

Pendle Local Plan Part 2
Site Allocations and Development
Policies

Barrowford
(M65 Corridor)

2021-02-19

Sites Within Barrowford

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Introduction

Potential housing sites were sought by Pendle Borough Council (PBC) in the early stages of the drafting of the Local Plan and consist of sites that were put forward by landowners, developers or were included or submitted to the Replacement Local Plan 2001-2016.

These submitted sites are assessed to the same strict criteria applied to the sought sites, with the sites that best meet the needs and aspirations of the plan being included in the draft plan and named “Housing Site Allocations”.

In order to mitigate against any of the allocations being unactionable PBC creates a list of “Reserve Sites for Housing”.

In this draft revision of the Local Plan: part 2, Barrowford has no sites allocated, however it does have one site (P104) on the reserve list.

PBC’s assessment of sites rejected the majority of submitted sites as sufficient suitable sites to meet Pendle’s housing requirement for the life of the plan have been identified and included in the draft plan.

These rejected sites are included in the Reasonable Alternative Sites list. Some of these sites were very close to the preferred sites in the initial assessment and reasoned arguments could be made in the consultation by land owners, developers or members of the public for their inclusion which Pendle Borough Council is obliged to consider.

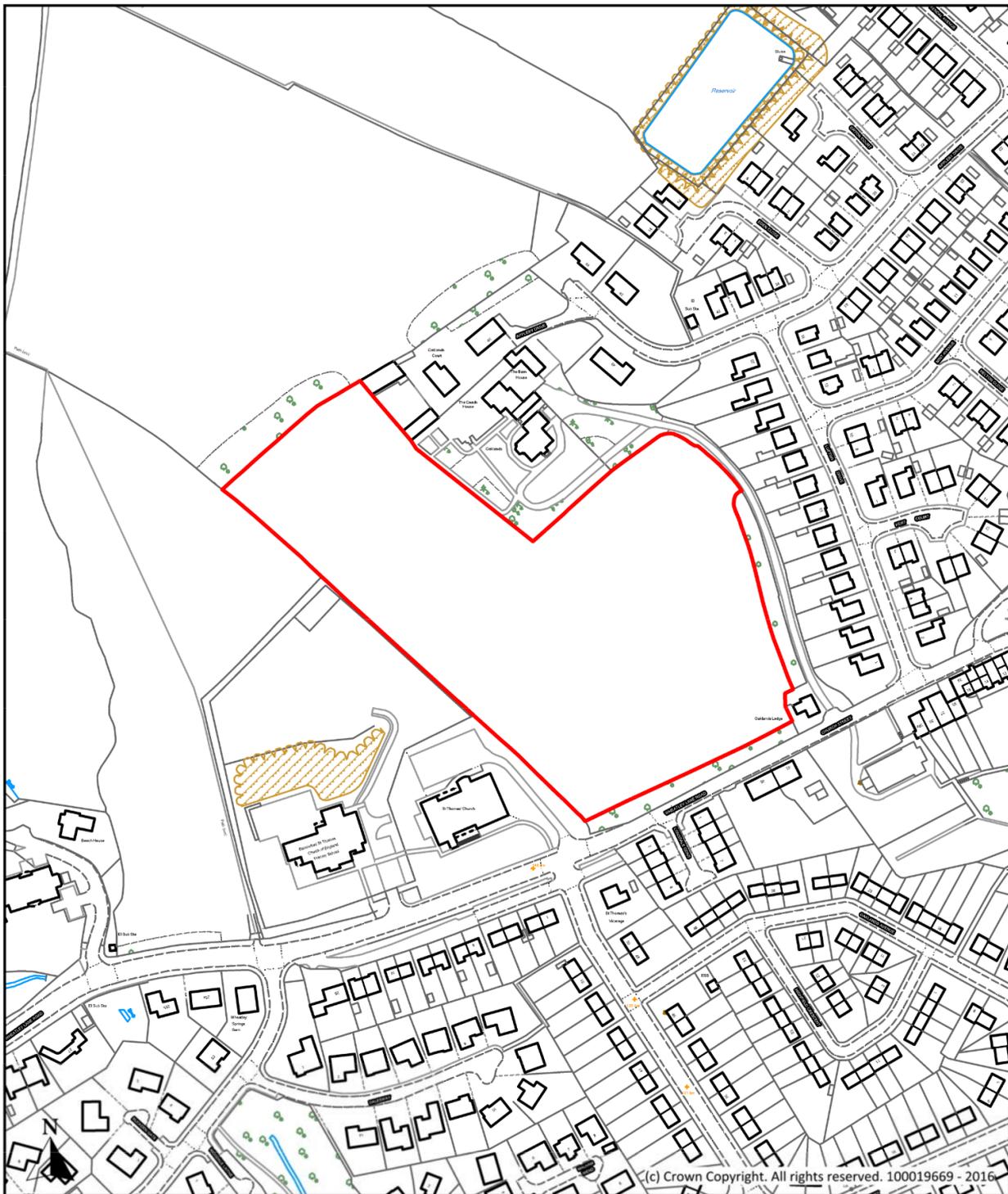
The current Draft Local Plan part 2 includes one site in the reserved list within Barrowford and 12 on the Reasonable Alternative List. This document contains all the site maps and Assessment’s for these 13 sites.

Key to Tables

Score	Description	Symbol
Significant Positive Effect	The proposed option/policy contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The proposed option/policy contributes to the achievement of the objective but not significantly.	+
Neutral	The proposed option/policy does not have any discernible effect on the achievement of the objective.	0
Minor Negative Effect	The proposed option/policy detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The proposed option/policy detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the proposed option/policy and the achievement of the objective; or the relationship is negligible.	~
Uncertain Effect	The proposed option/policy has an uncertain relationship to the objective; or the relationship is dependent on the way in which the aspect is managed; or insufficient information may be available to enable an appraisal to be made.	?

Preferred Sites (Reserve)

P104 Land at Oaklands, Wheatley Lane Road, Barrowford



Description		 Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Land at Oaklands, Wheatley Lane Road, Barrowford		
Scale 1 : 2,500	Ref No. P104	
Drawn By J.B.	Date 24th October 2016	Historic Ref S240

SA Objective	P104 Land at Oaklands, Wheatley Lane Road, Barrowford			
	Score	Commentary on effects of the policy		
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	0	<p>Likely Significant Effects</p> <p>The Site is located within 800m of a GP and open space.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses and open countryside and a school.</p> <p>Overall the proposal is considered to have minor positive effect for this objective.</p> <p>Term</p> <p>A minor positive effect form the medium term.</p> <p>Mitigation</p> <p>Provision of open space at the Site.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	0	0	<p>Likely Significant Effects</p> <p>The Site is not located within 400m of one or more transport services. The existing bus service is not considered frequent.</p> <p>There are no known capacity issues on the local highway network.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor negative effect for this objective.</p> <p>Term</p> <p>A likely permanent minor adverse effect, potentially reducing somewhat with mitigation measures.</p> <p>Mitigation</p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
	-			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p>Likely Significant Effects</p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p>Term</p> <p>Permanent minor adverse effects.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
	-			
7. To conserve and enhance water quality and resources.	0		-	<p>Likely Significant Effects</p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>Local drainage issues exist which is likely to need upgrading with development of the Site.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p>Term</p> <p>Trending towards neutral with mitigation measures.</p>
	-			

SA Objective	P104 Land at Oaklands, Wheatley Lane Road, Barrowford	
	Score	Commentary on effects of the policy
	-	<p><u>Mitigation</u> New drainage infrastructure is likely necessary to develop the Site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects with adoption of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p><u>Likely Significant Effects</u> Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p><u>Term</u> Uncertain effects to submission of a planning application.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Objective	P104 Land at Oaklands, Wheatley Lane Road, Barrowford	
	Score	Commentary on effects of the policy
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0 - 0	<p>Likely Significant Effects</p> <p>The Site does not affect any designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The Site is primarily improved and semi improved grassland. There is some semi-natural broadleaved woodland to the east of the Site a priority habitat.</p> <p>The Site is not located within the Green Infrastructure Network.</p> <p>Overall the proposal is considered to have a minor adverse effect on this objective.</p> <p>Term</p> <p>Likely minor adverse effects reducing in the longer term with the adoption of mitigation measures.</p> <p>Mitigation</p> <p>Retain and enhance existing habitats. Create new habitats within open space, landscape and design details of the development.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p>Likely Significant Effects</p> <p>The Site partly situated within Barrowford Conservation Area. The development of a new access and new homes off Wheatley Lane Road would alter the built environment in this area. A listed building is located to the north west of the Site which exists on elevated land above the site. There may be some degree of interrelationship between the Site and this listed building. A minor adverse effects assessed reduced with mitigation measures.</p> <p>Term</p> <p>Significant adverse effects likely to reduce with mitigation measures.</p> <p>Mitigation</p> <p>Further study necessary at planning application stage. High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area. Boundary treatment to west and south.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p>Likely Significant Effects</p> <p>The Site is located within the Foothills and Valleys Character Area (Zone 6a). There are several features within the site which contribute to this landscape character area, including the existing tree frontage and retaining wall along Wheatley Lane Road, its gently sloping topography and treed boundaries. The Site is well contained by development to the north, east, south, and partially to the west with limited views or connection to open countryside to the north east.. The Site therefore forms a logical, well related and appropriate scaled opportunity for development at Barrowford. The Site is however subject to some heritage sensitivity. In addition TPOs are set surrounding the Site reducing its development potential. Minor adverse effects are assessed for this objective.</p> <p>Term</p> <p>minor adverse effect potentially reducing over time.</p> <p>Mitigation</p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area. Boundary treatment to west and south.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None.</p>

