises two distinct character areas: the original farmstead and part of the mid to late C19th manufacturing townscape. The proposed allocation site is largely screened from the conservation area by the terrace that encloses the eastern side of Burnley Road and the slope of the valley side and planning approval has previously been granted for a small residential development within the grounds of the Working Men's Club which immediately adjoins

the eastern boundary of the conservation area. The key views from the conservation area are those to the north and west. In this context the proposed housing allocation would cause some minor change within the setting of the conservation area but would not affect its significance or the ability to appreciate that significance.

Non-Designated Heritage Assets

- 5.4 Three non-designated heritage assets have been identified by undertaking a Historic Environment Record search.
- 5.5 The former National and Sunday School building and the former Glory public house form part of the mid to late C19th phase of development that grew alongside Burnley Road. Their significance has been eroded during the conversions to residential use. Their settings have been subject to change, for example with the removal of part of the enclosing terraces to the road, construction of the current Working Men's Club and slight road improvements. Modern-day Rawtenstall has developed northwards, on the eastern side of Burnley Road, towards Loveclough and further changed their settings, however they remain legible as part of the industrial phase of the valley and their contribution to the Burnley Road corridor would not be harmed by the proposed housing allocation.
- 5.6 Swinshaw Hall is located to the east of the proposed allocation, which can be considered as three 'parcels' of land in relation to the Hall: a northern area, to the north of the Hall and public footpath between Goodshaw Lane and Burnley Road; a central area,

immediately west of the Hall; and a southern area, adjoining the existing modern housing area including Hameldon Road.

- 5.7 From the northern part of site H5, views of the Hall are filtered by the mature tree cover associated with the Hall. The line of trees that follows the public footpath also filter views. The Hall is gradually revealed on the approach along Goodshaw Lane but it is not prominent within the wider landscape. The Hall appears to have been orientated towards the west and the architectural detailing of the Hall cannot be properly appreciated from the northern part of the site.
- 5.8 The allocation of the northern part of the proposed allocation site would cause some change within the setting of Swinshaw Hall but that change is considered to represent a neutral impact on the significance of the Hall.
- 5.9 Similarly, the southern part of the site is well separated from the Hall, which is filtered by the intervening tree cover, even in winter conditions. The sinuous alignment of Goodshaw Lane also increases the perceived sense of separation. The allocation of the southern area of land would not affect the narrow, characterful, stretch of Goodshaw Lane, as it passes the Hall or interfere with the ability to appreciate its architectural detailing or the associated drive, entrance gates and walled garden.
- 5.10 The allocation of the southern part of the proposed allocation site would, again, cause a degree of change within the setting of the non-designated heritage asset, however that change is considered to represent a neutral impact on its significance.
- 5.11 The central part of the proposed allocation site, between the two public footpaths that link Goodshaw Lane and Burnley Road, makes a more prominent contribution to the setting of the Hall, which was orientated to look across this space and benefit from the long distance views across the valley.
- 5.12 The historic map regression suggests that the mature tree planting that remains along the two public footpaths was designed to frame the space to the west of the Hall. Views from the public footpaths are partial views, due to the filtering contribution of the mature trees with the enclosed garden of the Hall, and the trees along the western edge of the space were removed during the mid C20th, possibly as part of a road improvement. The Hall benefits from a commanding view across the central area of the site and if the whole of that area was developed then the setting of the Hall would be eroded and some harm would be caused to its significance.
- 5.13 However, the Historic Map Regression confirms the development of the eastern side of Burnley Road by the mid C19th and its seems questionable as to whether the Hall was intended to have a presence from Burnley Road. It was also intentionally screened by the tree planting within the immediate garden area. Some of the buildings of the former Union Row remained in situ along the eastern side of Burnley Road at least into the 1960s and would have contributed to the foreground of the Hall.
- 5.14 The growth of ribbon development along Burnley Road was also contemporary with the construction of the existing building and continued, in part, until at least the 1960s. The principle of allocating a small linear development along the Burnley Road

frontage appears consistent with the historic development of Loveclough.

- 5.15 The configuration of the southern boundary of the central area, and associated tree planting, may provide a further opportunity for a small amount of well-designed housing without harming the contribution of setting to the significance of the Hall. The southern edge of the space provides a small concave area that sits to the south of the westerly alignment of the Hall. It is unlikely to interfere in views from the Hall across the valley. The remainder of the central area should then be retained as an open space to retain a sense of separation between the Hall and Burnley Road.

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.16 The 1990 Act incorporates several 'statutory duties' for decision-makers, including the following:

"S. 66: In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

- 5.17 Case law (South Lakeland, 1992) has determined that 'preserve' means 'to do no harm'.

- 5.18 In respect to the identified listed buildings the proposed allocation H5 is considered to be in accordance with S. 66 of the 1990 Act.

- 5.19 The statutory duty of S.72 of the 1990 Act does not apply in this case because the proposed allocation site is outside the boundary of the adjoining conservation area.

Policy Considerations

- 5.20 Paragraph 185 of the NPPF, states that in respect to plan making:

"Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) opportunities to draw on the contribution made by the historic environment to the character of a place."*

- 5.21 In respect to proposals affecting heritage assets, paragraph 192 of the NPPF requires that:

“In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

- 5.22 In respect to non-designated heritage assets, NPPF paragraph 197 states:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

- 5.23 In implementing the above policies it is important to note the NPPF definition of ‘conservation (for heritage policy):

“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”

- 5.24 The proposed allocation of the appraisal site for housing is considered to be in accordance with the above policies of the

NPPF. The significance of the relevant designated heritage assets, and the non-designated heritage assets along Burnley Road, would be conserved.

- 5.25 The significance of the non-designated Swinshaw Hall would also be conserved by the allocation of the northern and southern parcels of land. The central part of the allocation would need to be treated more sensitively, with the provision of open space. However, a linear area of development along the frontage to Burnley Road would be consistent with the historic patterns of development along Burnley Road, and a small cluster of well designed and well landscaped housing on the southern boundary of that area would be peripheral to the non-designated heritage asset and this principal views from the Hall to the west, thus conserving its significance.

The LPA Heritage Impact Assessment

- 5.26 The LPA has undertaken its own assessment of the potential heritage impacts of allocating the site (H5 SHLAA16205). In respect to heritage significance, that assessment advises that Swinshaw Hall dates from the C17th with various post-construction phases. However, this differs from the HER, which advises that a preceding Hall was mentioned in 1570 and that the current building was constructed in 1847. The LPA assessment also states that the Hall *“is a strong candidate for listing”*, however no evidence is provided that the building has been assessed against the statutory criteria and general guidance contained in the Principles for Selecting Listed Buildings (DCMS, 2010).

- 5.27 The LPA assessment considers that the proposed allocation “...would have more than substantial harm on the site”. However, the NPPF terminology of ‘substantial’ and ‘less than substantial’ harm only applies to designated heritage assets, it is not relevant to a consideration of Swinshaw Hall and the concept of ‘more than substantial harm’ does not form part of the NPPF.
- 5.28 The LPA assessment does consider several forms of mitigation in respect to the northern part of the allocation site, including a restriction in height of two-storeys, adoption of a vernacular style of architecture, the use of traditional materials and retention of trees. Certainly, a two-storey development, use of local materials and retention of important trees would all seem sensible in bringing forward a detailed proposal. The reference to ‘vernacular’ style is unclear given the range of building types in the Loveclough area, which include C18th farmhouses and mid to late C19th terraces, both of which reflect their period of construction and historic context. The mitigation proposed by the LPA could equally apply across the proposed allocation site.

INDICATIVE LAYOUT DESIGN STATEMENT

SWINSHAW HALL, LOVE CLOUGH

PREPARED BY TPM LANDSCAPE LTD

FOR

BRYAN REED

April 2020



TPM LANDSCAPE LTD



Rev	Issue Status	Prepared / Date	Approved / Date
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Figure 1: Site Location Plan

00 EXECUTIVE SUMMARY

This Indicative Masterplan Design Statement has been prepared by TPM Landscape on behalf of Bryan Reed s and is submitted in support of the allocation for residential development proposed for the site at Swinshaw Hall, Loveclough (site H5 in the current allocation plan)

The site is located directly adjacent to the existing settlement boundary of the village of Loveclough, Rossendale and offers a clear opportunity for quality family and affordable homes with immediate access to a range of existing services and facilities.

The site falls within land which is not designated and within landscape character areas that typically include both urban and industrial landscapes.

The purpose of this Development Statement is to demonstrate that the allocation for housing is sound and give a clear and evidenced indication as to how many dwelling the proposal site could realistically deliver without causing harm to the existing historic, cultural, ecological and landscape setting.

This document will demonstrate the significant amount of information that has been obtained from desk top research and site visits and how this information has influenced and been incorporated into the indicative layout.

This Design Statement should be read in conjunction with other documents which have been submitted as part of the local plan submission including a Landscape and Visual Assessment, Heritage report, Transport Assessment and other supporting technical reports.

The overall approach to this document is to present the required information and analysis in an integrated and legible format. It will demonstrate how the proposed development could respond to the site's context, existing constraints and maximise its potential opportunities.

01 INTRODUCTION

1.1 THE BRIEF

Rossendale Local Plan is currently under examination and the Inspector has asked for additional information to assist in assessing the sites put forward for housing allocation. The proposal site considered within this development is proposed as one of these allocation sites and appears in the SHLAA assessment under four separate parcels - 16207 (site north of Swinshaw Hall); 16206 - (site west of Swinshaw Hall); 16205 & 16203 (land parcels south of Swinshaw Hall).

The whole site is included in the proposed allocations for the Local Plan under allocation H5 Swinshaw Hall, Loveclough which indicates a provisional number of dwellings for this area of 47. This accepts some of the proposal site may not be developable and is informed by both the SHLLA assessment where the central section (16206) is found unsuitable for development, and a further document of landscape assessment (Lives and Landscapes 2015) which also finds that the landscape in front of the hall is too sensitive for development and that development should be proposed within the existing landscape structure of trees, woodland and field boundaries.

This document sits alongside other assessment work on the site and seeks to bring this together to inform an indicative layout that will show clearly how the site might be developed without harming the natural environment or historic and cultural setting.

1.2 SITE LOCATION AND CONTEXT

The site lies at the northern end of the village of Loveclough and Goodshaw Chapel, a pennine valley settlement which lies either side of the A682 Burnley Road. The settlement is loosely arranged along the main road with the majority of development on the eastern side. Smaller hamlet groupings of settlement to the west occur at Goodshaw Fold and in the north around Loveclough.

The proposal site lies between Burnley Road and Goodshaw Lane with Swinshaw Hall sitting centrally against its eastern edge on Goodshaw Lane. The Conservation area of Loveclough lies topographically lower than the site to the west and on the other side of Burnley Road.

The site is divided by degraded dry stone wall, hedgerow and woodland boundaries into three distinct areas:

- To the north open pasture land runs over sloping topography from Goodshaw Lane down to properties on Burnley Road.

The land appears managed for grazing and is bound by both dry stone wall and hedgerow boundaries;

- At the centre of the site lies a field immediately west of Swinshaw Hall which has the characteristics of land managed more as parkland with single mature trees and a larger amount of mature trees and woodland to boundaries. The land appears degraded and lightly managed but enjoys views of the hall; and
- Land to the south which lies adjacent to a recreational area/park and the settlement edge. This area is also bounded by degraded dry stone walls, trees and hedgerow but the land appears as rough grass and not as managed or grazed pasture.

The topography of the site slopes from its boundary on Goodshaw Lane at approximately 285m down to Burnley Road at around 270m.

1.3 LAND OWNERSHIP

Bryan Reed, Kenneth Ainsworth and David and Diana Isherwood

1.4 THE VISION

This document looks to demonstrate how the survey and assessment work that has been carried out has informed a detailed approach to developing an indicative layout for the site and how this demonstrates that selective development can be a positive and sustainable change for Loveclough bringing housing, landscape renewal and protecting valuable landscape and historic assets.

1.5 DESIGN OBJECTIVES

The development will deliver new, high quality market and affordable family homes to the benefit of the local community. Our vision for the site is therefore underpinned by the following goals:

- Delivering up to 69 new homes: The building of high quality homes that recognise the existing form and quality of the village and is sensitive to this and the surrounding countryside;
- Achieving a choice of housing: The proposals will offer a mix of housing in terms of type, tenure and size to meet identified local needs and help to re-balance the demographics of the area;
- Providing affordable homes: The proposals will help to address a recognised national problem and meet the needs

of those currently seeking to secure a new home;

- Investing in the community: The development of this site will represent a significant private sector investment and result in the creation of additional direct and indirect employment both during and after the development;
- Delivering multi-functional Greenspace: The proposed development will include both green space and urban spaces to reflect the village location and provide amenity space for residents. In particular it will protect land immediately to the west of Swinshaw Hall and enhance the parkland characteristics of this land in keeping with its association with the hall. Public access across this land will be enabled through the creation of new paths and these will connect to the existing path network seeing a net gain in public rights of way;
- Protect the existing Green infrastructure of the site looking to retain trees, woodland and hedgerows and to add to this leading to an overall net gain in the amount of trees over the proposal site. In addition land to the west of Swinshaw Hall will come under management to promote this as a wildflower meadow potentially managed through controlled grazing, thus maintaining and enhancing the existing character of this land.
- Creating a safe and desirable place to live: The proposals have been sensitively designed to ensure the creation of a safe and attractive environment which discourages crime and builds upon the strength of the local community.

02 PLANNING CONTEXT

2.1 PLANNING POLICY

NATIONAL PLANNING POLICY

The NPPF provides the over-arching planning framework that underpins decision making and the plan making process in the UK. The NPPF supports the Government’s housing growth agenda which seeks that Local Authorities boost their supply of housing, plan positively for objectively assessed needs and adopt a presumption in favour of proposals for sustainable development. Development of the site to facilitate new housing development would be consistent with the core objectives of the NPPF because:

- It would meet the three pillars of sustainable development by delivering economic, social and environmental benefits;
- It would be entirely consistent with the presumption in favour of sustainable development - the thread for both plan making and decision taking;
- It would offer a sustainable location on the edge of Loveclough, which is accessible by a range of sustainable modes of transport and has access to a range of services and facilities;
- It would boost the supply of housing and provide a deliverable housing site that is available, achievable and viable;

2.3 LOCAL PLANNING POLICY

CURRENT DEVELOPMENT PLAN CORE STRATEGY

Policy 3: Distribution of Additional Housing The scale and distribution of the housing requirement of 3700 within Rossendale:

3. Following these settlements/areas, housing development in the areas of Helmshore, Edenfield, Goodshaw, Loveclough, Waterfoot, Stacksteads, Britannia, Facit and Shawforth will be permitted having regard to their relative size and function, the need for urban regeneration, housing market renewal, the capacity of infrastructure, opportunities for new housing, the capacity for growth and past house building trends. The combined total of housing development in these areas equates to approximately 20% of the overall requirement.

Policy 17: Rossendale’s Green Infrastructure

The Council will promote the protection, enhancement and where appropriate the expansion of the Green Infrastructure network in the following ways:

- Manage and appropriately enhance Green Belt; open spaces; river corridors; urban green corridors and woodlands and continue to protect Greenlands.
- Resist the fragmentation of the network by new development;
- Expect new developments to contribute to the provision of recreational green space and access to green infrastructure;
- support the improvement and access to the Public Rights of Way network (in particular the Rossendale Way)

Policy 18: Biodiversity, Geodiversity and Landscape Conservation

The Council will seek to avoid any harmful impacts of development on all aspects of Rossendale’s natural environment - including its bio diversity, geo diversity and landscape assets, priority habitats and species and statutory and locally designated sites.

ROSSENDALE LOCAL PLAN (SUBMISSION VERSION)

Policy HS2 Housing Site Allocation

The policy sets out allocation sites for housing across the borough. The proposal site is located within area H5 with a provisional number of units for the site of 47.

Policy HS5 Swinshaw Hall

Within the area defined on the Policies Map at Swinshaw Hall (Housing Allocation H5) new residential development will be permitted subject to a series of design requirements being met. (this equates to the proposal site land)

Policy HS7: Housing Density

The density of the development should be in keeping with local areas and have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of an area.

High densities shall be provided within sustainable locations, particularly on sites within defined town centres and locations within 300m of bus stops on key transport corridors

Policy ENV3: Landscape Character and Quality

The distinctive landscape character of Rossendale, including large scale sweeping moorlands, pastures enclosed by dry stone walls, and stonebuilt settlements contained in narrow valleys,

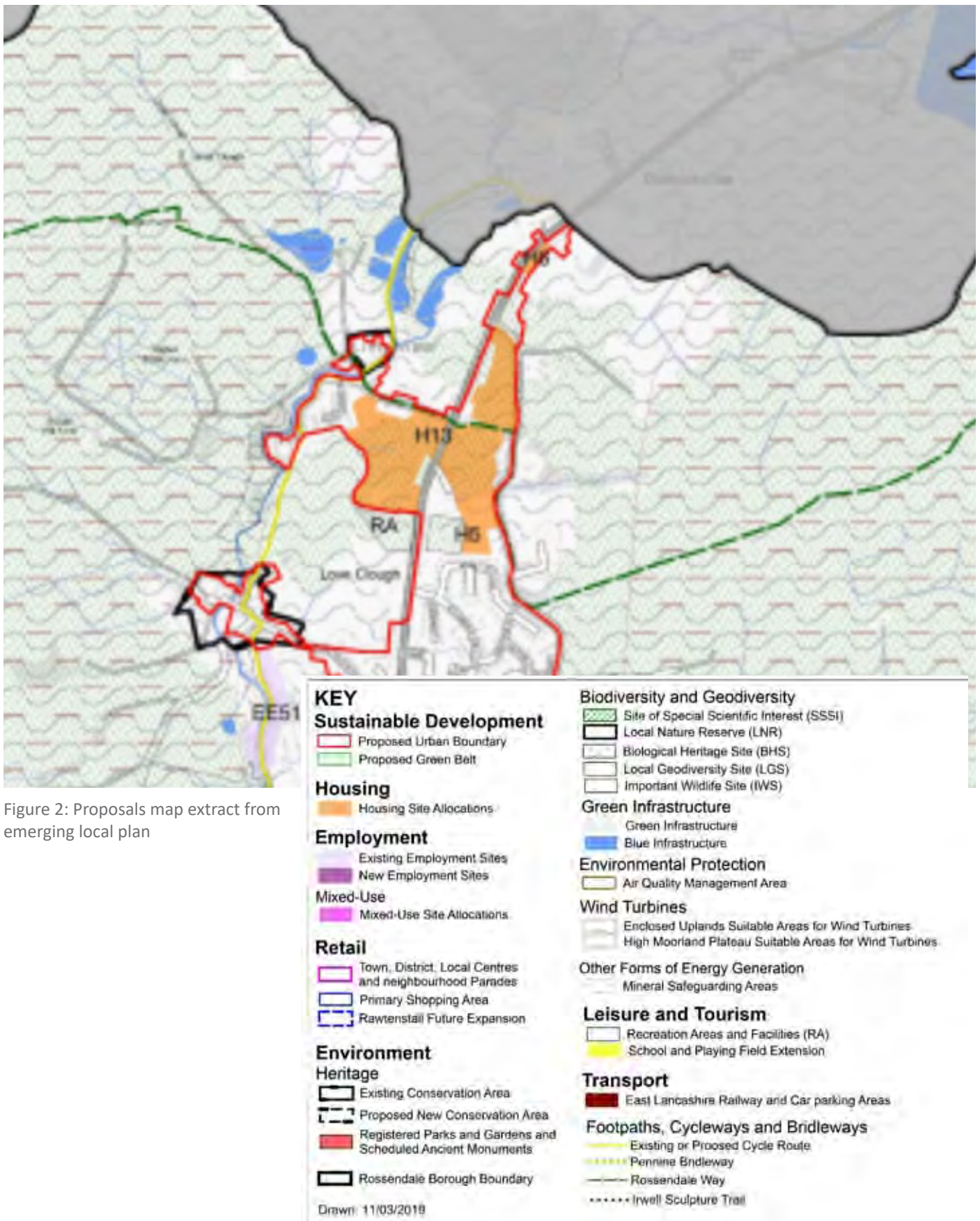


Figure 2: Proposals map extract from emerging local plan

will be protected and enhanced.

The Council will expect development proposals to conserve and, where possible, enhance the natural and built environment, its immediate and wider environment, and take opportunities for improving the distinctive qualities of the area and the way it functions.

Development proposals which are in scale and keeping with the landscape character, and which are appropriate to its surroundings in terms of siting, design, density, materials, and external appearance and landscaping will be supported.

In order to protect and enhance the character and quality of the landscape, development proposals should:

- Respond positively to the visual inter-relationship between the settlements and the surrounding hillsides and follow the contours of the site;
- Not have an unacceptable impact on skylines and roofscapes;
- Be built to a density which respects the character of the surrounding area with only low density development likely to be acceptable in areas abutting the Enclosed Upland or Moorland Fringe Landscape Character Areas;
- Retain existing watercourses, trees and green infrastructure features that make a positive contribution to the character of the area;
- Incorporate native screen planting as a buffer to soften the edge of the building line in valley side locations;
- Take into account views into and from the site and surrounding area, retaining and, where possible, enhancing key views; and
- Retain and restore dry stone walls, vaccary stone flag walls and other boundary treatments which are particularly characteristic of Rossendale.

Development proposals should incorporate a high quality of landscape design, implementation and management as an integral part of the new development. Landscaping schemes should provide an appropriate landscape setting for the development and respect the character and distinctiveness of the local landscape.

03 ANALYSIS AND EVALUATION

3.1 HISTORICAL AND HERITAGE CONTEXT

The proposed allocation site (H5) is located within the setting of several heritage assets. The historic environment is therefore a material consideration in respect to the proposed Local Plan allocation and a proportionate Heritage Statement would be required for any future planning applications.

There are four listed buildings located to the west and south-west of the proposed allocation site. However, they are distanced from the site, and separated by Burnley Road and

the topography of the valley. The proposed site allocation is considered to represent a neutral impact on their significance.

The Loveclough Fold Conservation Area is located immediately to the west of the central part of the appraisal site. It extends to the east of Burnley Road to incorporate the former National School and Sunday School building that adjoins the site.

The proposed allocation site is largely screened from the conservation area by the terrace that encloses the eastern side of Burnley Road and the slope of the valley side and planning



Figure 3: 1848 The first edition Ordnance Survey map (surveyed 1848) confirms that Swinshaw Hall had been constructed on the western side of Goodshaw Lane, with a sweeping drive into an enclosed garden that extended around the western side of the property.



Figure 4: 1912 The Ordnance Survey map of 1912 confirms that this pattern of development had continued to evolve and the Love Clough Print Works is identified to the western end of Commercial Street. The most significant change by that time was the construction of a railway line and coal staith on the western side of Burnley Road.



Figure 5: 1894 By 1894 further terraces had been constructed on both sides of Burnley Road and also enclosed the western part of Commercial Street and the National Sunday School had been constructed on the eastern side of Burnley Road



Figure 6: 1965 This pattern endured on the 1965 Ordnance Survey map, although it confirms that the boundary enclosures to the strips of woodland, which enclosed the field immediately to the west of Swinshaw Hall, had been partly removed.

approval has previously been granted for a small residential development within the grounds of the Working Men's Club which immediately adjoins the eastern boundary of the conservation area. The key views from the conservation area are those to the north and west. In this context the proposed housing allocation would cause some minor change within the setting of the conservation area but would not affect its significance or the ability to appreciate that significance.

Three non-designated heritage assets have been identified: The former National and Sunday School building and the former Glory public house form part of the mid to late C19th phase of development that grew alongside Burnley Road. Swinshaw Hall lies to the east of the proposal site.

The development of the northern part of the proposed allocation site would cause some change within the setting of Swinshaw Hall but that change is considered to represent a neutral impact on the significance of the Hall.

The central part of the proposed allocation site, between the two public footpaths that link Goodshaw Lane and Burnley Road, makes a more prominent contribution to the setting of the Hall, which was orientated to look across this space and benefit from the long distance views across the valley

The growth of ribbon development along Burnley Road was contemporary with the construction of the existing hall building and continued, in part, until at least the 1960s. The principle of allocating a small linear development along the Burnley Road frontage appears consistent with the historic development of Loveclough.

The configuration of the southern boundary of the central area, and associated tree planting, may provide a further opportunity for a small amount of well-designed housing without harming the contribution of setting to the significance of the Hall. The southern edge of the space provides a small concave area that sits to the south of the westerly alignment of the Hall. It is unlikely to interfere in views from the Hall across the valley. The remainder of the central area should then be retained as an open space to retain a sense of separation between the Hall and Burnley Road.

Loveclough Conservation Area

The Loveclough Fold Conservation Area incorporates the organic cluster of buildings centred around Love Clough Farm, but also extends eastwards along Commercial Street to include the terraces of houses that enclose the western part of the street, and the former Sunday School on the eastern side of Burnley Road.

The proposed allocation site is located on the eastern side of

Burnley Road and is not identified in any of the key views from the conservation area. The site is largely screened from within the conservation area by the profile of the valley side and the buildings located along Burnley Road. The short west-east view along Commercial Street, from within the conservation area, is terminated by the former Sunday School building and the trees that stand above it to the east.

the appraisal site forms part of the wider setting of the conservation area to the east of Burnley Road, but makes a limited contribution to the experience of the conservation area and is considered to make a neutral contribution to its significance.