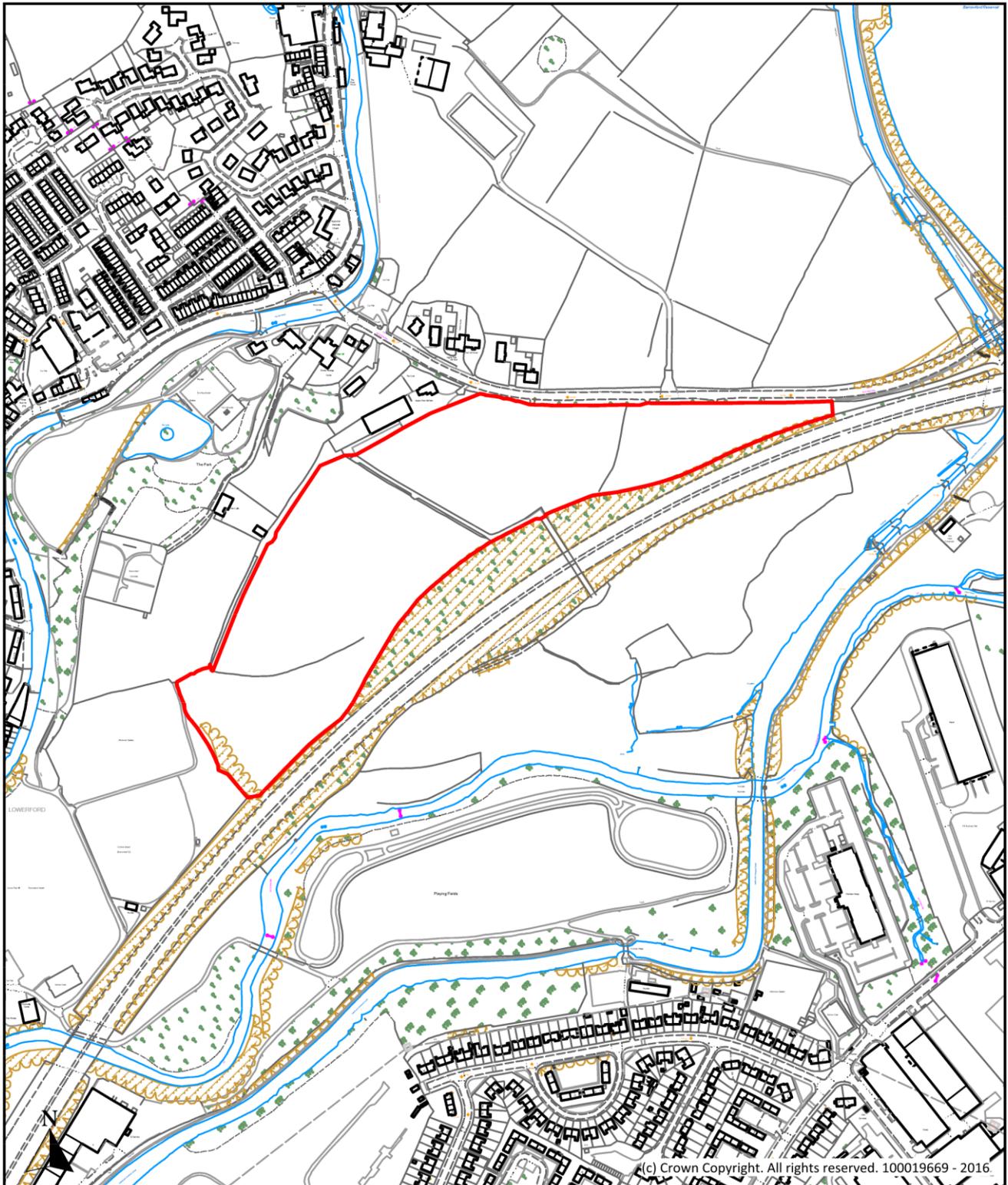
SA Objective	P065 Land at Higher Parrock Farm, Parrock Road, Barrowford		
	Score	Commentary on effects of the policy	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p>Likely Significant Effects The Site has capacity for 38 dwellings and as such is considered to have a minor positive effect.</p> <p>Term Minor positive effect from the short to medium term.</p> <p>Mitigation Planning obligations for the mix of housing.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0 + 0	<p>Likely Significant Effects The development site is not currently used for employment. The Site is located within 2000m of a major employment site (Riverside Business Park). The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. Accounting for the above, the site is considered to score a minor positive effect.</p> <p>Term Minor positive effect in the short to medium term.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>	
	+		
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+ - 0	<p>Likely Significant Effects The Site is located within 800m of one or more services or 2,000 of a town centre (Nelson). No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The Site is within 2000m of a primary school. The site is accessible to some services and facilities. The proposal is considered to have a neutral effect on this objective.</p> <p>Term Neutral effects for the plan period with the implementation of mitigation measures.</p> <p>Mitigation Contributions may be required towards service provision where tests are met.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>	
	0		

SA Objective	P065 Land at Higher Parrock Farm, Parrock Road, Barrowford			
	Score	Commentary on effects of the policy		
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a GP or open space.</p> <p>Little scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.</p> <p>The Site is bordered mainly by existing residential uses. The proposal is considered compatible with these uses.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>A neutral effect from the medium term with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Open space provision required on site. Development directed away from the concrete works with suitable boundary treatments.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 400m from all transport services. Bus provision connected with the development of Trough Laithe will however mean that the site is within 400m of a bus service.</p> <p>There are existing capacity issues on the local highway network. The development of the Site is however of limited scale so unlikely to contribute significantly to this.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Minor negative potentially reducing in the medium to long term with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	-			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	-			

SA Objective	P065 Land at Higher Parrock Farm, Parrock Road, Barrowford	
	Score	Commentary on effects of the policy
7. To conserve and enhance water quality and resources.	0	<p>0</p> <p>Likely Significant Effects The Site is not located within 50m of a watercourse or water body. The development is unlikely to require any upgrade to water management infrastructure. Overall the site is considered to have neutral effect on this objective.</p> <p>Term Permanent Neutral effect.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
	0	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p>Likely Significant Effects The Site is located within Flood Zone 1. The proposal therefore has a neutral effect on this objective.</p> <p>Term Neutral effects in the medium term with the adoption of mitigation measures.</p> <p>Mitigation Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Neutral effects over the plan period.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p>Likely Significant Effects Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p>Term Uncertain effects to submission of a planning application.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p>Likely Significant Effects The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p>Term Permanent loss where developed.</p> <p>Mitigation To be determined in consultation with Lancashire County Council.</p> <p>Assumptions Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties None.</p>

SA Objective	P065 Land at Higher Parrock Farm, Parrock Road, Barrowford	
	Score	Commentary on effects of the policy
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	<p>Likely Significant Effects</p> <p>The Site does not affect any designated site.</p> <p>The Site is covered by an area of ecological interest (LERN record). Site comprised of semi-improved grassland.</p> <p>The Site forms part of the Green Infrastructure Network and its development with adversely affect this network.</p> <p>Overall the proposal is considered likely to have a minor adverse on this objective.</p> <p>Term</p> <p>Likely adverse effect reducing with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p>Likely Significant Effects</p> <p>The Site is located within the Carr Hall and Wheatley Lane Conservation Area and is likely in the setting of Lauds Farm (a listed building). The development of the Site is likely to have an adverse effect on the conservation area given that it is current undeveloped in this location. Mitigation measures including adopting a high quality design and boundary treatments may reduce this adverse effect.</p> <p>Term</p> <p>Minor adverse effects reducing with the implementation of successful mitigation measures to be agreed with the Council.</p> <p>Mitigation</p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p>Likely Significant Effects</p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site shows a weak contribution to this character area due to its limited scale and close relationship to existing built form. Open land to the east forms part of Trough Laithe Strategic Urban Extension which will change significantly the character of the area. The Site is located within the Carr Hall and Wheatley Lane Conservation Area and is likely in the setting of Lauds Farm (a listed building). The development of the Site is likely to have an adverse effect on the conservation area given that it is current undeveloped in this location. Mitigation measures including adopting a high quality design and boundary treatments may reduce this adverse effect. There are a number of TPOs within the Site which could reduce the developable area.</p> <p>Term</p> <p>Minor adverse effects reducing with the implementation of successful mitigation measures to be agreed with the Council.</p> <p>Mitigation</p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area. TPO areas should be retained.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None.</p>

P078 Land at Higher Park Hill Farm, Barrowford Road, Barrowford



Description Land at Higher Park Hill, Barrowford Road, Barrowford			 Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale 1 : 5,000		Ref No. P078	
Drawn By J.B.	Date 24th October 2016	Historic Ref S247	

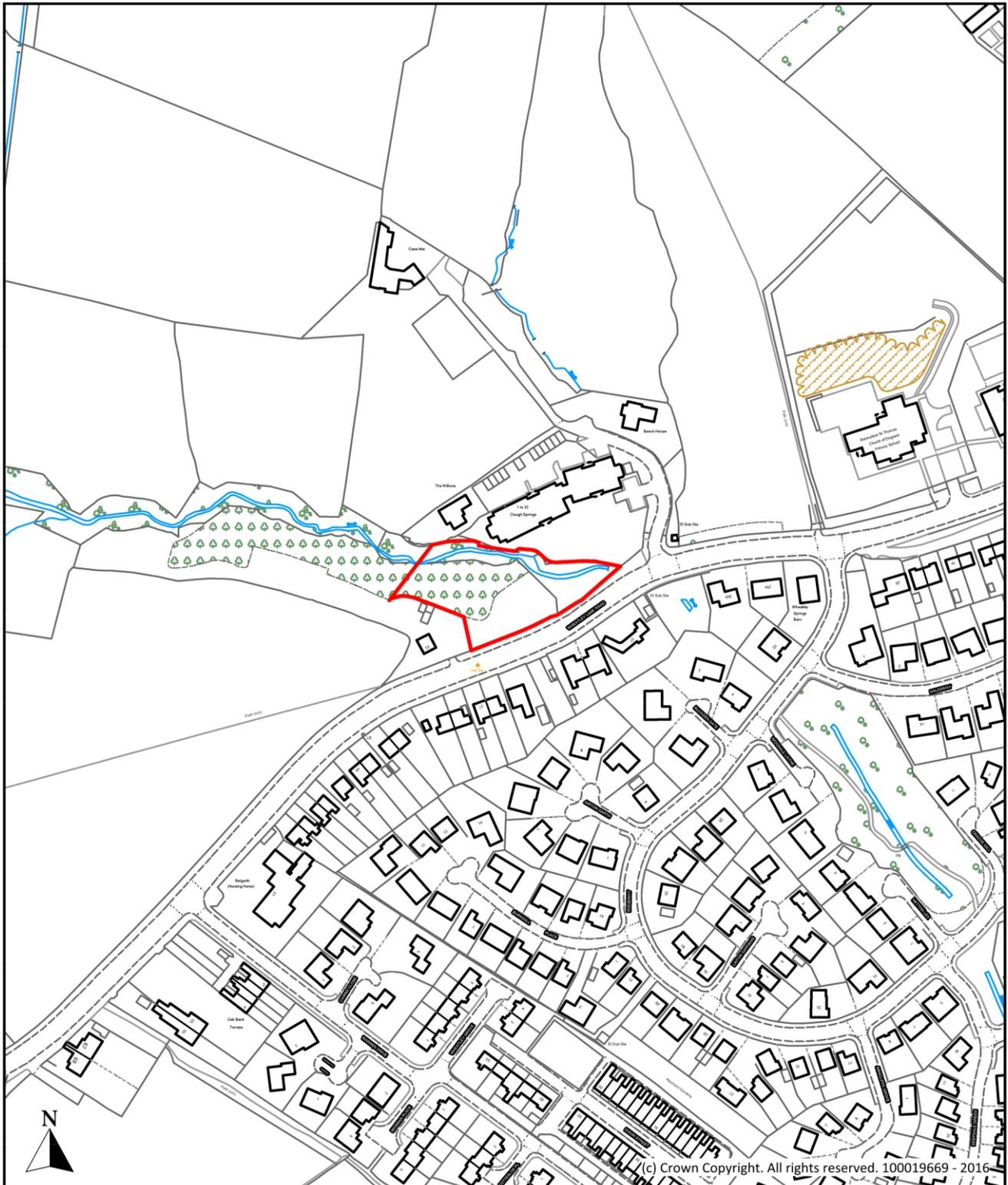
SA Objective	P078 Land at Higher Park Hill Farm, Barrowford Road, Barrowford		
	Score	Commentary on effects of the policy	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++		
	<p>Likely Significant Effects The Site has capacity for 165 dwellings and as such is considered to have a significant positive effect for this objective.</p> <p>Term Minor positive effect in the short to medium term.</p> <p>Mitigation Planning obligations for the mix of housing.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>		
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0
	<p>Likely Significant Effects The development site is not currently used for employment. The Site is located in excess of 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. Accounting for the above, the proposal is considered to have a neutral effect on this objective</p> <p>Term Likely permanent neutral effect.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>		
	0		
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	0
	<p>Likely Significant Effects The Site is located within 800m of Barrowford Local Centre No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The Site is within 2000m of a primary school. The site is accessible to some services and facilities. The proposal is considered to have a minor positive effect on this objective.</p> <p>Term Minor positive effects from the medium term with implementation of mitigation measures.</p> <p>Mitigation Contributions may be sought towards service provision where there is a shortfall and the proposed development would exacerbate this problem.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>		
	+		

SA Objective	P078 Land at Higher Park Hill Farm, Barrowford Road, Barrowford		
	Score		Commentary on effects of the policy
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	+	-
	+		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	?	0
	+		
6. To encourage the efficient use of land and conserve and enhance soils.	-		

SA Objective	P078 Land at Higher Park Hill Farm, Barrowford Road, Barrowford	
	Score	Commentary on effects of the policy
7. To conserve and enhance water quality and resources.	0	<p>Likely Significant Effects</p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p>Term</p> <p>Permanent neutral effect.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
	0	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p>Likely Significant Effects</p> <p>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p>Term</p> <p>Permanent neutral effects with implementation of mitigation measures.</p> <p>Mitigation</p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p>Likely Significant Effects</p> <p>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term</p> <p>Neutral effects over the plan period.</p> <p>Mitigation</p> <p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p>Likely Significant Effects</p> <p>Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p>Term</p> <p>Uncertain effects to submission of a planning application.</p> <p>Mitigation</p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p>Likely Significant Effects</p> <p>The Site partially is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p>Term</p> <p>Permanent loss where developed.</p> <p>Mitigation</p> <p>To be determined in consultation with Lancashire County Council.</p> <p>Assumptions</p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties</p> <p>None.</p>

SA Objective	P078 Land at Higher Park Hill Farm, Barrowford Road, Barrowford	
	Score	Commentary on effects of the policy
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0 - 0	<p>Likely Significant Effects</p> <p>The Site does not affect any designated site.</p> <p>The Site is covered by an area of ecological interest (LERN record). The Site predominantly features semi-improved grassland.</p> <p>The Site does not affect the Green Infrastructure Network.</p> <p>Overall the proposal is considered to likely have a neutral effect on this objective.</p> <p>Term</p> <p>Likely adverse effect reducing with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p>Likely Significant Effects</p> <p>The Site is located in close proximity to Barrowford Conservation Area, a cluster of listed buildings at Barrowford Park Entrance, and listed structures associated with the Leeds Liverpool Canal. The development of the Site may have an adverse effect on this objective.</p> <p>Term</p> <p>Possible adverse effects reducing with sufficient mitigation.</p> <p>Mitigation</p> <p>The effect of the Site on local heritage assets will need to be assessed and evidenced through the planning application stage. Policies of the Local Plan and National Planning Policy will ensure that the historic environment is protected from inappropriate forms of development.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p>Likely Significant Effects</p> <p>The Site forms part of the Industrial Foothills and Valleys Landscape Character Area (Zone 6a) and contribute positively to the quality of this Character Area within this part of the Borough providing a break in development with providing a well-defined field pattern and woodland close to local watercourses and key sources of recreation. The break provided by the Site is all the more important given the role this land has in maintaining separation between Barrowford and Colne. The development of the Site for housing would have potentially significant adverse effects on local landscape character. The Site has uncertain effects on the historic environment which will need to be assessed in response to site specific evidence and any scheme brought forward to develop the Site. The Site is designated Green Belt and is found in evidence to maintain a critical role in the Green Belt. The site is covered by numerous TPOs causing significant constraint to the development of the Site The release of the site for development would therefore conflict with national planning policy. There are no very special circumstances under which to allow the development of the Site. Overall a significant adverse effect which could not be mitigation under current circumstances.</p> <p>Term</p> <p>Permanent Significant adverse effects.</p> <p>Mitigation</p> <p>Mitigation Not available.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None.</p>

P112 Land adjacent to 12 Wheatley Lane Road, Barrowford



Description Land adjacent to 12 Wheatley Lane Road, Wheatley Lane Road, Barrowford			 Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale	1 : 2,500	Ref No. P112	
Drawn By	Date	Historic Ref	
J.B.	24th October 2016	S242	

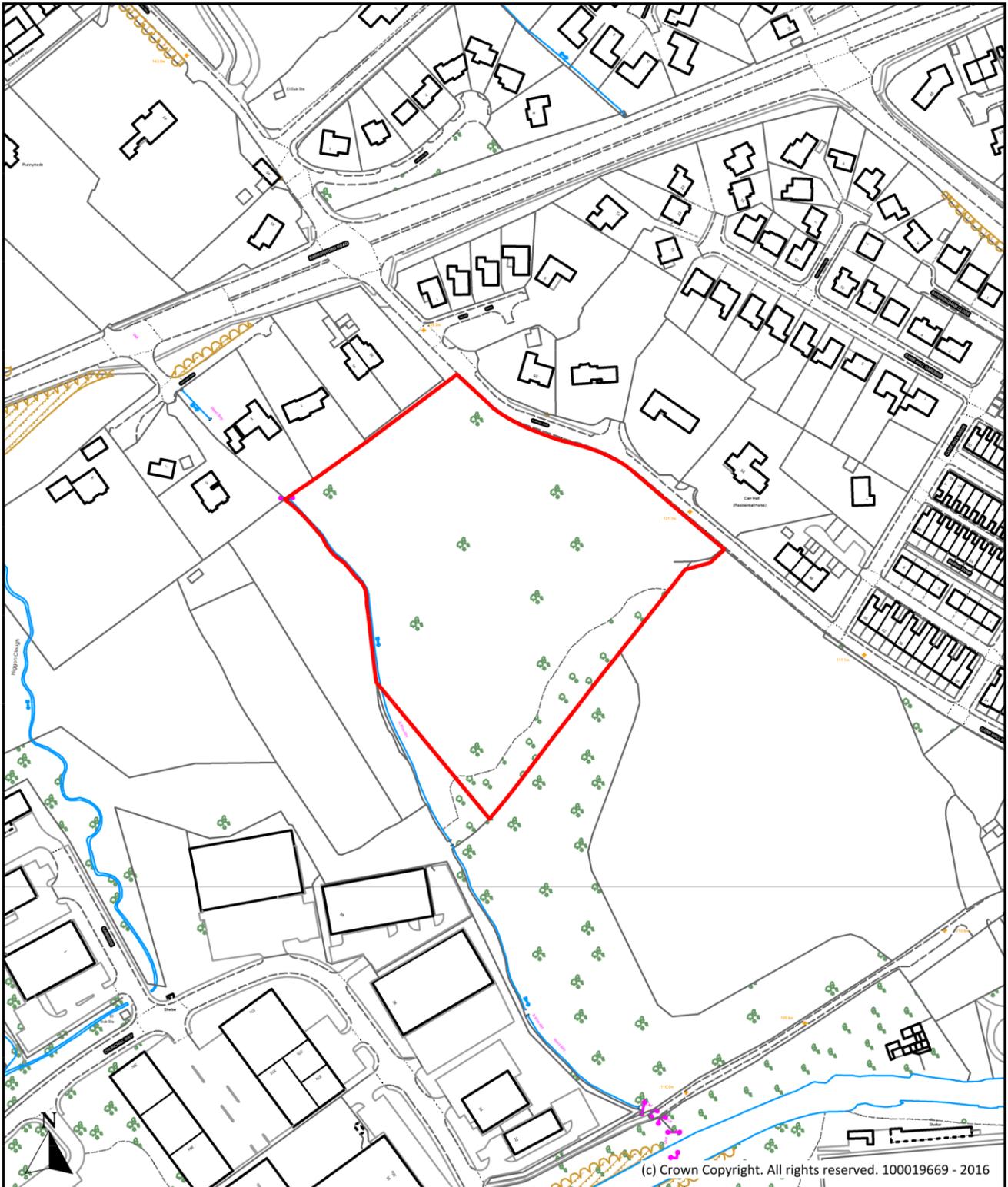
SA Objective	P112 Land adjacent to 12 Wheatley Lane Road, Barrowford		
	Score		Commentary on effects of the policy
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		<p>Likely Significant Effects The Site has capacity for 4 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p>Term Minor positive from the short term</p> <p>Mitigation Planning obligations for the mix of housing.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0
	0		<p>Likely Significant Effects The Site is not in use for employment. As a result the proposal would not result in the loss of employment land. The Site is located in excess of 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. Accounting for the above, the proposal is considered to have neutral effect for this objective.</p> <p>Term A likely permanent neutral effect.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++		0
	+		0
			<p>Likely Significant Effects The Site is located within 800m of a town centre (Barrowford) No service provision is proposed on site. The development however is small in scale and would not result in significant pressure for existing services and facilities. The Site is located in within 2000m of a primary school. The proposal is accessible to a range services and facilities and is considered to have a minor positive effect against this objective.</p> <p>Term Minor positive effect from commencement and occupation of the development.</p> <p>Mitigation None</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>