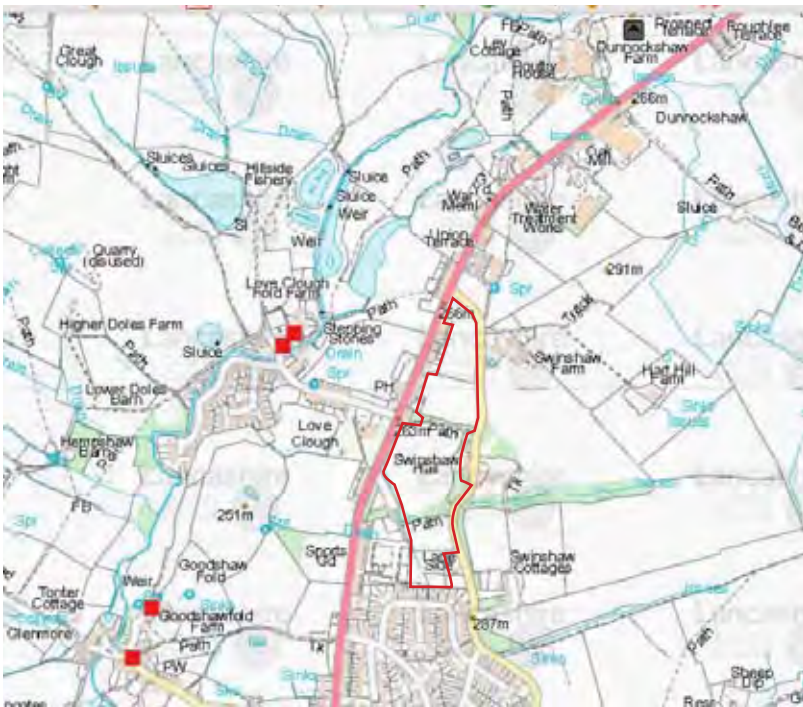


Figure 7: Listed Buildings

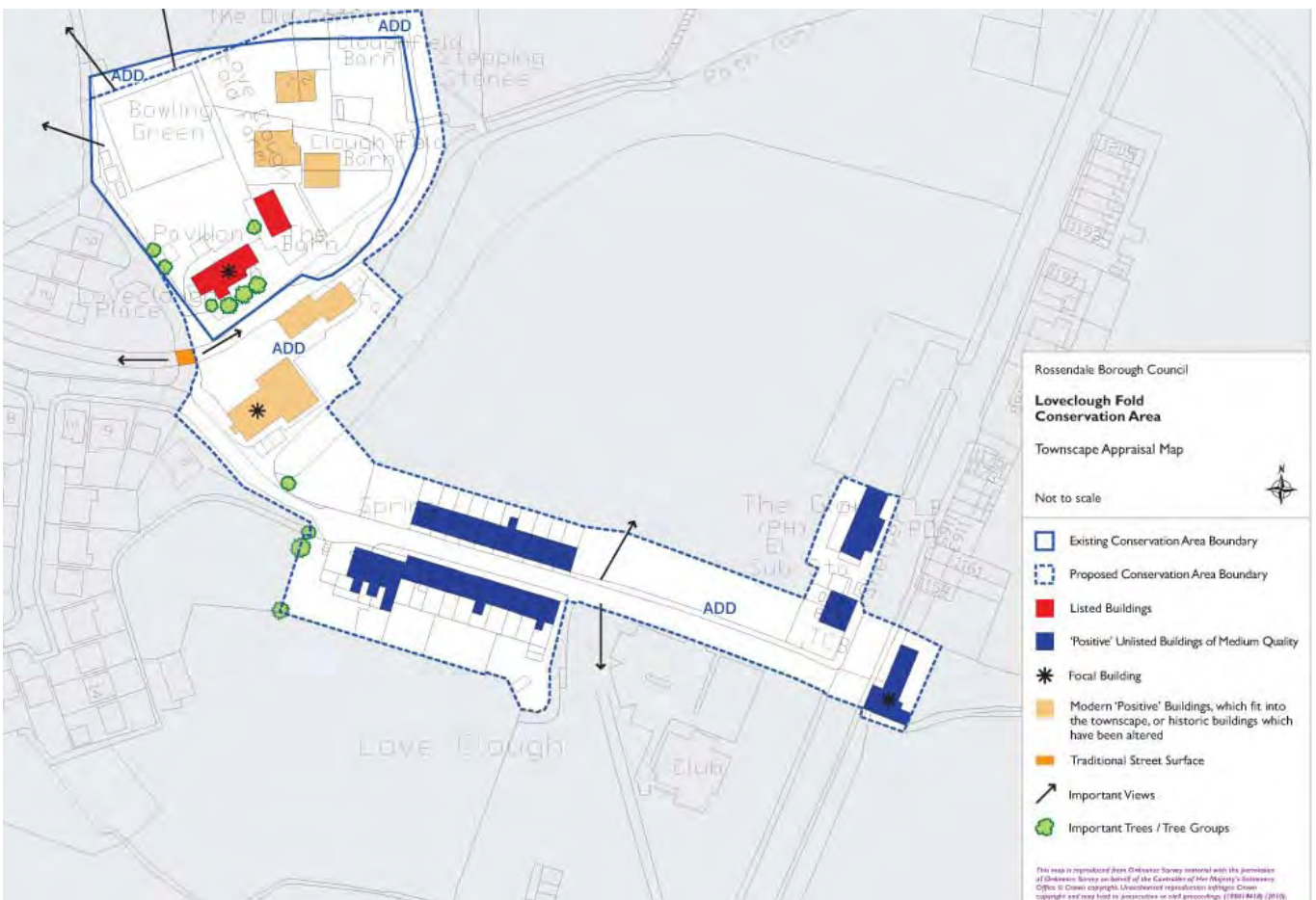


Figure 8: Loveclough Conservation Area

3.2 TOPOGRAPHY

The landscape of the proposals site begins around 1 metre above Burnley Road on its eastern boundary and rises gradually towards Swinshaw Hall and Goodshaw Lane along its length. This gradient runs from approximately 265 up to 280m AOD at Goodshaw Lane. The land flattens off somewhat towards the south of the proposal site with a steeper drop towards recreational space in Loveclough park west of this.

The village sits within a steep sided valley and is surrounded on all sides by the rolling hills of the Rossendale Pennines. To the east the ridge line rises to 359m above the village and Clowbridge reservoir to the north. To the west the land rises steeply to the upper moor areas at around 350m and above.

SUMMARY

The site has a sloping topography that will require some engineering to enable development, particularly over its northern sections. This can be reduced and managed by arranging proposed dwelling and roads along the run of the existing contours..

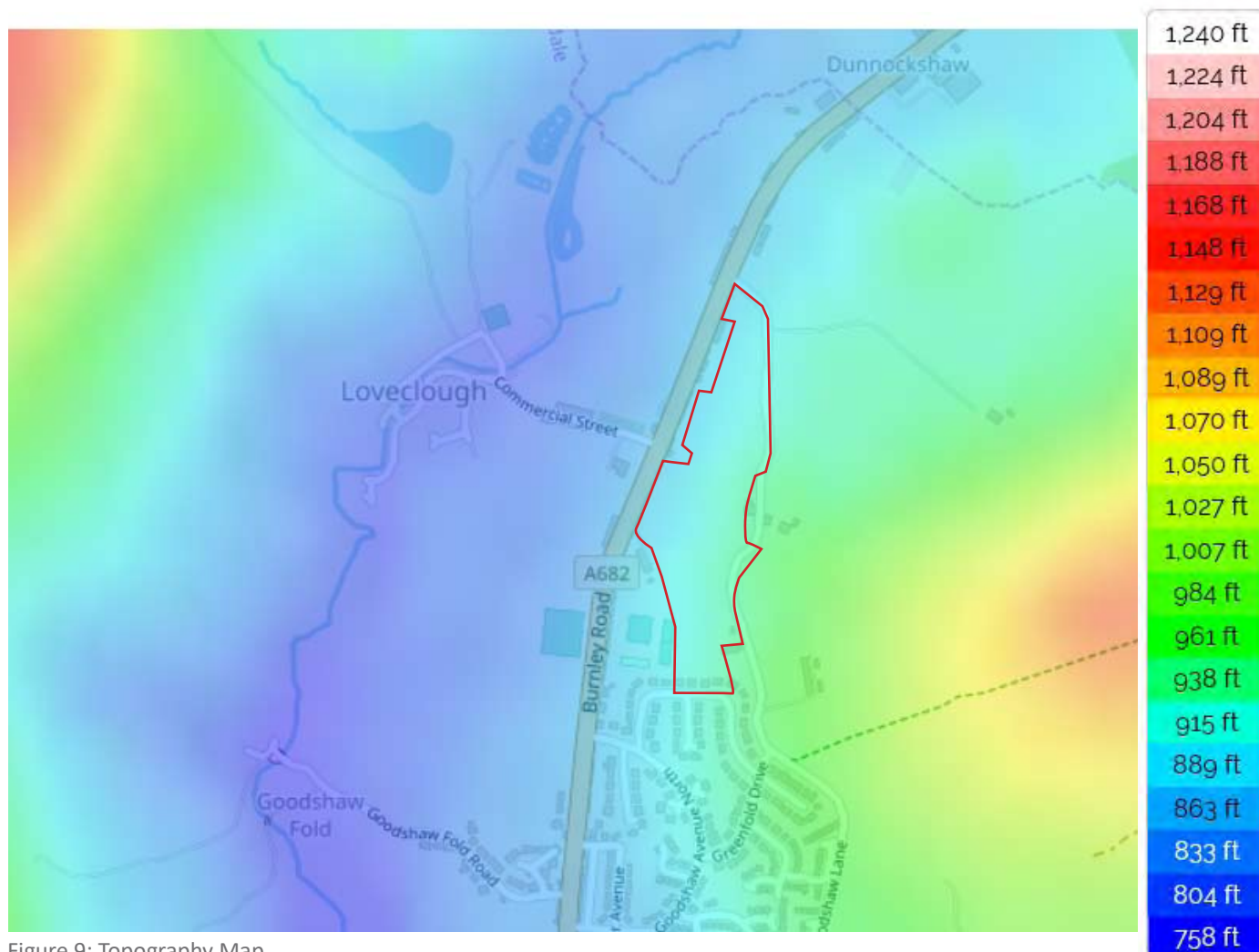


Figure 9: Topography Map

3.3 LANDSCAPE AND VISUAL ASSESSMENT

A Landscape and Visual Assessment has been produced to accompany the application and this has fed back into the development of the design leading to mitigation and changes to the indicative layout to reduce the landscape and visual impacts identified. The following is a brief summary of this report giving an overview of both the landscape character baseline for the

proposal site and also the visual baseline and the potential visual influence that the proposed development might exert over the wider countryside.

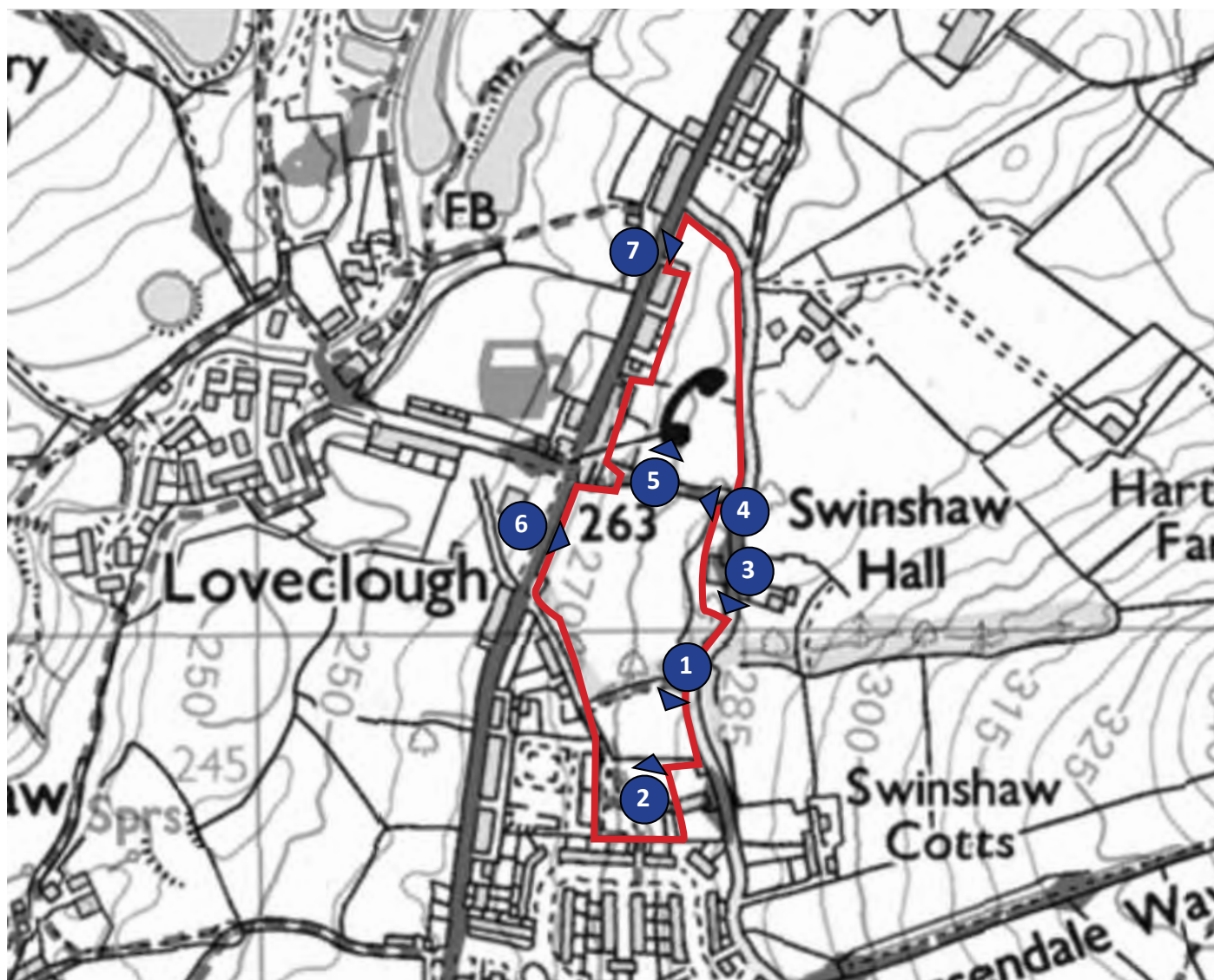




Figure 10: View Location Plan

-  Select Viewpoint locations
-  Site Boundary



5



6



7



NATIONAL LANDSCAPE CHARACTER

The village of Loveclough, and the site, is described within the National Character descriptions within Area 36 - Southern Pennines. The character of the study area is typical of elements of the wider NCA description including:

- A dramatic landform of hills and narrow valleys leading to a distinctive upland pastoral landscape, with gritstone settlements and a backdrop of woodlands on steep slopes. This landscape combines with a strong cultural background based on the textiles industry to create a strong sense of place
- There is a remarkably dense network of public rights of way, combined with extensive open access areas, national trails and packhorse routes that cross the hills.