SA Objective	P112 Land adjacent to 12 Wheatley Lane Road, Barrowford			
	Score	Commentary on effects of the policy		
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	0	<p>Likely Significant Effects</p> <p>The Site is located within 800m of a GP and open space</p> <p>The Site is partially designated as open space which could be lost as part of the Site's redevelopment. Little scope exists within the development to accommodate new open space. No health facilities are proposed. The development is small in scale and unlikely to create significant pressure on service provision.</p> <p>The proposal site is bordered by residential and education uses. Open countryside is located to the north and west. The proposed use is considered to be compatible with existing uses.</p> <p>The proposal is considered to likely have a minor positive effect on this objective.</p> <p>Term Likely permanent minor positive effect with mitigation measures.</p> <p>Mitigation Areas of the site within designated open space should be retained and kept free of development.</p> <p>Assumptions None.</p> <p>Uncertainties None</p>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p>Likely Significant Effects</p> <p>The Site is located within 400m of one or more transport services.</p> <p>No congestion issues locally which would be affected by the development.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p>Term A likely minor positive effect.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p>Likely Significant Effects</p> <p>The Site is comprised of greenfield though not known to be BMV. The proposal has a minor adverse effect on this objective.</p> <p>Term Permanent minor adverse effect.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
	-			
7. To conserve and enhance water quality and resources.	-	0		<p>Likely Significant Effects</p> <p>The Site is located within 50m of a watercourse or water body (unnamed).</p> <p>The development is unlikely to require an upgrade to water management infrastructure.</p> <p>Overall the proposal is considered to have a minor adverse effect on this objective.</p> <p>Term Adverse effects likely to be highest during construction. Adverse effects will be kept to a minimum provided mitigation measures are adopted for the design and construction of the development.</p>
	-			

SA Objective	P112 Land adjacent to 12 Wheatley Lane Road, Barrowford	
	Score	Commentary on effects of the policy
	-	<p><u>Mitigation</u> Development to be directed away from the watercourse, with measures incorporated into the design to slow runoff into the watercourse.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u> The Site is located in Flood Zone 1, with high risk of flooding from surface water and groundwater. An adverse effect is assessed for this objective.</p> <p><u>Term</u> Adverse effects likely to be most pronounced during construction, with the potential to reduce with adoption of sufficient drainage measures in accordance with policy.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. Avoidance of development in areas of the site with a higher risk of flooding.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p><u>Likely Significant Effects</u> Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p><u>Term</u> Uncertain effects to submission of a planning application.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The Site is not located within the Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Objective	P112 Land adjacent to 12 Wheatley Lane Road, Barrowford	
	Score	Commentary on effects of the policy
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0 ? 0	<p>Likely Significant Effects</p> <p>The site is not located within 100m of a designated site. It is unclear what role the Site has for protected species. The site is predominantly improved grassland. The Site not located within the Green Infrastructure Network. Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p>Term Neutral effect from the medium to long term once the development is completed and biodiversity measures provided on site have matured.</p> <p>Mitigation Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
	0	
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p>Likely Significant Effects</p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p>Term Likely permanent neutral effects</p> <p>Mitigation None.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p>Likely Significant Effects</p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). Small scale development which is largely enclosed by existing features and development as such the Site is not considered to fulfil an important role within the LCA and the impact of developing the Site would be negligible. The Site relates relatively well to the settlement pattern. The Site is designated Green Belt and has been recently concluded to contribute to Green Belt purposes. The development of the Site would not be consistent with national planning policy.</p> <p>Term Likely permanent adverse effects.</p> <p>Mitigation None.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>

P115 Land off Carr Hall Road, Barrowford



Description			 <p>Planning, Building Control & Licensing</p> <p>Town Hall, Market Street, Nelson, Lancashire, BB9 7LG</p> <p>Tel: 01282 661330</p>	
<p>Land off Carr Hall Road, Carr Hall Road, Barrowford</p>				
Scale	1 : 2,500	Ref No.		P115
Drawn By	J.B.	Date		24th October 2016
		Historic Ref	S249	

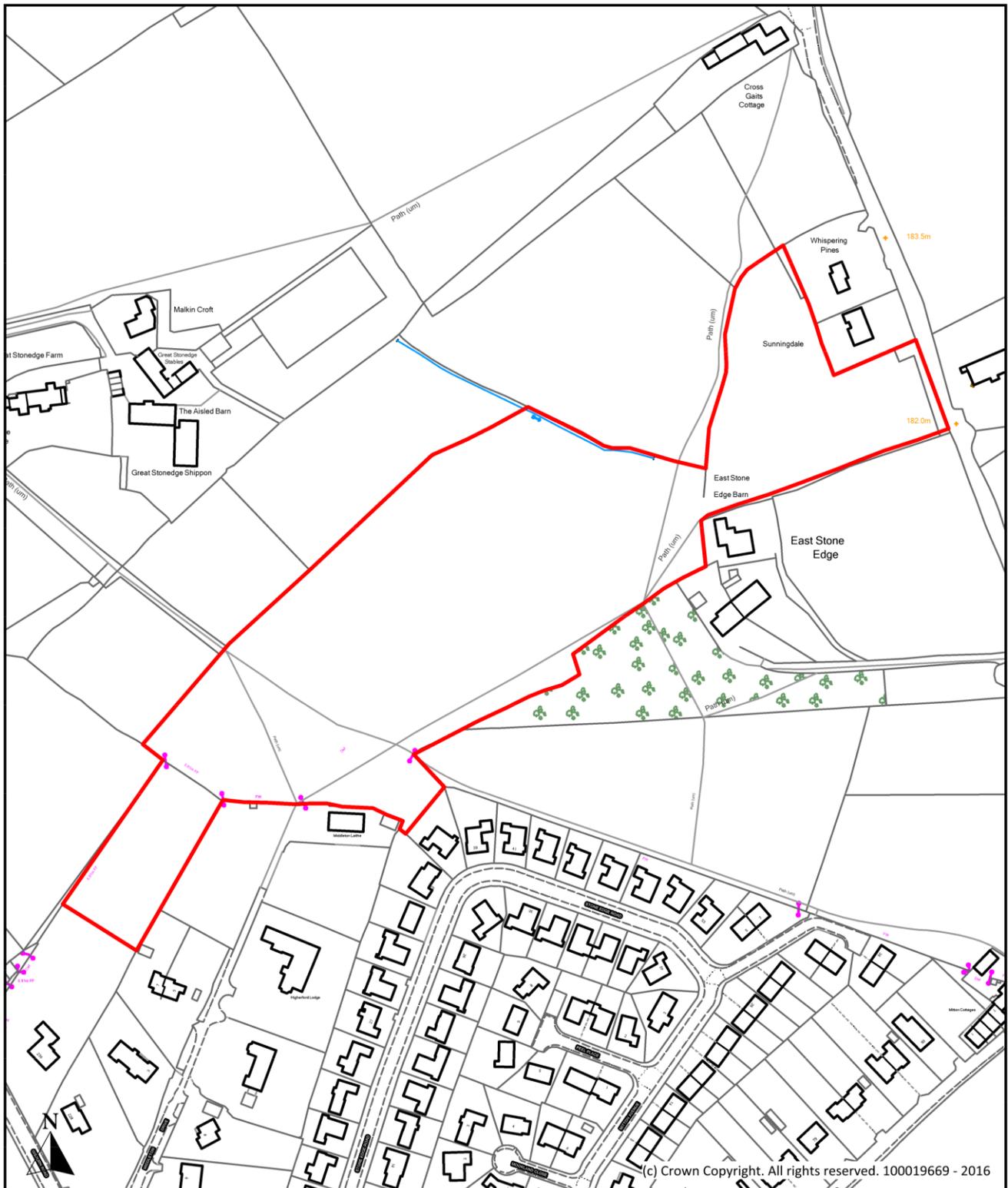
SA Objective	P115 Land off Carr Hall Road, Barrowford		
	Score	Commentary on effects of the policy	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p>Likely Significant Effects The Site has capacity for 68 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p>Term Minor positive effect from the medium to long term.</p> <p>Mitigation Planning obligations for the mix of housing.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0 + 0	<p>Likely Significant Effects The development site is not currently used for employment. The Site is located within 2,000m of the nearest major employment site (Riverside Business Park). The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. Accounting for the above, the proposal is considered to have a minor positive effect for this objective.</p> <p>Term A minor positive effect from the medium term.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>	
	+		
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+ - 0	<p>Likely Significant Effects The Site is located within 800m of one or more key service, or 2000m of a town centre The development will result in increased pressure on services. The Site is within 2000m of a primary school The proposal is accessible to some services and facilities and is considered to have a neutral effect on this objective.</p> <p>Term Minor positive effect from the medium term with mitigation measures where required.</p> <p>Mitigation Contributions may be required towards service provision where required and tests are met.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>	
	0		