- Large-scale, open, sweeping landscape with high flat-topped hills providing extensive views, cut into by narrow valleys with wooded sides;
- Mosaics of moorland vegetation on the plateaux, including blanket bog and heathland, supporting internationally important habitats and assemblages of upland birds, invertebrates and breeding waders;
- Enclosed upland pastures and hay meadows enclosed by drystone walls on the hillsides, and narrow valleys with dense gritstone settlements in the valleys, with steep slopes often densely wooded, providing strong contrast with open moorlands; and
- Local stone buildings, with stone flags on roofs, bring a high degree of homogeneity to towns, villages, hamlets and farmsteads

The landscape of and surrounding the proposal site also has some of the key characteristics described in the NCA 36 description including:

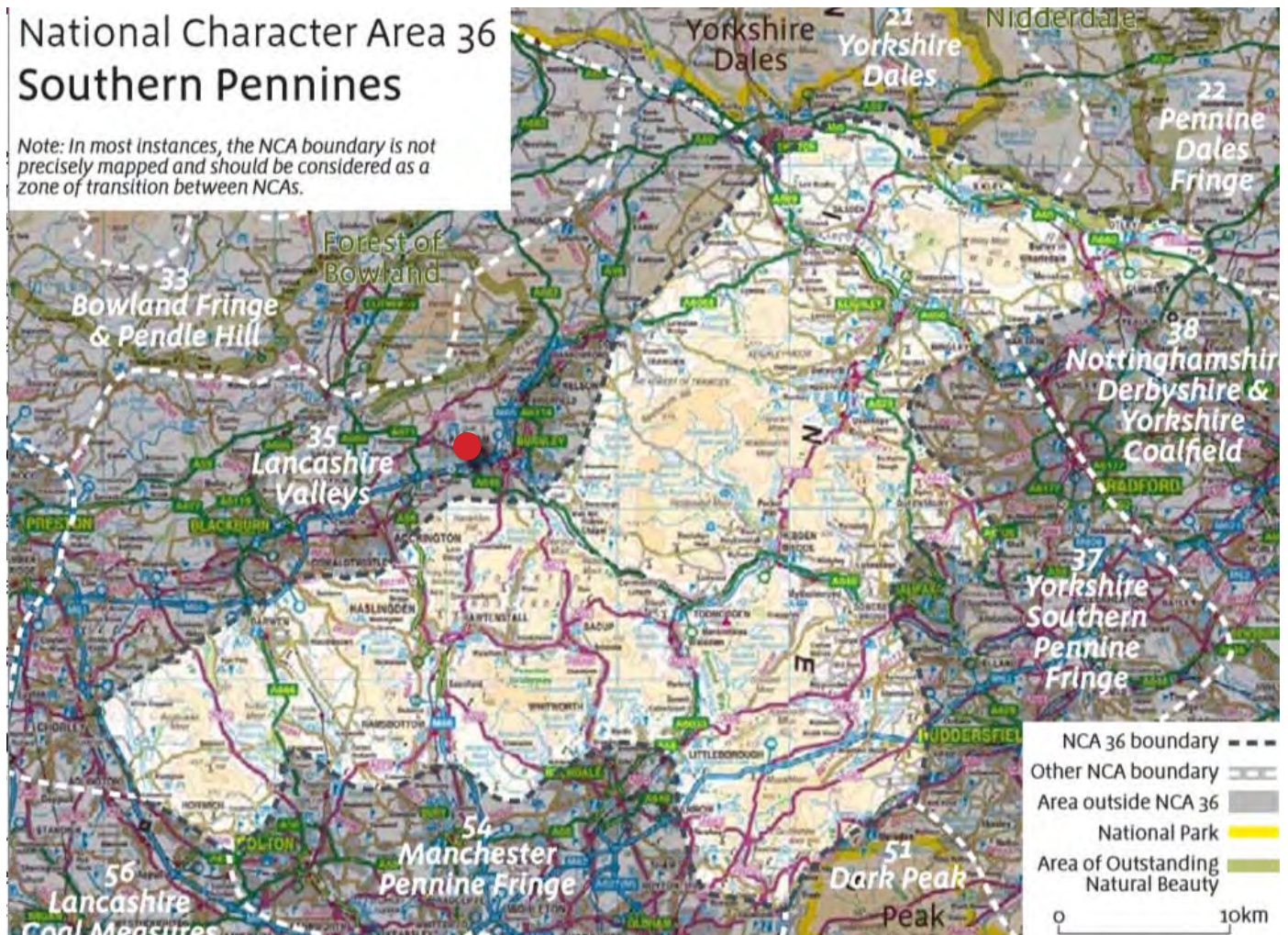


Figure 11: Extract from National Landscape Character Area Assessment

 The Site

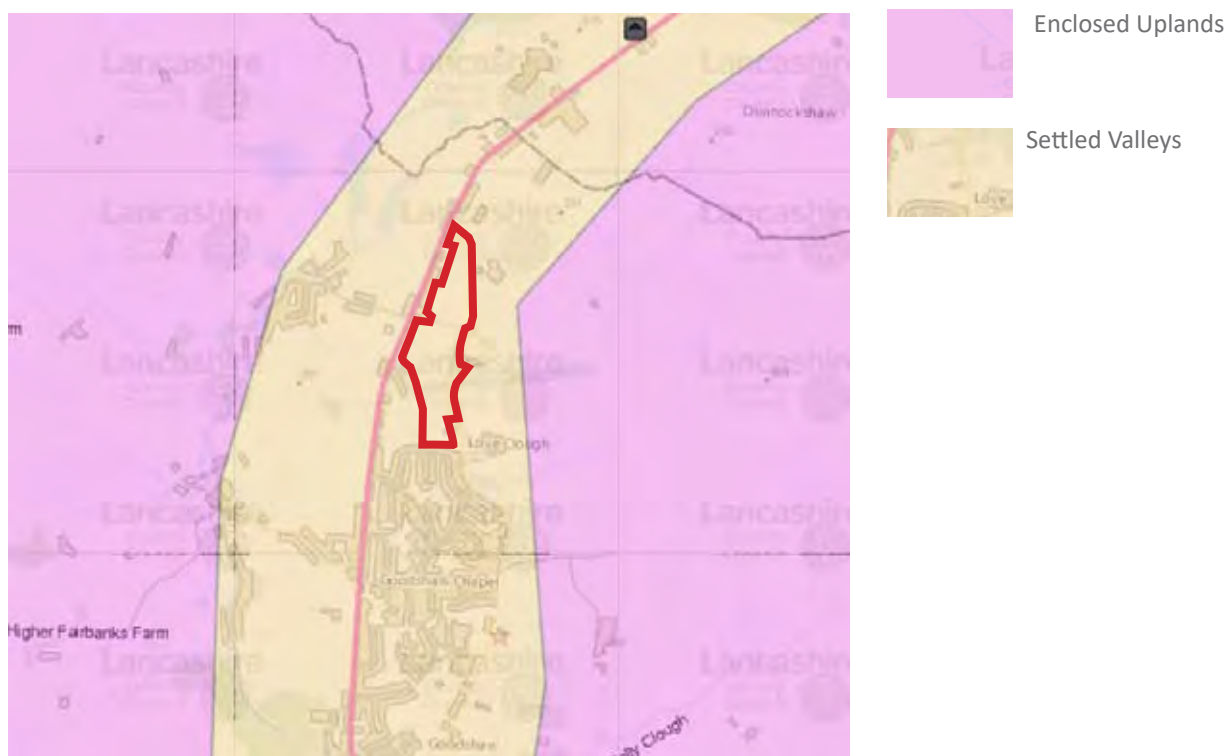


Figure 12: Local Landscape Character Areas

LOCAL LANDSCAPE CHARACTER

Enclosed Uplands (LCA)

The uniqueness of the upland landscapes surrounding the site is well described by the enclosed uplands description. Of particular note are the following characteristics:

- The impression is of a somewhat derelict landscape with rush infested pastures and tumbled stone walls. Views of the prominent high tension power lines which cross the plateau top, reinforce the sense of bleakness. The landscape type is only found in the Rossendale Hill;
- Overall the impression is of an undulating, undramatic landform. The upland is cleaved by valleys which divide the plateau into three discrete areas. Other small scale topographic variations include the undulating hummocky landforms arising from former coal workings and stone quarries. The open, elevated topography creates a feeling of space, although any sense of remoteness is diminished by the proximity of urban areas such as Accrington, Burnley, Rawtenstall and Bacup.
- The climate, altitude and grazing pressures means that trees are largely absent from the high plateau, although small areas of woodland are associated with the reservoirs and willow scrub has begun to colonise abandoned agricultural land on the more sheltered fringes.

Settled Valleys (LCA)

The site lies within this landscape character area and is well described with the following of particular note:

- The narrow, high sided valleys of the River Irwell and its tributary streams, dissect the high moorland plateau of the Rossendale Hills and provide one of the most distinctive landscape types in Lancashire. Along the valley floor the urban settlements between Rawtenstall and Bacup, which originated at river crossing points, have now merged to form a dense ribbon of urban and industrial development;
- Gritstone terraces form characteristic features of the hillsides and valley floor and roads are concentrated in the narrow valley floor;
- Broadleaved woodlands cling to the steep slopes and fill the steep valley side cloughs, reinforcing the sense of enclosure within the valleys;
- The urban landscapes generated by the process of industrialisation are one of the special and significant features of these valleys. Urban areas, which were confined by topography, tended to grow along the bottoms of the valleys and have tight-knit urban centres. They are dominated by large textile mill buildings with terraces of stone cottages with their characteristic contrasting stonework and pointing, running along the lower valley sides.

LANDSCAPE APPRAISAL - MASTERPLAN PROMPTS

- Retain the existing woodland that surround the proposal site. Look to arrange layouts around the retention of these features;
- Design the layout to include for pedestrian access and links from the Peak Forest Canal and Buxworth settlement across and through the site and to the existing routes;
- Create green infrastructure to surround developable areas within the site alongside POS and access routes for pedestrians and cyclists.
- Seek to develop a hierarchy of spaces and character for the proposed residential development areas through use of local materials, architectural styling, variation in density, use of feature buildings.

VISUAL AMENITY & KEY VIEWS

Views from locations around the proposal site have been assessed within the LVIA report.

Close range views are possible from public footpath and National Trail (Rossendale Way) routes that travel at the boundaries of the site to the south and north, and which cross the site both centrally and to the south.

Residential views have been considered from properties to the west along Burnley Road; from Swinshaw Hall; and from properties to the southern boundary.

Views are also considered from the Conservation Area and more distant views from the upland hill sides to the west of the site.

Views from mid distance within the village and from the east have been largely scoped out of study as a combination of existing urban form and vegetation removes the possibility of views into the proposal site.

POTENTIAL VISUAL EFFECT

As would be expected with any development on a green field site at the edge of existing settlement, those locations immediately adjacent to the proposed development areas or those within the development area will experience large visual change.

Once away from the borders of the proposal site however potential views are quickly reduced to glimpses through gaps on Burnley Road and up from Loveclough Park. From other

locations even within metres of the proposed site boundary, views are not possible through a combination screening by built form, topography and vegetation.

Longer distant views are possible from the many footpath routes that rise up the hill sides to the west. These however will see proposed development sit alongside the existing linear form of the village following Burnley Road and be screened by existing properties that line this route and the woodland and trees within and around the site above this. At distances of 1km and over, change to open and panoramic views will be small and seen in the context of development within an existing urban centre.

VISUAL APPRAISAL - MASTERPLAN PROMPTS

- Maintain hedgerow and tree boundaries and enhance and increase where practical to do so;
- Create new footpath routes to enhance the visual amenity opportunities for walker within the local area;
- Include additional tree, hedgerow and woodland planting to boundaries to further screen and soften the areas of proposed development.

3.4 ECOLOGY

ECOLOGY

The proposal site has not been subject to a detailed ecological survey but general information about habitats within the area and across the site are available through GIS mapping. The mapping indicates broadleaved woodland areas around Swinshaw Hall and its boundaries but does not highlight any other priority habitats within the site or its surroundings.

ECOLOGICAL MITIGATION - MASTERPLAN PROMPTS

- Retain as much as possible of the existing trees and woodland within the site and around its boundaries;
- Retain and enhance species rich grassland areas and develop existing rough grassland to be species rich meadow;
- Include new tree planting to ensure succession of existing mature trees and add additional tree cover where required.

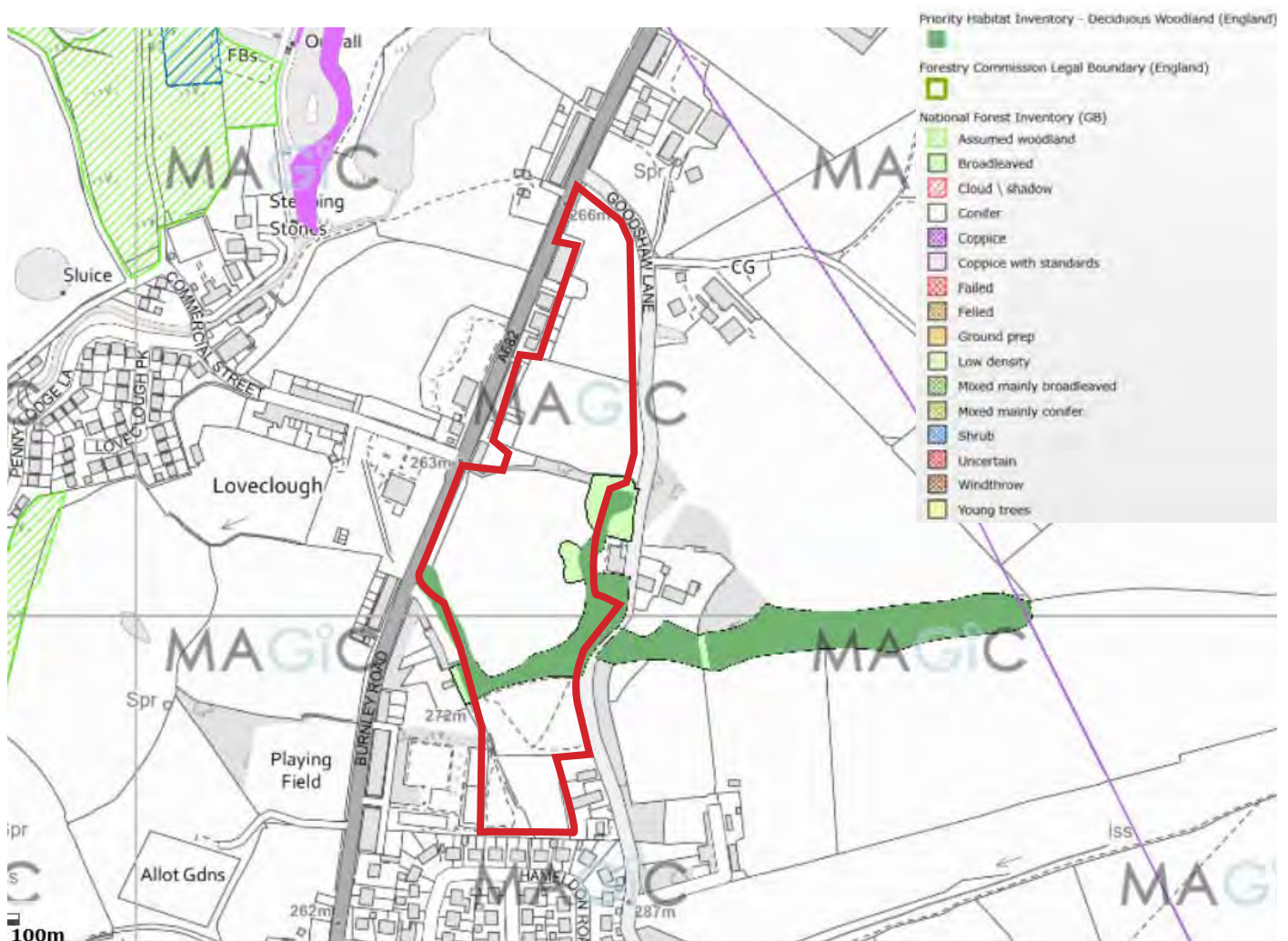


Figure 13: Priority habitat types - magic map

3.5 TREES AND VEGETATION

The proposal site has a significant amount of vegetation centred around Swinshaw Hall and the land to its immediate west. This is in the form of deciduous woodland and individual mature trees which in some cases stand alone in open grazing pasture giving a parkland appearance to the land.

The trees broadly follow the boundaries of the central field and appear historically to have enclosed land associated with the hall.

A managed hedgerow runs alongside Goodshaw Lane at the northern end of the proposal site providing a good visual screen. To the south boundaries are more degraded and vegetation more scrub like.

TREES AND VEGETATION MITIGATION - MASTERPLAN PROMPTS

- Both the ecological and historic assessment work suggest that retaining and maintaining the woodland and trees around and to the west of the hall would be desirable.



Figure 14: Vegetation Map
— Site Boundary
■ Vegetation

3.6 FLOOD RISK AND DRAINAGE

The site is entirely within Flood Zone 1. Other flood zones occur at much lower elevations and are the site is not considered to have flooding constraints.

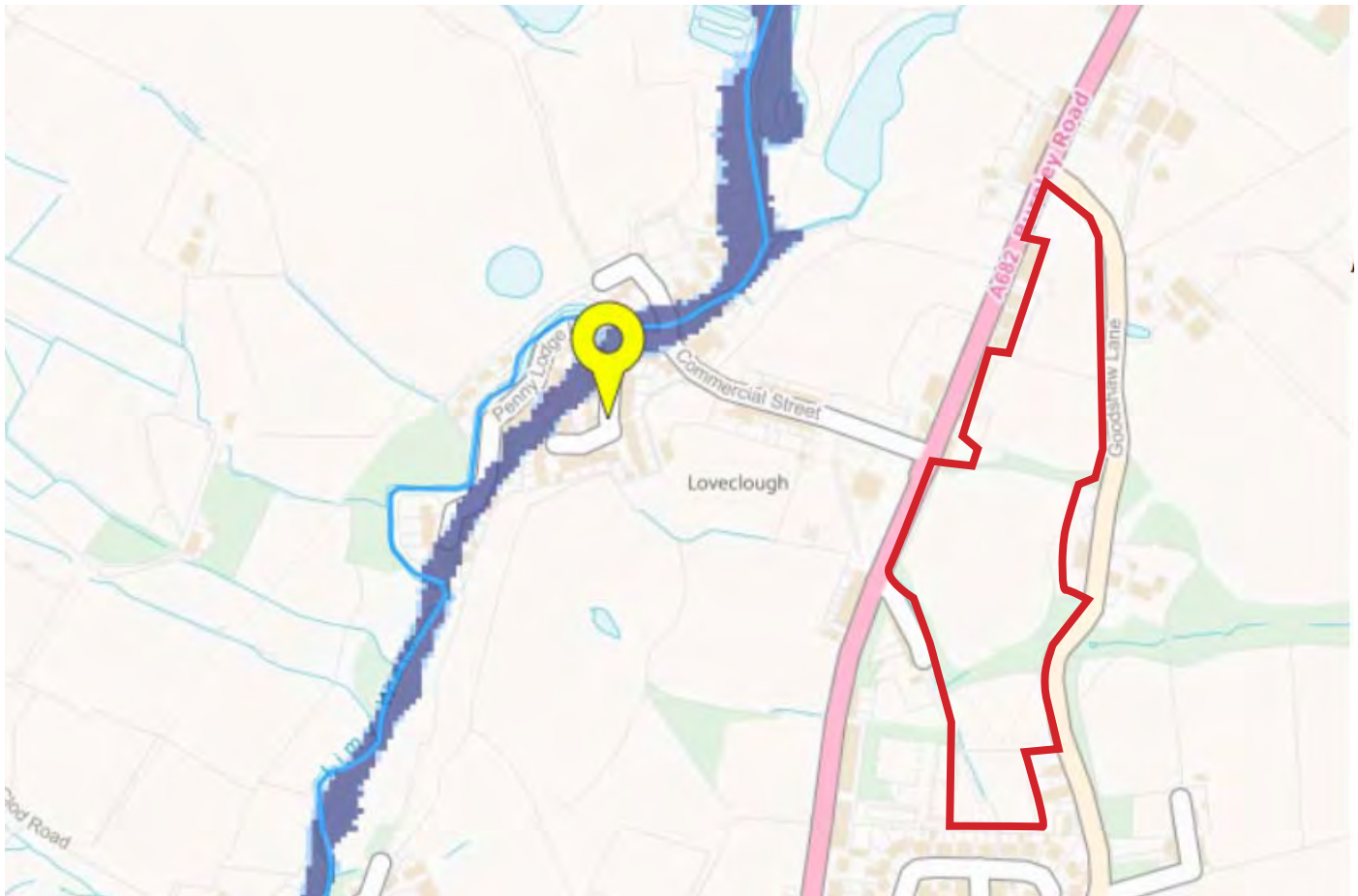


Figure 15: Extract from Environment Agency Flood Zone Maps



3.7 EXISTING URBAN CONTEXT AND BUILT FORM

LOVECLOUGH VILLAGE VERNACULAR DESIGN

The existing village of Loveclough is arranged along Burnley Road in a linear fashion that has expanded over time up the slopes of the valley, principally to the east.

To the western side of Burnley Road a spur of development is clustered around the older industrial sites and include the Conservation Area.

Swinshaw Hall sits somewhat apart from these urban groupings sitting above the road towards the northern edge of the village.

The older dwellings are typically terraced and built in local stone with slate roofs. The density is high and this and the surrounding disturbed landscape lend the area and village a distinct pennine industrial appearance,

More modern development has occurred at various points with development to the south of the proposal site being less in keeping with the general vernacular of the village and using render and tiles as well as other more modern styles of architecture.

More recent development has seen dwellings built from more vernacular materials with an attempt to connect to the older sections of the village.

BUILT FORM - MASTERPLAN PROMPTS

- Typically villages in the area develop along linear lines following topography and transport routes;
- More modern development has seen expansion outside of these patterns;
- More modern development is often less dense than more linear forms of the older village;
- The proposals should seek to create character spaces that look to fit into the existing village form and create an extension to its linear nature rather than a stand alone settlement.
- Proposals should also seek to use vernacular building materials and to be sympathetic in appearance and style to the buildings of notes at the sites edges (Swinshaw Hall and the Old School)



3.8 ACCESS & MOVEMENT

LOCATION AND ACCESSIBILITY

The site has very good accessibility to local bus services, being situated within 50m walking distance of two bus stops on the A682 Burnley Road. Buses serving Burnley Road are relatively frequent, and provide access to local areas including Barnoldswick, Burnley, Clow Bridge, Colne, Crawshawbooth, Manchester, Prestwich, Skipton and Waterfoot

A new junction can be created in the vicinity of the existing bus stop on the east side of Burnley Road. Locating a new highway access here would seem to work well for a variety of reasons:

- Existing Landform: At this location, the site has a gently sloping gradient running eastwards from Burnley Road. Creating an access in this location is likely to require the least amount of soil removal or reforming of land within the site.
- Driver Visibility: A new junction is capable of incorporating acceptable minimum levels of driver visibility in both directions onto Burnley Road. Burnley Road is subject to a 40mph speed restriction, so (dependant on observed traffic speeds) minimum visibility splays of 2.4m x 70m would need to be provided. The indicative layout demonstrates that visibility splays of 2.4m x 90m (in both directions to nearest kerblines) can be achieved at a new site access junction with Burnley Road.



Figure 16: Public Rights of Way



- Existing Pedestrian Crossing Point: The narrowing down of Burnley Road at the existing pedestrian refuge point appears to restrain south bound traffic speeds approaching the new site access location. This is beneficial in highway safety terms.
- Junction Spacing: A new site access junction in this location would be roughly equidistant between the existing Commercial Street and Broad House site access points onto Burnley Road, thereby minimising any interaction with those existing junctions.
- Potential to Create Roundabout Junction: A new site access in this general location may also be capable of taking the form of a four-arm roundabout, allowing the access to also serve land to the west of Burnley Road (if required).

Any site development must incorporate existing Public Rights of Way 14-4/29, 14-4/31, 14-4/32 and 14-4/34, and could also improve pedestrian linkages to Burnley Road, Goodshaw Lane and adjacent footpath 14-4/12.

The presence of an extensive network of walking and cycling routes throughout and adjacent to the proposed housing site has the potential to significantly encourage walking and cycling trips.

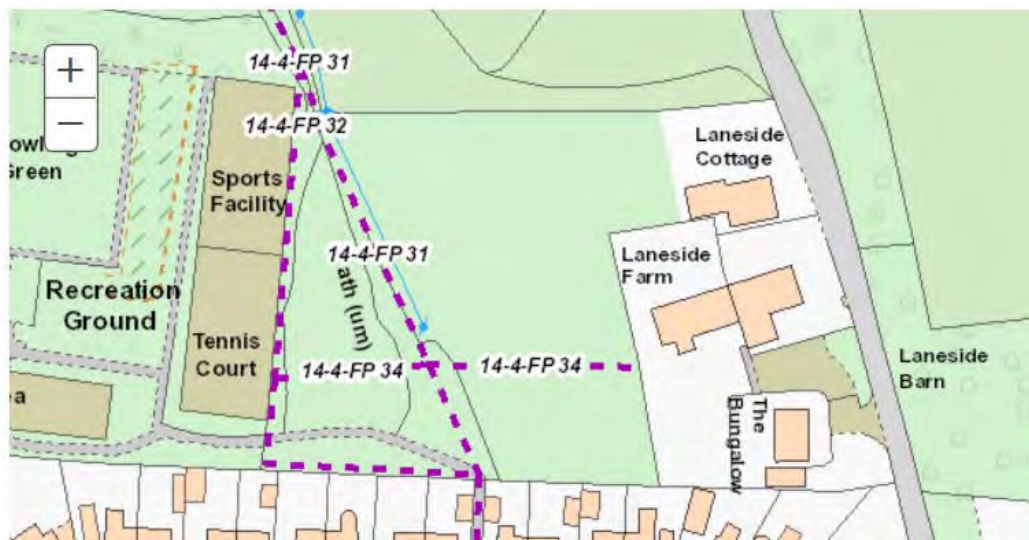


Figure 16: Public Rights of Way

ACCESS - MASTERPLAN PROMPTS

The transport and highway assessment concluded that:

- Goodshaw Lane is substandard in terms of vehicle access, and no vehicular traffic over that route should be promoted.
- The site accommodates 4no. public rights of way within the site, which must be incorporated within any detailed site design. Improved pedestrian links to Burnley Road and Goodshaw Lane will create a movement framework which maximises connectivity by cycle and foot.
- The site has very good accessibility to local bus services, situated within 50m walking distance of two bus stops on the A682 Burnley Road. Development of the proposed housing site close to existing bus services will make bus travel a realistic prospect for residents and visitors.
- A new priority junction with Burnley Road is capable of being safely created with 2.4m x 90m visibility splays in both directions, subject to detailed design and the developer entering into a S.278 agreement with the Local Highway Authority.
- As part of the new access creation the existing bus stop on the eastern side of Burnley Road will need to be relocated. The bus stop appears capable of being safely relocated to the south of a new site access on Burnley Road, subject to agreement with the Local Highway Authority.
- The development of up to 69 residential dwellings on the site would generate approximately 295 vehicle trips per day, or in the AM and PM peak hours, approximately 1 vehicle arrival or departure every 2 minutes. This level of traffic can be accommodated on the local highway network without creating any significant traffic capacity or highway safety problems