SA Objective	P115 Land off Carr Hall Road, Barrowford			
	Score	Commentary on effects of the policy		
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses, and open countryside with Lomeshaye Strategic Employment Site located beyond. The development of the Site for housing is considered consistent with these uses.</p> <p>Overall the proposal is considered to have minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect with mitigation measures.</p> <p><u>Mitigation</u></p> <p>On site open space provision. Contributions towards open space provision may be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	?	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 400m from all transport services. Bus provision connected with the development of Trough Laithe will however mean that the site is within 400m of a bus service.</p> <p>There are existing capacity issues on the local highway network. The development of the Site is of the scale where it could contribute to this issue.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Minor negative effects for the plan period reducing in the medium term with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	-			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield in use for open space but not known to comprise BMV. Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Objective	P115 Land off Carr Hall Road, Barrowford	
	Score	Commentary on effects of the policy
7. To conserve and enhance water quality and resources.	0	<p>0</p> <p>Likely Significant Effects The Site is not located within 50m of a watercourse or water body. The Site is not likely to require the provision of new water management infrastructure. Overall the site is considered to have a neutral effect on this objective.</p> <p>Term Permanent neutral effect.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p>Likely Significant Effects The Site is located in Flood Zone 1. There is a high risk of flooding from surface water flooding. As a result a minor adverse effect is assessed for this objective.</p> <p>Term Minor adverse effect reducing with adoption of mitigation measures.</p> <p>Mitigation Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Neutral effects over the plan period.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p>Likely Significant Effects Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p>Term Uncertain effects to submission of a planning application.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p>Likely Significant Effects The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p>Term Permanent loss where developed.</p> <p>Mitigation To be determined in consultation with Lancashire County Council.</p> <p>Assumptions Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties None.</p>

SA Objective	P115 Land off Carr Hall Road, Barrowford	
	Score	Commentary on effects of the policy
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0 ? 0	<p>Likely Significant Effects</p> <p>The Site does not affect any designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species.</p> <p>The Site does not affect the Green Infrastructure Network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p>Term</p> <p>Potential neutral effect in the long term with mitigation measures.</p> <p>Mitigation</p> <p>Retention and enhancement of existing habitat. Creation of new habitat within open space, landscaping and new buildings where appropriate.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
	0	
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p>Likely Significant Effects</p> <p>The Site is located within the Carr Hall Road Conservation Area and its development is likely to result in some harm to this designation given the undeveloped nature of the Site.</p> <p>Term</p> <p>Likely adverse effects reducing somewhat with mitigation measures.</p> <p>Mitigation</p> <p>High quality housing. Development set back from Carr Hall Road, existing boundary planting retained and enhanced.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p>Likely Significant Effects</p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site displays some of the features identified as important within this LCA. This includes gentle landform, fields framed by trees and generally narrower streets. The Site is located on the edge of the settlement and is closely related to Lomeshaye Industrial Estate reducing the role played by the Site. The Site is designated Green Belt, and it has been recently concluded by the Green Belt review to fulfil the purposes of the Green Belt. There are no very special circumstances to justify the release of land from the Green Belt for development. Development of the scale of the proposal amounts to inappropriate development and will cause significant harm to the designation in this area. The Site is located within a Conservation Area and the site is likely to cause harm to this designation. The Site also features several TPOs which will need to be retained and offset reducing the developable area. A significant adverse effect is assessed.</p> <p>Term</p> <p>A significant adverse effect</p> <p>Mitigation</p> <p>No mitigation measures exist.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>

P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford



Description			 <p>Planning, Building Control & Licensing</p> <p>Town Hall, Market Street, Nelson, Lancashire, BB9 7LG</p> <p>Tel: 01282 661330</p>
Land north of East Stone Edge, Barnoldswick Road, Barrowford			
Scale	1 : 2,500	Ref No.	
		P123	
Drawn By	Date	Historic Ref	
J.B.	24th October 2016	S258	

SA Objective	P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford		
	Score	Commentary on effects of the policy	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++		
	<p>Likely Significant Effects The Site has capacity for 119 dwellings and as such is considered to have a minor positive effect.</p> <p>Term Significant positive effect from the medium to long term.</p> <p>Mitigation Planning obligations for the mix of housing.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>		
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0
	<p>Likely Significant Effects The development site is not currently used for employment. The Site is not located within 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p>Term A neutral effect for the plan period.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>		
	0		
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0
	<p>Likely Significant Effects The Site is located within 800m of one or more key service or 2000m of a local centre (Barrowford) The development will result in increased pressure on services. The Site is within 2000m of a primary school The proposal is accessible to some services and facilities and is considered to have a neutral effect on this objective.</p> <p>Term Neutral effects with contributions towards service provision where required.</p> <p>Mitigation Contributions may be required towards service provision where required and tests are met.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>		
	0		

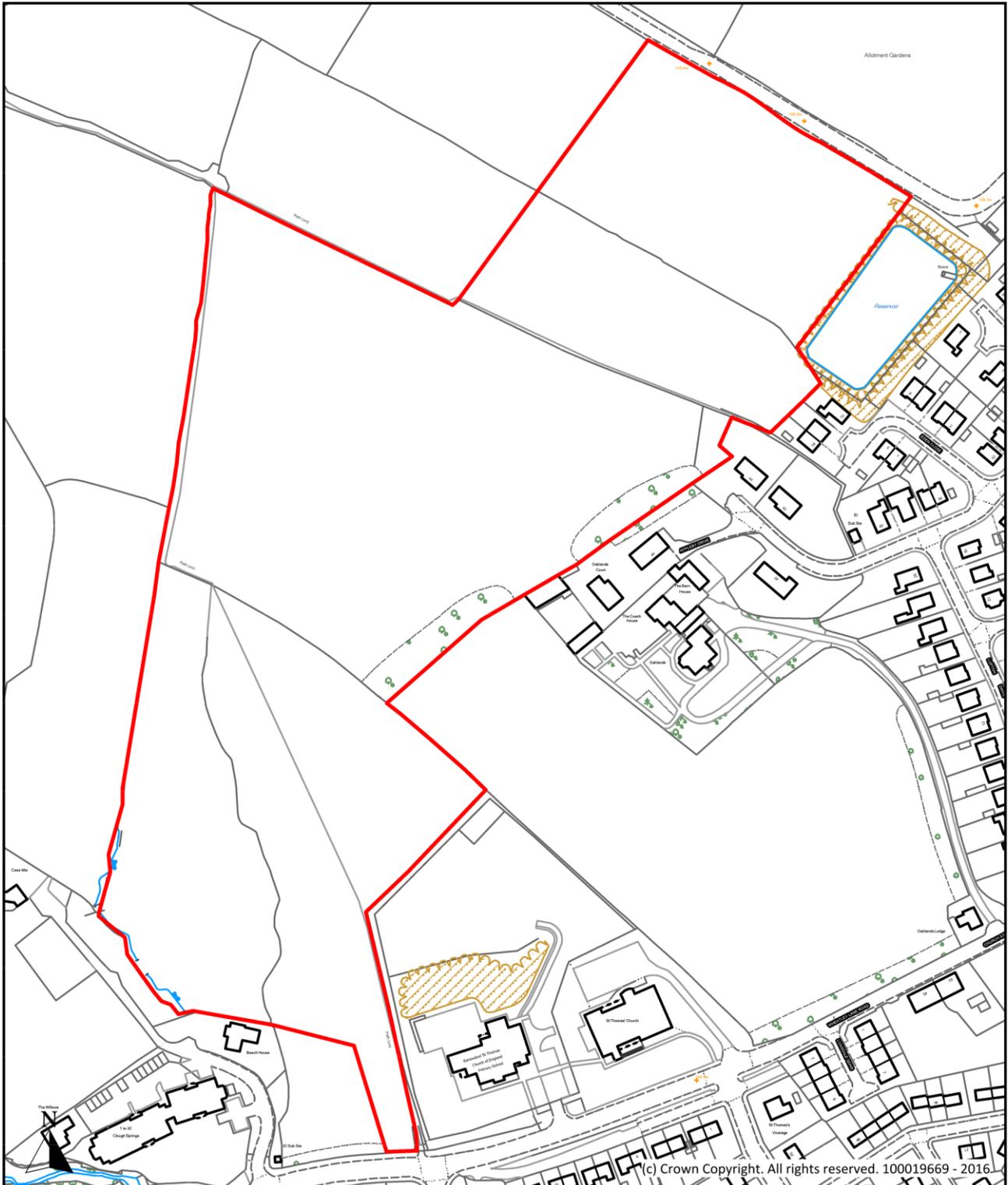
SA Objective	P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford			
	Score		Commentary on effects of the policy	
4. To improve the health and wellbeing of those living and working in the Pendle area.	0	0	0	<p>Likely Significant Effects</p> <p>The Site is located within 2000m of a GP or open space. Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses, and open countryside. The proposed use is considered consistent with existing uses.</p> <p>Overall the proposal is considered to have neutral effect for this objective.</p> <p>Term</p> <p>A neutral effect for the plan period with mitigation measures.</p> <p>Mitigation</p> <p>Development to be located away from the by-pass with suitable boundary treatment and mitigation measures for road noise. Open space to be provided on site, further contributions towards open space provision may be required.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
	0			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p>Likely Significant Effects</p> <p>The Site is located within 400m of one or more transport services. Some highway capacity issues caused by narrow lanes at peak times. The proposal is likely at the scale to adversely affect this problem.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely neutral effect for this objective.</p> <p>Term</p> <p>A likely neutral effect with mitigation measures.</p> <p>Mitigation</p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
	0			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p>Likely Significant Effects</p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p>Term</p> <p>Permanent minor adverse effects.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>

SA Objective	P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford	
	Score	Commentary on effects of the policy
7. To conserve and enhance water quality and resources.	0	<p>0</p> <p><u>Likely Significant Effects</u> The Site is not located within 50m of a watercourse or water body. The Site is not likely to require the provision of new water management infrastructure. Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Permanent neutral effect.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
	0	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p><u>Likely Significant Effects</u> Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p><u>Term</u> Uncertain effects to submission of a planning application.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

SA Objective	P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford	
	Score	Commentary on effects of the policy
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0 ? 0	<p><u>Likely Significant Effects</u> The Site does not affect any designated site. It is unclear whether the Site fulfils an important role for protected species. The Site features predominantly improved grassland. The Site is not located within the Green Infrastructure network. Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><u>Term</u> Likely neutral effects over the longer term with implementation of mitigation measures.</p> <p><u>Mitigation</u> Retain and enhance existing habitats. Creation of new habitats in open space, landscaping and where appropriate, new buildings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
	0	
13. To conserve and enhance the historic environment, heritage assets and their setting.	--	<p><u>Likely Significant Effects</u> The Site is sits between several listed buildings, all currently located within a rural setting, and all accessible and appreciated from PROW which cross the proposal site. The development to the scale proposal is likely to significantly alter the character of the area causing likely significant and demonstrable harm which is unlikely to be reduce.</p> <p><u>Term</u> Permanent significant adverse effects.</p> <p><u>Mitigation</u> High quality development which is consistent with and sensitivity to the existing built surrounds. Boundary treatments to limit visibility of the development from the wider area and its impact on the open countryside. Mitigation unlikely to be enough to reduce likely harm caused.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>

SA Objective	P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford	
	Score	Commentary on effects of the policy
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the industrial foothills and valleys Landscape Character Area (Zone 6a). The Site contributes to this LCA providing a large area of working agricultural land on gentle slope to the north of Higherford. The Site is open in character with some dry stone walls and some hedgerows. Public routes cross the site providing a link for residents into the open countryside. The development of this site would represent a significant loss to the LCA in this area. The Site would represent a significant incursion into the open countryside which is both isolated from and fails to reflect the settlement pattern of Higherford. The proposal is likely to result in significant harm to nearby listed buildings which is unlikely to be mitigated. Several PROW cross the site which is current rural and in agricultural use. The development of the Site would significantly alter the character of the area and cause harm to the quality and tranquillity of the PROW and views provided from their routes. A group TPO occupies the likely access to the site and represents a further constraint to the development of the Site.</p> <p><u>Term</u> A significant adverse effect</p> <p><u>Mitigation</u> No mitigation measures exist.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

P130 Land to the rear of St. Thomas's Primary School, Wheatley Lane Road, Barrowford



Description			 <p>Borough of Pendle Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330</p>	
<p>Land to rear of St Thomas's Primary School, Wheatley Lane Road, Barrowford</p>				
Scale	1 : 2,500	Ref No.		P130
Drawn By	Date	Historic Ref		S199
J.B.	24th October 2016			

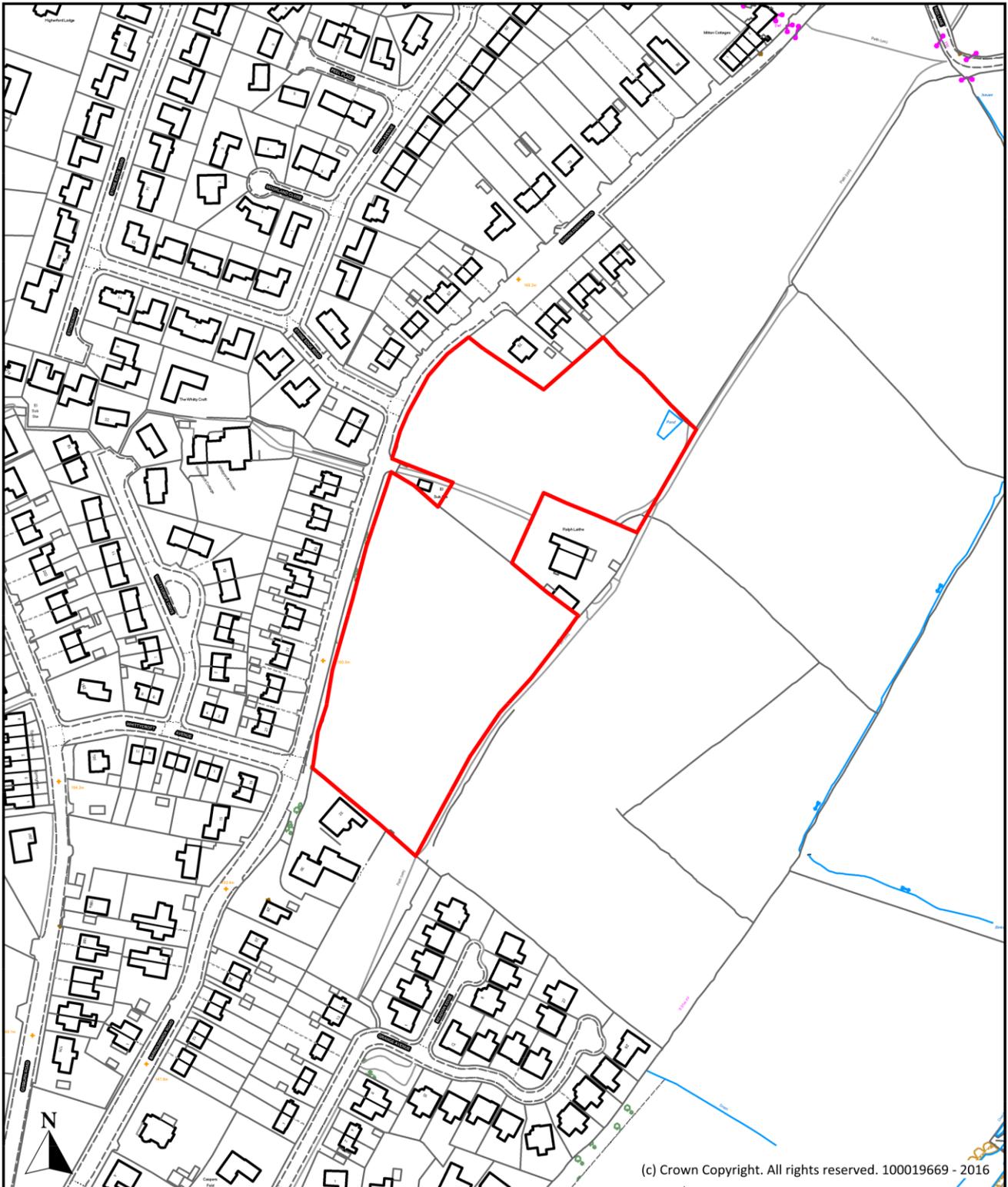
SA Objective	P130 Land to the rear of St. Thomas's Primary School, Wheatley Lane Road, Barrowford		
	Score	Commentary on effects of the policy	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++		
	<p>Likely Significant Effects The Site has capacity for 140 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p>Term Significant positive effect from the medium term.</p> <p>Mitigation Planning obligations for the mix of housing.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>		
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0
	0		
	<p>Likely Significant Effects The development site is not currently used for employment. The Site is not located within 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. Accounting for the above, the proposal is considered to have a Neutral effect for this objective.</p> <p>Term A neutral effect for the plan period.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>		
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0
	+		
	<p>Likely Significant Effects The Site is located within 800m of a local centre (Barrowford) No service provision is proposed on site. The development will result in increased pressure on services. The Site is within 2000m of a primary school. The proposal is accessible to a range of services and facilities and is considered to have a minor positive effect on this objective.</p> <p>Term Minor positive with the implementation of mitigation measures.</p> <p>Mitigation Contributions may be required towards service provision where required and tests are met.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>		
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	0
	+		
	<p>Likely Significant Effects The Site is located within 800m of a GP and open space. Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities. The proposal is located adjacent to existing dwellings, land in use as a school and open countryside. The proposed use is consistent to be compatible with these uses. On balance the proposal is considered to have a minor positive effect on this objective.</p> <p>Term Minor positive effect from the medium term with implementation of mitigation measures.</p> <p>Mitigation New open space to be accommodated onsite with contributions towards sports provision if tests are met.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>		