05 DESIGN PRINCIPLES

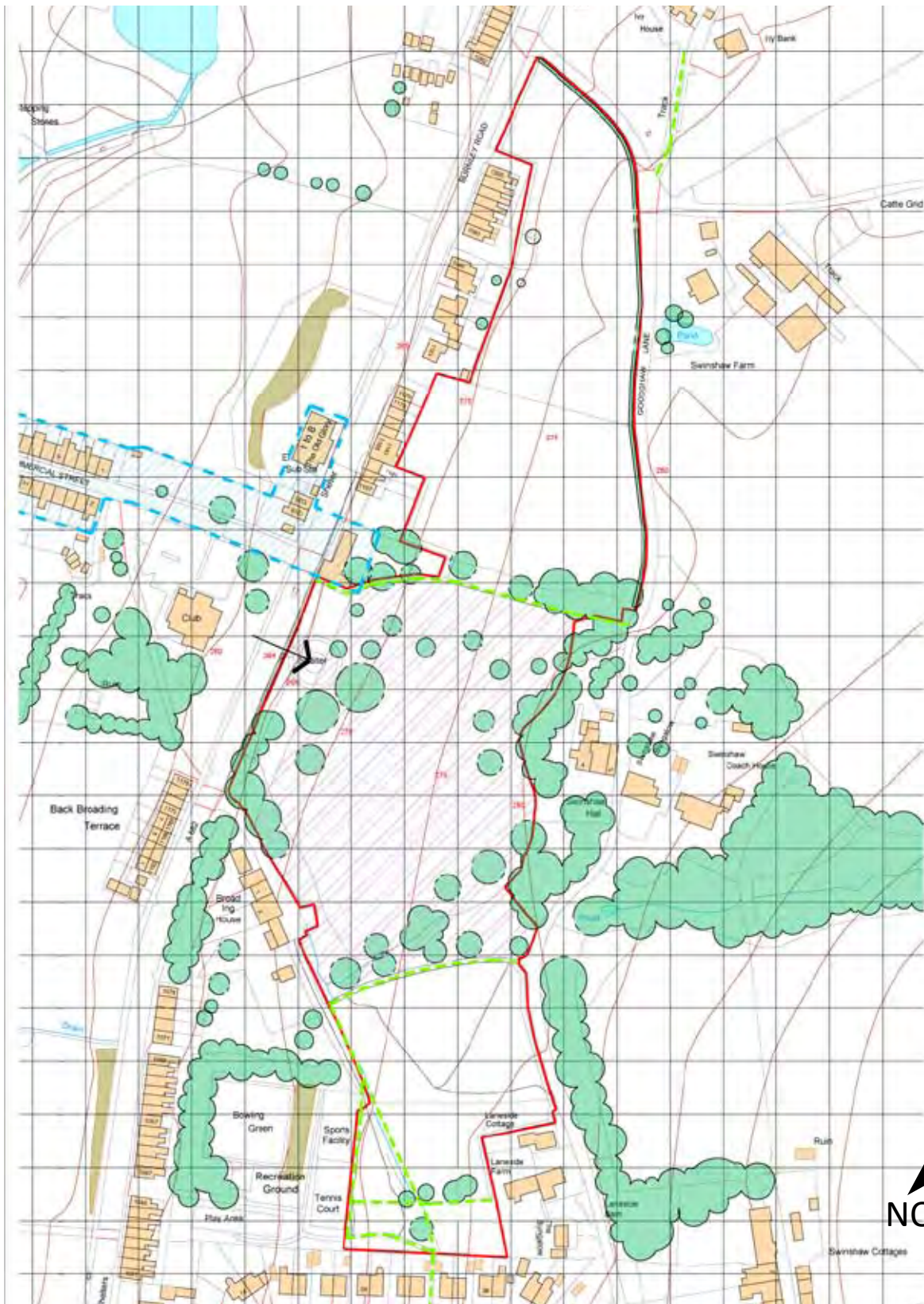
5.1 CONSIDERATIONS & OPPORTUNITIES

- The site is physically bounded by Burnley Road and Goodshaw Lane;
- Strong vegetated boundaries exist around Swinshaw Hall and the land to the immediate west of the hall. These include blocks of woodland and individual parkland style trees of some maturity. A mature, managed hedge line bounds Goodshaw Lane to the north;
- The topography of the site slopes from Burnley Road up towards Goodshaw Lane, flattening off a little towards the south. Development proposals would ideally follow the natural contour of the land;
- Existing footpaths cross the site and connect to a much wider path network. The opportunity exists to retain the existing routes and add to these allowing new connections over the land west of Swinshaw Hall;
- Access is proposed off Burnley Road at a point where good visibility is possible and road routes internally can follow existing contour gradients to service the northern and southern parcels of land;
- Consideration will be given to views to and from the site. Visibility of the site is very localised with most views possible only from the boundaries or within the site;
- Consideration will be given to ecological assets identified on site with trees and hedgerows retained where possible and ecologically rich grassland and meadow promoted in areas of POS;
- The historic character of the village and its buildings will be protected through a careful consideration of the setting of the non designated heritage assets (principally the hall) removing potential development from these areas.

Figure 17: Opportunities and Constraints



Considerations and Opportunities



5.2 DEVELOPMENT FRAMEWORK

The opportunities and considerations plan has been used to develop a schematic layout with road access, footpaths and development blocks.

Access is from Burnley road with a small roundabout within the site dividing the routes. This primary route forms the main entrance into and out of the site, providing easy vehicular access to all areas. This road will be 5.5m wide with pavements to each side. Secondary roads link the primary route to the proposed new areas of residential housing travelling along contours to a development parcel to the north and another development parcel to the south.

Developable areas avoid retained trees and woodland and importantly protect the area identified as a setting to the non designated heritage asset of Swinshaw Hall.

Proposed new footpath links cross this central land connecting existing retained footpath routes across the site north to south. These links will also connect to the existing Rossendale Way trail and the PROW network in the surrounding landscape.

Development is proposed in the less sensitive areas of the site and where they will not impact upon trees, woodland and hedgerow. Two primary development areas are proposed to the north and south of a central area west of Swinshaw Hall which is retained as public amenity space. Smaller parcels of development are proposed along Burnley Road where historically buildings have been located.

A provisional area of development is located within the area west of the hall towards its southern boundary. This would be an area of development which would be designed to sit within this parkland style landscape and through high quality design would be sensitive to its setting.

New tree planting is proposed throughout and particularly within the land west of the hall to enhance and bolster the existing parkland trees and woodland that give this area its character. The rough pasture within the area west of the hall proposed as public open space will be promoted as a species rich grassland and wildflower meadow.

Landscape buffers are proposed along boundaries against Goodshaw Lane and to the south and north of the development parcels to allow for the retention of existing vegetation, hedgerows and trees. New planting in these locations will allow for screening and softening of the proposed development.

The development parcels have been measured without including the primary access road and are set to deliver between 59 and 69 dwellings at a density of 35 houses / hectare. This range imagines development within the primary areas highlighted in grey rising to the upper figure of 69 with the inclusion of sensitive development within the land to the west of the hall.

Figure 18: Indicative Layout







Figure 19: Accessibility through the site

SUSTAINABILITY

The proposals seek to retain the majority of the existing trees, woodland and hedgerows within and surrounding the site protecting the current screening they offer the development parcels.

Existing footpath routes are also retained in full and set within landscape corridors or areas of open landscape to protect their visual amenity and prevent these becoming routes dominated by the proposals. New routes will connect these existing paths north and south and allow access into the public open space areas of the site from Burnley Road.

The key following landscape features are proposed:

- Creation of public open space in the central section of the site;
- Enhancement of existing ecology and landscape within the site through new tree and the management of grassland areas so as to promote wildflowers and species rich grassland;
- A series of new public path networks enabling access through the site, and connecting these to the Rossendale Way and the village; and
- Creation of informal green spaces through the development;

06 SUMMARY AND CONCLUSIONS

THE SITE

The site at Swinshaw Hall, Loveclough presents an excellent opportunity to meet the future housing needs of the Rossendale Local Plan Area. This statement demonstrates the case for housing development that supports the current allocation of the site in the plan under examination. The development of the site could deliver up to 69 new homes of the type, quantity and quality of open market and affordable housing that will contribute to meeting the future growth of the area whilst minimising any adverse impact on the existing village and its historic and landscape assets.

SUMMARY

In summary, this Development Statement demonstrates that the site:

- Is located in a highly sustainable position on the edge of Loveclough in close proximity to a range of amenities, services and facilities;
- Is available, suitable and achievable in accordance with the NPPF;

- Can be developed whilst protecting historic, landscape and ecological assets;
- Has no identified technical or environmental constraints that will prevent its delivery within the Plan Period; and
- Can deliver a well-planned, high quality housing development, including both market and affordable homes, that sensitively integrates with its surrounding landscape and its urban context.

The development of the site provides a highly sustainable opportunity to support the national growth agenda and to assist in providing adequate housing land as part of the new Rossendale Local Plan. It can achieve long term sustainable development through the delivery of up to 69 dwellings on a site that represents a natural and logical extension to the settlement of Loveclough.



TECHNICAL NOTE

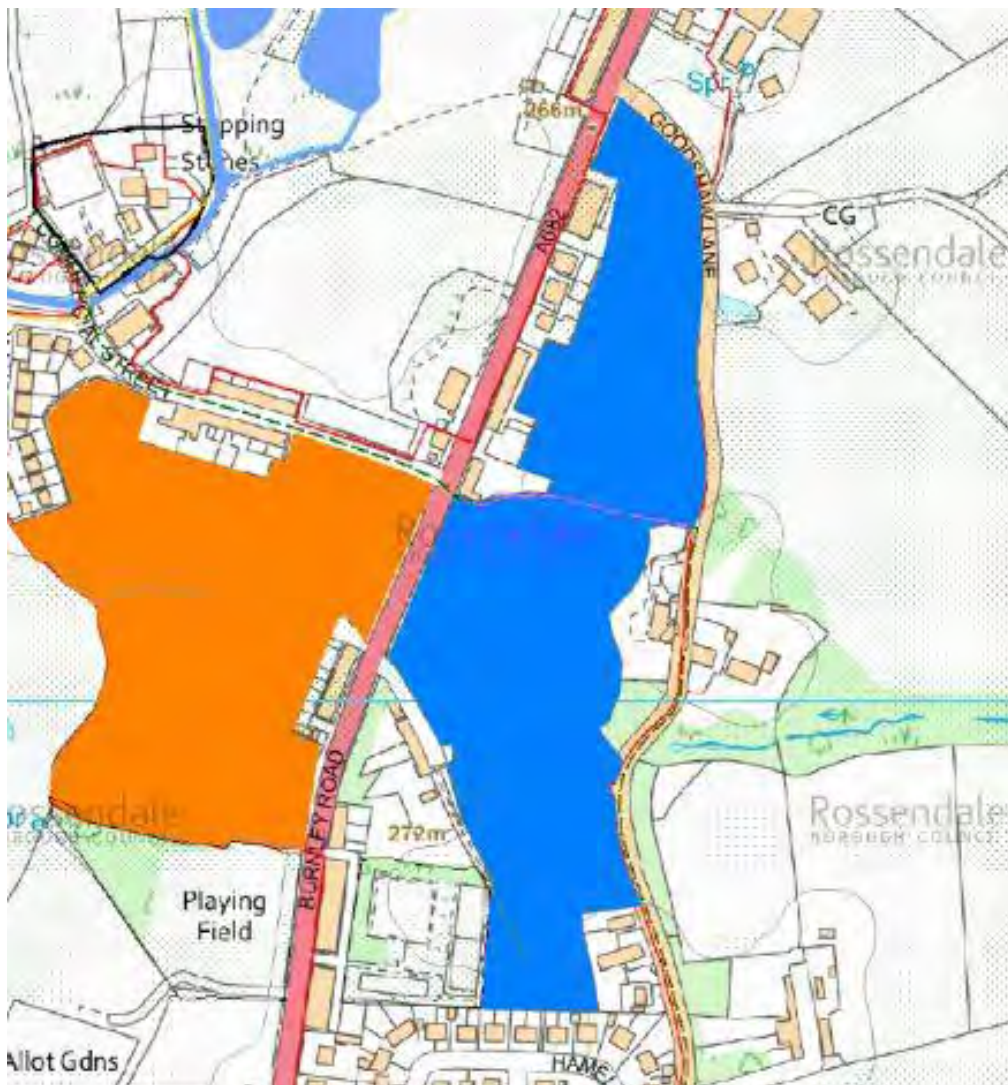
Land West of Swinshaw Hall, Burnley Road, Loveclough

1. Highways Technical Note This technical note has been prepared by Highways Advice Ltd in support of proposed local plan allocation H5 -residential development at land west of Swinshaw Hall, Burnley Road, Loveclough.

2. Site Location

The site proposed for allocation in the local plan is shown coloured blue in **Figure 1** below. As can be seen, it has frontages with the A682 Burnley Road to the west, and Goodshaw Lane to the east.

The land sits to the west of Swinshaw Hall, which is accessed via Goodshaw Lane. To the south, within the



site boundary, is also a parcel of land owned by Rossendale Borough Council.

Figure 1: Site Location

TECHNICAL NOTE

As seen in **Figure 2** below, the site is currently open land comprising a series of fields, surrounded by



hedgerows and boundary fencing.

Figure 2: Google Maps Image

The site is extensive. It extends southwards from the junction of Burnley Road and Goodshaw Lane, alongside the rear of properties on Burnley Road, before adjoining the Hameldon Road and Goodshaw Avenue North existing residential area.

1. Proposed Development It is understood the proposed development site could accommodate up to 69 residential dwellings.
2. Existing Site Accessibility

4.1 Vehicular

Currently, the site is only accessible by farm vehicles, via existing field gate accesses onto Goodshaw Lane. The site has no direct vehicular access onto Burnley Road at present.

The A682 Burnley Road is an adopted, street-lit single carriageway route that links Rawtenstall and Rossendale in the south to Burnley in the north. On route, it passes through the villages of

TECHNICAL NOTE

Crawshawbooth, Goodshaw, Loveclough, Dunnockshaw and Clow Bridge. Alongside the proposed housing



site, as shown in **Figure 3**, Burnley Road is approximately 10m wide and subject to a 40mph speed restriction.

Figure 3: Burnley Road (Looking South)



As shown below in **Figure 4**, when viewed looking north along the Burnley Road site frontage, a bus stop with shelter can be seen located immediately adjacent to the site.

Figure 4: Burnley Road (Looking North)

TECHNICAL NOTE

To the north, as shown in **Figure 5**, lies an existing pedestrian crossing point with dropped kerbs and a



pedestrian refuge, enabling safe pedestrian access to and from the nearby Commercial Street.

Figure 5: Burnley Road Pedestrian Refuge



Approximately 270m north of Commercial Street lies the Burnley Road and Goodshaw Lane priority junction. As shown below in **Figure 6**, Goodshaw Lane is subject to a 20mph speed restriction.

Figure 6: Burnley Road / Goodshaw Lane Junction

TECHNICAL NOTE

As seen in **Figure 7**, Goodshaw Lane is an adopted lane that measures between 4m-5m wide. It is street-lit, and in places poorly drained. It is however well used by walkers and cyclists and has links to the Public Rights



of Way network.

Figure 7: Goodshaw Lane

4.2 Public Rights of Way

The Lancashire County Council Public Rights of Way webpages, extracted in **Figure 8**, identify that public footpath 14-4/29 crosses the site, providing a link between Burnley Road and Goodshaw Lane. The site is also



located opposite footpath 14-4/ 12, on the eastern side of Goodshaw Lane.

Figure 8: Public Rights of Way (North)

TECHNICAL NOTE

To the south of the site are several public footpath routes, with footpaths 14-4/31, 14-4/32 and 144/34 all being located within, or close to the site. As can be seen below in **Figure 9**, the public footpath network also



links to the existing Hameldon Road residential area.

Figure 9: Public Rights of Way (South)

4.3 Bus

The site has very good accessibility to local bus services, being situated within 50m walking distance of two bus stops on the A682 Burnley Road. Buses serving Burnley Road are relatively frequent, and provide access to local areas including Barnoldswick, Burnley, Clow Bridge, Colne, Crawshawbooth, Manchester, Prestwich, Skipton and Waterfoot, as shown below in **Table 1**.

Table 1: Bus Service Frequency within 50m Walking Distance of the Site

Northbound – (Commercial Street) Stop ID: LANGDGWP		Southbound – (Commercial Street) Stop ID: LANGDGWM	
<i>Service Number</i>	<i>Destination</i>	<i>Service Number</i>	<i>Destination</i>
X43 Witch Way	Dunnockshaw, Clow Bridge, Rosehill, Burnley, Colne, Barnoldswick, Skipton	X43 Witch Way	Crawshawbooth, Rawtenstall, Prestwich, Manchester City Centre
743	Dunnockshaw, Clow Bridge, Rosehill, Burnley	743	Crawshawbooth, Rawtenstall, Waterfoot
Buses per hour (Peak)	4 (1 every 15 minutes)	-	4 (1 every 15 minutes)
Buses per hour (Inter Peak)	4 (1 every 15 minutes)	-	4 (1 every 15 minutes)
Buses per hour (Off Peak)	2 (1 every 30 minutes)	-	2 (1 every 30 minutes)
Time Period	Trip Rates	Total Trips	
	<i>Arrivals</i>		<i>Departures</i>

TECHNICAL NOTE

4.4 Cycling

The Lancashire County Council Cycle Routes Map has been reviewed, and no recommended cycle routes are shown for the Loveclough area. However, as can be seen in **Figure 5**, some cycle warning markings exist on the carriageway of Burnley Road by the existing pedestrian refuge, indicating that drivers should be aware of cyclists using Burnley Road at this location.

5. Future Access Strategy

5.1 Vehicular

Given the substandard width and construction standard of Goodshaw Lane, it is not suitable to utilise as a vehicular access to the site. Any significant development of the site will therefore require a new highway junction (in the form of a simple priority junction) with Burnley Road to be created.

A new junction can be created in the vicinity of the existing bus stop on the east side of Burnley Road, in the general location shown previously in **Figure 4** and as shown on the indicative masterplan produced by TPM Landscape. Locating a new highway access here would seem to work well for a variety of reasons:

- ▣ Existing Landform: At this location, the site has a gently sloping gradient running eastwards from Burnley Road. Creating an access in this location is likely to require the least amount of soil removal or reforming of land within the site.
- ▣ Driver Visibility: A new junction is capable of incorporating acceptable minimum levels of driver visibility in both directions onto Burnley Road. Burnley Road is subject to a 40mph speed restriction, so (dependant on observed traffic speeds) minimum visibility splays of 2.4m x 70m would need to be provided. The indicative masterplan produced by TPM Landscape demonstrates that visibility splays of 2.4m x 90m (in both directions to nearest kerblines) can be achieved at a new site access junction with Burnley Road.
- ▣ Existing Pedestrian Crossing Point: The narrowing down of Burnley Road at the existing pedestrian refuge point appears to restrain southbound traffic speeds approaching the new site access location. This is beneficial in highway safety terms.
- ▣ Junction Spacing: A new site access junction in this location would be roughly equidistant between the existing Commercial Street and Broad House site access points onto Burnley Road, thereby minimising any interaction with those existing junctions.
- ▣ Potential to Create Roundabout Junction: A new site access in this general location may also be capable of taking the form of a four-arm roundabout, allowing the access to also serve land to the west of Burnley Road (if required).

5.2 Bus

The creation of a new vehicular access onto Burnley Road will require the relocation of the existing bus stop and shelter on the eastern side of the carriageway. Relocation of the bus stop to a location south of a new access point would appear possible given the site frontage available and generous

TECHNICAL NOTE

width of Burnley Road. Any bus stop relocation works will be subject to detailed consultation with the Local Highway Authority and will need to be included within a S.278 agreement.

The construction of a new 5.5m wide residential access road onto Burnley Road (with adjacent 2m wide footways on either side) will also ensure easy pedestrian access to bus services. Given the availability of relatively frequent bus services very close to the site, bus travel will be a realistic option for residents and visitors to the proposed housing development.

5.3 Walking and Cycling

Any site development must incorporate existing Public Rights of Way 14-4/29, 14-4/31, 14-4/32 and 14-4/34, and could also improve pedestrian linkages to Burnley Road, Goodshaw Lane and adjacent footpath 14-4/12.

The presence of an extensive network of walking and cycling routes throughout and adjacent to the proposed housing site has the potential to significantly encourage walking and cycling trips.

6. Traffic Generation

The nationally accepted TRICS database has been reviewed in relation to average traffic levels expected from 69 dwellings. The TRICS assessment is based on 11 similar sites (detached and semi-detached houses within suburban and out of town areas), and is attached as **Appendix A**.

The expected trip rates (per detached and semi-detached dwelling) are shown below in **Table 2** for both the AM and PM peak hours, and as a daily trip total.

Table 2: Residential Trip Detached / Semi	Northbound – (Commercial Street) Stop ID: LANGDGWP		Southbound – (Co LANGDGWM	Rates (Per Detached Dwelling)
	Service Number	Destination	Service Number	
	X43 Witch Way	Dunnockshaw, Clow Bridge, Rosehill Burnley Colne	X43 Witch Way	

The TRICS data suggests each dwelling will generate, on average, 4.27 trips per day.

When the trip rates are applied to the potential development of 69no. dwellings, the following trip totals shown in **Table 3** could be expected.

Table 3: Expected Daily Residential Dwellings)	Northbound – (Commercial Street) Stop ID: LANGDGWP		Southbound – (Co LANGDGWM	Traffic (69no. Dwellings)
	Service Number	Destination	Service Number	
	X43 Witch Way	Dunnockshaw, Clow Bridge, Rosehill Burnley Colne	X43 Witch Way	

The TRICS data suggests that in total, 69 dwellings will result in the generation of approximately 295 vehicular trips per day, on average. During the AM and PM peak hours this equates to around 1

TECHNICAL NOTE

vehicular trip (arrival or departure) every 2 minutes. This level of traffic can be accommodated on the local highway network without any detrimental traffic impact.

7. Summary and Conclusions

This technical note has assessed the existing highways and transport issues affecting proposed local plan allocation H5 – residential development at land west of Swinshaw Hall, and has concluded:

- ☒ Goodshaw Lane is substandard in terms of vehicle access, and no vehicular traffic over that route should be promoted.
- ☒ The site accommodates 4no. public rights of way within the site, which must be incorporated within any detailed site design. Improved pedestrian links to Burnley Road and Goodshaw Lane will create a movement framework which maximises connectivity by cycle and foot.
- ☒ The site has very good accessibility to local bus services, situated within 50m walking distance of two bus stops on the A682 Burnley Road. Development of the proposed housing site close to existing bus services will make bus travel a realistic prospect for residents and visitors.
- ☒ A new priority junction with Burnley Road is capable of being safely created with 2.4m x 90m visibility splays in both directions, subject to detailed design and the developer entering into a S.278 agreement with the Local Highway Authority.
- ☒ As part of the new access creation the existing bus stop on the eastern side of Burnley Road will need to be relocated. The bus stop appears capable of being safely relocated to the south of a new site access on Burnley Road, subject to agreement with the Local Highway Authority.
- ☒ The development of up to 69 residential dwellings on the site would generate approximately 295 vehicle trips per day, or in the AM and PM peak hours, approximately 1 vehicle arrival or departure every 2 minutes. This level of traffic can be accommodated on the local highway network without creating any significant traffic capacity or highway safety problems.

TECHNICAL NOTE

APPENDIX A

Calculation Reference: AUDIT-252601-180903-0928

TRIP RATE CALCULATION SELECTION PARAMETERS:

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

Selected regions and areas:

02	SOUTH EAST	
	EX ESSEX	1 days
03	SOUTH WEST	
	SM SOMERSET	1 days
04	EAST ANGLIA	
	CA CAMBRIDGESHIRE	2 days
	NF NORFOLK	1 days
	SF SUFFOLK	1 days
06	WEST MIDLANDS	
	ST STAFFORDSHIRE	2 days
08	NORTH WEST	
	CH CHESHIRE	1 days
	GM GREATER MANCHESTER	1 days
	MS MERSEYSIDE	1 days

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

Secondary Filtering selection:

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

Parameter: Number of dwellings
 Actual Range: 9 to 248 (units:)
 Range Selected by User: 6 to 4334 (units:)

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/10 to 19/04/18

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

Selected survey days:

Monday	2 days
Tuesday	2 days
Wednesday	5 days
Thursday	1 days
Friday	1 days

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

Selected survey types:

Manual count	11 days
Directional ATC Count	0 days

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

Selected Locations:

Suburban Area (PPS6 Out of Centre)	4
Edge of Town	7

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

Selected Location Sub Categories:

Residential Zone	11
------------------	----

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

Secondary Filtering selection:**Use Class:**

C3 10 days

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

Population within 1 mile:

1,001 to 5,000	1 days
5,001 to 10,000	1 days
10,001 to 15,000	4 days
15,001 to 20,000	2 days
20,001 to 25,000	3 days

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

Population within 5 miles:

25,001 to 50,000	1 days
50,001 to 75,000	2 days
75,001 to 100,000	2 days
100,001 to 125,000	1 days
125,001 to 250,000	2 days
250,001 to 500,000	2 days
500,001 or More	1 days

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

Car ownership within 5 miles:

0.6 to 1.0	4 days
1.1 to 1.5	7 days

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

Travel Plan:

No 11 days

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

PTAL Rating:

No PTAL Present	10 days
2 Poor	1 days

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

LIST OF SITES relevant to selection parameters

1	CA-03-A-04	DETACHED		CAMBRIDGESHIRE
	PETERBOROUGH THORPE PARK ROAD Suburban Area (PPS6 Out of Centre) Residential Zone Total Number of dwellings: 9 <i>Survey date: TUESDAY</i> 18/10/11			
2	CA-03-A-05	DETACHED HOUSES		CAMBRIDGESHIRE
	EASTFIELD ROAD PETERBOROUGH Suburban Area (PPS6 Out of Centre) Residential Zone Total Number of dwellings: 28 <i>Survey date: MONDAY</i> 17/10/16			
3	CH-03-A-08	DETACHED		CESHIRE
	WHITCHURCH ROAD CHESTER BOUGHTON HEATH Suburban Area (PPS6 Out of Centre) Residential Zone Total Number of dwellings: 11 <i>Survey date: TUESDAY</i> 22/05/12			
4	EX-03-A-02	DETACHED & SEMI-DETACHED		ESSEX
	MANOR ROAD CHIGWELL GRANGE HILL Edge of Town Residential Zone Total Number of dwellings: 97 <i>Survey date: MONDAY</i> 27/11/17			
5	GM-03-A-10	DETACHED/ SEMI		GREATER MANCHESTER
	BUTT HILL DRIVE MANCHESTER PRESTWICH Edge of Town Residential Zone Total Number of dwellings: 29 <i>Survey date: WEDNESDAY</i> 12/10/11			
6	MS-03-A-03	DETACHED		MERSEYSIDE
	BEMPTON ROAD LIVERPOOL OTTERSPOOL Suburban Area (PPS6 Out of Centre) Residential Zone Total Number of dwellings: 15 <i>Survey date: FRIDAY</i> 21/06/13			
7	NF-03-A-03	DETACHED HOUSES		NORFOLK
	HALING WAY THETFORD Edge of Town Residential Zone Total Number of dwellings: 10 <i>Survey date: WEDNESDAY</i> 16/09/15			
8	SF-03-A-05	DETACHED HOUSES		SUFFOLK
	VALE LANE BURY ST EDMUNDS Edge of Town Residential Zone Total Number of dwellings: 18 <i>Survey date: WEDNESDAY</i> 09/09/15			
9	SM-03-A-01	DETACHED & SEMI		SOMERSET
	WEMBDON ROAD BRIDGWATER NORTHFIELD Edge of Town Residential Zone Total Number of dwellings: 33 <i>Survey date: THURSDAY</i> 24/09/15			

LIST OF SITES relevant to selection parameters (Cont.)

10	ST-03-A-07 BEACONSIDE STAFFORD MARSTON GATE Edge of Town Residential Zone Total Number of dwellings: 248 Survey date: WEDNESDAY 22/11/17	DETACHED & SEMI-DETACHED	STAFFORDSHIRE	Survey Type: MANUAL
11	ST-03-A-08 SILKMORE CRESCENT STAFFORD MEADOWCROFT PARK Edge of Town Residential Zone Total Number of dwellings: 26 Survey date: WEDNESDAY 22/11/17	DETACHED HOUSES	STAFFORDSHIRE	Survey Type: MANUAL

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

MANUALLY DESELECTED SITES

Site Ref	Reason for Deselection
CH-03-A-09	Detached Houses only
DC-03-A-08	Detached Houses only
DH-03-A-01	Detached Houses only
DV-03-A-01	Detached Houses only
DV-03-A-02	Detached Houses only
DV-03-A-03	Detached Houses only
ES-03-A-03	Detached Houses only
ES-03-A-04	Detached Houses only
HC-03-A-19	Detached Houses only
KC-03-A-03	Detached Houses only
KC-03-A-04	Detached Houses only
KC-03-A-06	Detached Houses only
KC-03-A-07	Detached Houses only
LN-03-A-03	Detached Houses only
NF-03-A-01	Detached Houses only
NF-03-A-02	Detached Houses only
NY-03-A-06	Detached Houses only
NY-03-A-08	Detached Houses only
NY-03-A-09	Detached Houses only
NY-03-A-11	Detached Houses only
NY-03-A-13	Detached Houses only
SC-03-A-04	Detached Houses only
SF-03-A-04	Detached Houses only
SH-03-A-05	Detached Houses only
SH-03-A-06	Detached Houses only
SY-03-A-01	Detached Houses only
TW-03-A-02	Detached Houses only
WK-03-A-01	Detached Houses only
WK-03-A-02	Detached Houses only
WL-03-A-02	Detached Houses only
WS-03-A-04	Detached Houses only
WS-03-A-06	Detached Houses only
WS-03-A-08	Detached Houses only