SA Objective	P130 Land to the rear of St. Thomas's Primary School, Wheatley Lane Road, Barrowford	
	Score	Commentary on effects of the policy
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	- - 0	<p>Likely Significant Effects</p> <p>The Site is not located within 400m of one or more transport services. Existing capacity problems for access road (Pasture Lane) to the Site. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor adverse effect for this objective.</p> <p>Term</p> <p>A likely minor adverse reducing somewhat with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Alternative access route needed.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p>Likely Significant Effects</p> <p>The Site is greenfield in use for open space but not known to comprise BMV. Minor adverse effect assessed.</p> <p>Term</p> <p>Permanent minor adverse effects.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
7. To conserve and enhance water quality and resources.	-- 0	<p>Likely Significant Effects</p> <p>The Site is not located within 10m of a water body (a reservoir). The Site is not likely to require the provision of new water management infrastructure. Overall the site is considered to have a minor adverse on this objective.</p> <p>Term</p> <p>A minor adverse likely to reduce with mitigation.</p> <p>Mitigation</p> <p>Site development away from reservoir. Prevent/limit runoff into reservoir.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p>Likely Significant Effects</p> <p>The Site is located in Flood Zone 1 however there is a high risk of flooding from groundwater.</p> <p>Term</p> <p>Minor adverse effects potentially reducing with implementation of mitigation measures</p> <p>Mitigation</p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Suitable storage areas for water to mitigate the risk of flooding from sources within the Site.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p>Likely Significant Effects</p> <p>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term</p> <p>Neutral effects over the plan period.</p> <p>Mitigation</p> <p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None</p>

SA Objective	P130 Land to the rear of St. Thomas's Primary School, Wheatley Lane Road, Barrowford	
	Score	Commentary on effects of the policy
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p><u>Likely Significant Effects</u> Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p><u>Term</u> Uncertain effects to submission of a planning application.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0 ? 0	<p><u>Likely Significant Effects</u> The proposal is not located within 100m of a designated site. It is unclear whether the Site fulfils an important role for protected species. The Site is predominantly improved grassland. The Site is not located within the Green Infrastructure network. Overall the proposal is considered to have a likely neutral effect on this objective.</p>
	0	<p><u>Term</u> Neutral effect with implementation of mitigation measures.</p> <p><u>Mitigation</u> N Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. <u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u> The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u> Likely permanent neutral effects</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>

SA Objective	P130 Land to the rear of St. Thomas's Primary School, Wheatley Lane Road, Barrowford	
	Score	Commentary on effects of the policy
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is within the Industrial foothills and Valleys Landscape Character Area (Zone 6a). The Site contains features which contributes towards this LCA. The Site features an extensive area of settlement edge agricultural land which rises gently at first from the edge of Barrowford. The Site features hedgerow and dry stone wall boundaries and separates Barrowford from rural farm steads located to the north west. The development of the LCA will have adverse effects on the LCA in the local area. The Site is greenfield, adjoining Barrowford to the west. Development of the Site would represent a significant extension to Barrowford, which fails to reflect the current settlement pattern and would result in an isolated field to the east. The land rises gently from Barrowford increasing in steepness to the west and is largely open. The Site would therefore be visible from the wider area to the west, but is of limited visibility from with Barrowford. A minor adverse effect is assessed.</p> <p><u>Term</u> Permanent adverse effect.</p> <p><u>Mitigation</u> Development to take place close to the existing settlement with a strong landscaped boundary to the west and north to reduce impact on open countryside and wider views. Adoption of good design principles. Boundary treatments. Development to be suitably offset from the TPO.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

P136 Land at Ralph Laithe, Barnoldswick Road, Barrowford



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Description Land at Ralph Laithe, Barnoldswick Road, Barrowford			 Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale 1 : 2,500	Ref No. P136		
Drawn By J.B.	Date 24th October 2016	Historic Ref S206	

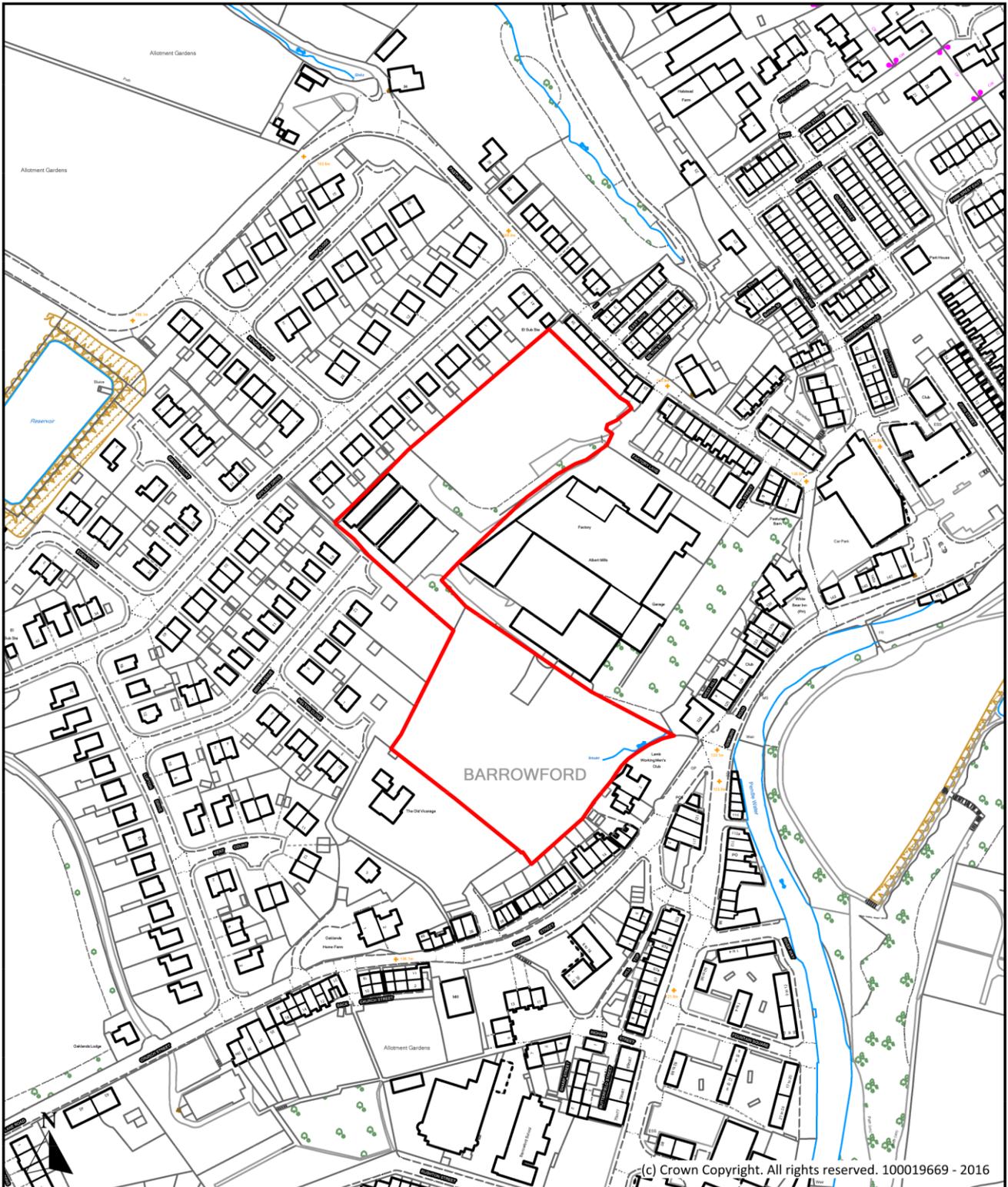
SA Objective	P136 Land at Ralph Laithe, Barnoldswick Road, Barrowford		
	Score	Commentary on effects of the policy	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		
		<p>Likely Significant Effects The Site has capacity for 66 dwellings and as such is considered to have a minor positive effect.</p> <p>Term Minor positive effect from the medium term.</p> <p>Mitigation Planning obligations for the mix of housing.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0
		<p>Likely Significant Effects The development site is not currently used for employment. The Site is not located within 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. Accounting for the above, the proposal is considered to have a Neutral effect for this objective.</p> <p>Term A neutral effect for the plan period.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>	
	0		
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0
		<p>Likely Significant Effects The Site is located within 800m of one or more key service or 2000m of a local centre (Barrowford) No service provision is proposed on site. The development will result in increased pressure on services. The Site is within 2000m of a primary school. The proposal is accessible to some services and facilities and is considered to have a neutral effect on this objective.</p> <p>Term Neutral effect with the implementation of mitigation measures.</p> <p>Mitigation Contributions may be required towards service provision where required and tests are met.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>	
	0		

SA Objective	P136 Land at Ralph Laithe, Barnoldswick Road, Barrowford			
	Score	Commentary on effects of the policy		
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a GP or open space.</p> <p>Little Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses, and open countryside. The proposed use is considered consistent with existing uses.</p> <p>Overall the proposal is considered to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A Neutral effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space provision may be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services.</p> <p>Minor congestion experience where road narrows between Barrowford and Barnoldswick. Development of the Site is unlikely to contribute significantly to this.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A likely minor positive from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.		-		<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield in use for open space but not known to comprise BMV. Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 50m of a watercourse of water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p>