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

Calculation factor: 1 DWELLS

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	11	48	0.120	11	48	0.244	11	48	0.364
08:00 - 09:00	11	48	0.113	11	48	0.368	11	48	0.481
09:00 - 10:00	11	48	0.115	11	48	0.166	11	48	0.281
10:00 - 11:00	11	48	0.132	11	48	0.124	11	48	0.256
11:00 - 12:00	11	48	0.128	11	48	0.145	11	48	0.273
12:00 - 13:00	11	48	0.158	11	48	0.151	11	48	0.309
13:00 - 14:00	11	48	0.132	11	48	0.151	11	48	0.283
14:00 - 15:00	11	48	0.135	11	48	0.162	11	48	0.297
15:00 - 16:00	11	48	0.204	11	48	0.168	11	48	0.372
16:00 - 17:00	11	48	0.263	11	48	0.166	11	48	0.429
17:00 - 18:00	11	48	0.296	11	48	0.139	11	48	0.435
18:00 - 19:00	11	48	0.210	11	48	0.116	11	48	0.326
19:00 - 20:00	1	97	0.062	1	97	0.052	1	97	0.114
20:00 - 21:00	1	97	0.031	1	97	0.021	1	97	0.052
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			2.099			2.173			4.272

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

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

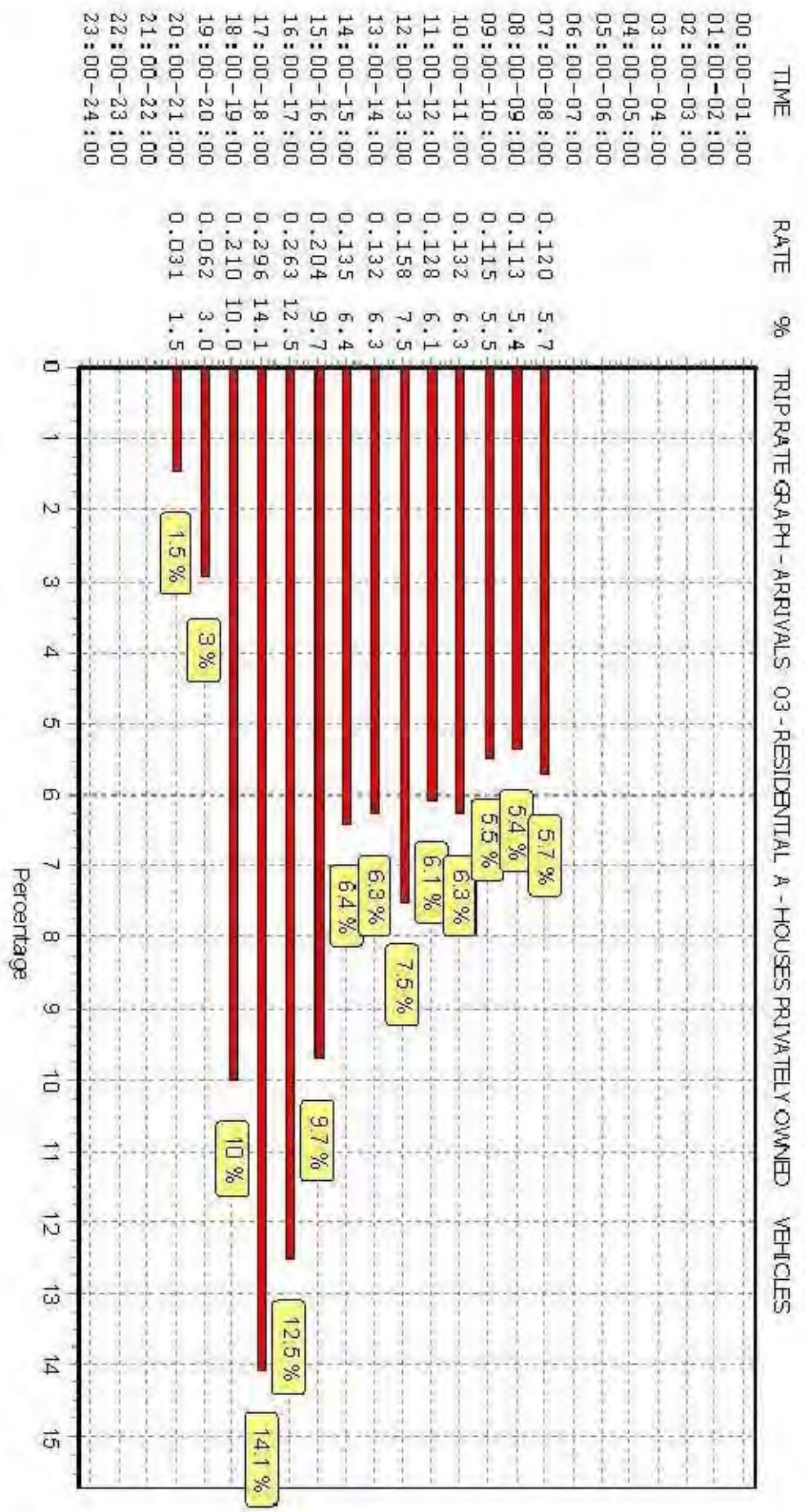
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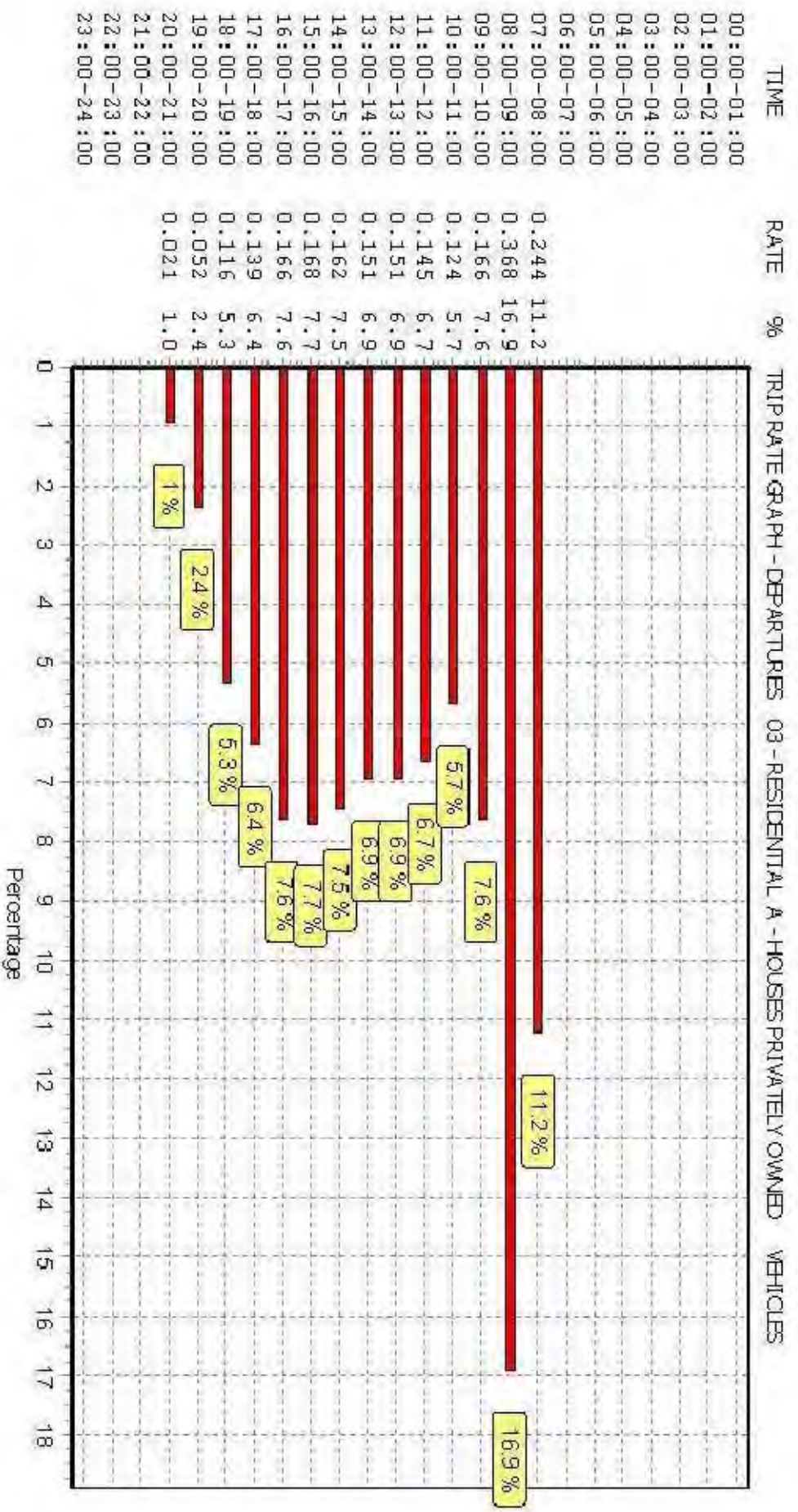
Parameter summary

Trip rate parameter range selected:	9 - 248 (units:)
Survey date date range:	01/01/10 - 19/04/18
Number of weekdays (Monday-Friday):	11
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	4
Surveys manually removed from selection:	33

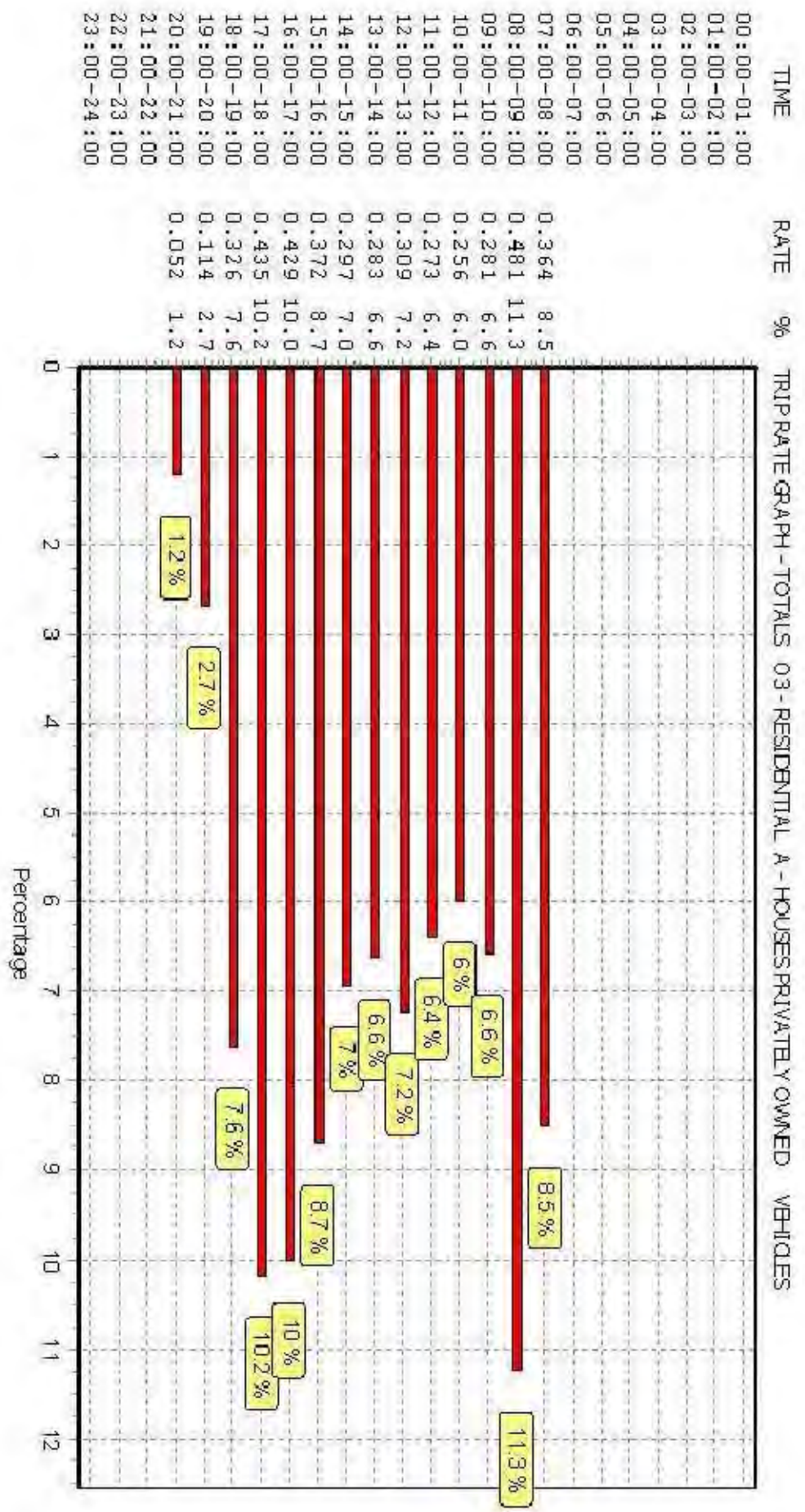
This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected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



This graph is a visual representation of the trip rate calculation results screen. The same time periods and trip rates are displayed, but in addition there is an additional column showing the percentage of the total trip rate by individual time period, allowing peak periods to be easily identified through observation. Note that the type of count and the selected direction is shown at the top of the graph.



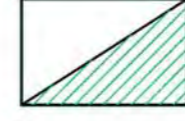
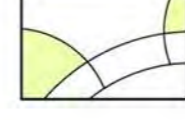





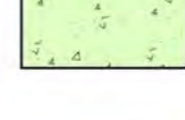
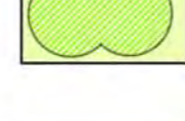

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LEGEND

INDICATIVE MASTERPLAN

-  Existing trees and hedges to be retained
-  Proposed access and roundabout
-  Proposed access road 5.5m wide
-  Existing and proposed footpath network
-  Proposed developable areas
-  Possible scope for a small number of dwellings, subject to height and design quality and detailed assessment against heritage
-  Proposed open grass amenity areas
-  Proposed wildflower grass meadow
-  Proposed woodland and shrub planting
-  Proposed native hedgerow



REVISION NOTES

Rev	By	Description	Date
-	-	-	00.00.15

Client
Bryan Reed
 Project
Swinshaw Hall, Loveclough
 Description
Indicative Masterplan
 Status
for planning



Scale @ A1	Drawn	Checked	Date
1:1000	ct	ct	8-4-2020
Job number	Drawing number	Revision	
3593	102	A	

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