SA Objective	P136 Land at Ralph Laithe, Barnoldswick Road, Barrowford	
	Score	Commentary on effects of the policy
	0	<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p><u>Likely Significant Effects</u> Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p><u>Term</u> Uncertain effects to submission of a planning application.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Objective	P136 Land at Ralph Laithe, Barnoldswick Road, Barrowford	
	Score	Commentary on effects of the policy
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0 - 0	<p>Likely Significant Effects</p> <p>There are no designations affecting the Site.</p> <p>The Site is covered by an area of ecological interest (LERN record). The Site is predominantly improved grassland.</p> <p>The Site does not form part of the Green Infrastructure Network.</p> <p>Overall an adverse effect is considered likely in connection with this objective.</p> <p>Term</p> <p>Likely adverse effect reducing with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Success and management of open space and biodiversity measures. Low-medium risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p>Likely Significant Effects</p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p>Term</p> <p>Likely permanent neutral effects</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p>Likely Significant Effects</p> <p>The Site is located within the industrial foothills and valleys Landscape Character Area (Zone 6a). The site reflects some of the qualities of the LCA at a localised level forming the setting of Higherford and providing its rural context when viewed from the Leeds and Liverpool Canal to the east. The boundary along Barnoldswick Road is heavily vegetated removing most transitional views from this vantage. The boundary to the east is more open, comprised of a dry stone wall. Some minor harm to this LCA is likely as a result of its development. Though the site relates reasonably well with the settlement pattern, the Site is designated Green Belt and considered to fulfil the purposes of the Green Belt, especially in its role in preventing urban sprawl and the coalescence of Barrowford with Colne/Foulridge. There are no very special circumstances to justify the release of land from the Green Belt for development. A significant adverse effect is assessed for this objective.</p> <p>Term</p> <p>Permanent significant adverse effect.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>

P188 Land off Mint Avenue, Barrowford



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Description			 <p>Planning, Building Control & Licensing</p> <p>Town Hall, Market Street, Nelson, Lancashire, BB9 7LG</p> <p>Tel: 01282 661330</p>
Land off Mint Avenue, Mint Avenue, Barrowford			
Scale	1 : 2,500	Ref No.	
		P188	
Drawn By	Date	Historic Ref	
J.B.	24th October 2016	1057	

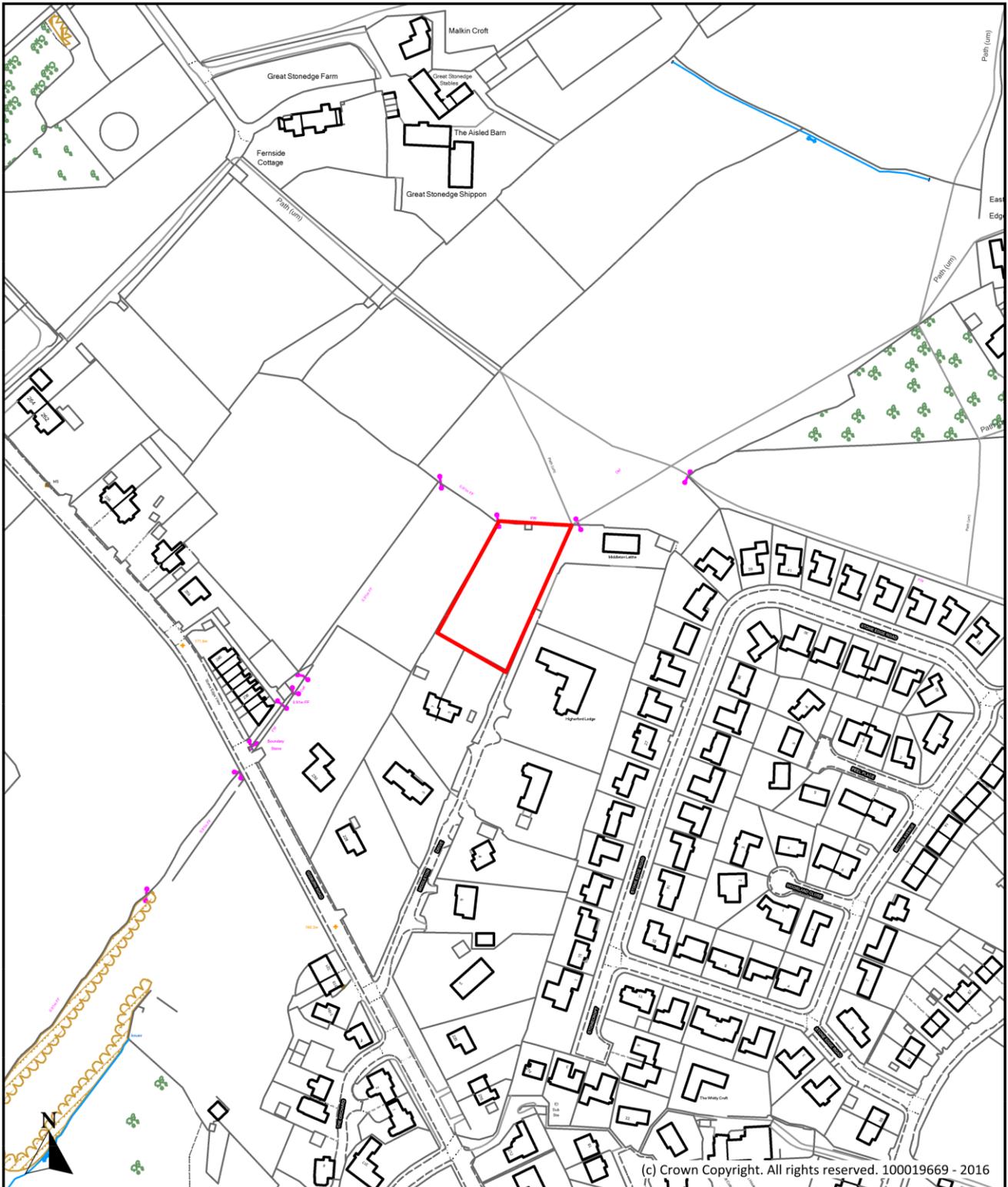
SA Objective	P188 Land off Mint Avenue, Barrowford		
	Score		Commentary on effects of the policy
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		<p>Likely Significant Effects The Site has capacity for 50 dwellings and as such is considered to have a minor positive effect.</p> <p>Term Minor positive effect in the medium to long term.</p> <p>Mitigation Planning obligations for the mix of housing.</p> <p>Assumptions None.</p> <p>Uncertainties Availability is unclear. In multiple ownership.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0
	<p>Likely Significant Effects The Site is not in use for employment. The Site is not located within 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p>Term A neutral effect for the plan period.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>		
	0		
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	+
	<p>Likely Significant Effects The Site is located within 800m of a local centre (Barrowford). No service provision is proposed on site. The development will result in increased pressure on services. The Site is located within 800m of a primary school and 2000m of a secondary school The proposal is accessible to a decent range of services and facilities and is considered to have a minor positive to significant positive effect on this objective.</p> <p>Term Minor positive to significant positive from the medium term with the adoption of mitigation measures.</p> <p>Mitigation Contributions may be required towards service provision where required and tests are met.</p> <p>Assumptions None.</p> <p>Uncertainties None</p>		
	+ / ++		

SA Objective	P188 Land off Mint Avenue, Barrowford		
	Score	Commentary on effects of the policy	
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	?
	<p>Likely Significant Effects</p> <p>The Site is located within 800m of a GP and open space.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.</p> <p>The proposal is located adjacent residential and employment uses. It is uncertain whether the development of residential development would be compatible with employment uses and further study will be necessary.</p> <p>On balance the proposal is considered to likely have a minor positive effect.</p> <p>Term</p> <p>Likely minor positive effect from the medium term with the adoption of mitigation measures.</p> <p>Mitigation</p> <p>Further study of impact of employment uses on site required. Design responses including siting, scale, orientation, and materials made be requirement. Contribution towards open space facilities.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>		
	+		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0
	<p>Likely Significant Effects</p> <p>The Site is located within 400m of one or more transport services.</p> <p>Local highway capacity problems the development of the Site may contribute to. Safe and sufficient access to the site is unclear, and access from Mint Avenue may be ransomed.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely neutral effect for this objective.</p> <p>Term</p> <p>A neutral effect with the adoption of mitigation measures.</p> <p>Mitigation</p> <p>Further study of access required. Contributions towards capacity enhancement works in the local area may be needed. Investment in cycle storage and pedestrian and cycle links may be required.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>		
	0		
6. To encourage the efficient use of land and conserve and enhance soils.	+/-		
	<p>Likely Significant Effects</p> <p>The Site is comprised partially of greenfield and partially of brownfield land. The proposal therefore has a mixed effect on this objective.</p> <p>Term</p> <p>A permanent mixed effect.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>		
7. To conserve and enhance water quality and resources.	0	0	
	<p>Likely Significant Effects</p> <p>The Site is not located within 50m of a watercourse of water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p>Term</p> <p>Permanent neutral effect.</p>		

SA Objective	P188 Land off Mint Avenue, Barrowford	
	Score	Commentary on effects of the policy
	0	<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p><u>Likely Significant Effects</u> Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p><u>Term</u> Uncertain effects to submission of a planning application.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Objective	P188 Land off Mint Avenue, Barrowford	
	Score	Commentary on effects of the policy
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0 - 0	<p>Likely Significant Effects</p> <p>The proposal not is located within 100m of a designated site. The Site is covered by an area of ecological interest (LERN record). The Site is not located within the Green Infrastructure network. Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p>Term Minor adverse effect reducing with implementation of mitigation measures.</p> <p>Mitigation Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p>Likely Significant Effects</p> <p>The Site is located adjacent but outside of the Barrowford Conservation Area and likely to form part of its setting. The Site is also in close proximity to a cluster of listed buildings located along Gisburn Road. The Site itself is separated from these by existing Trees and vegetation (a TPO) which could help minimise any adverse effects. Overall a minor adverse effect is assessed given that potential impact a major development could have in this area.</p> <p>Term Minor adverse effect reducing in the medium to long term with mitigation.</p> <p>Mitigation Development near to the conservation area and listed buildings minimised. Boundary treatments and offset development in the south east to reduce interaction to the conservation area and listed building. High quality buildings and design using local materials which reflects and respects the conservation area. Affects to be assessed through the planning application.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>
14. To conserve and enhance landscape character and townscapes.	0	<p>Likely Significant Effects</p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site is part development and contained entirely on each side by development within Barrowford. It is not considered that the Site contributes to this LCA. The Site is likely in part to have some historic sensitivities which will need to be assessed and understood further, and suitably addressed. The wider site is overgrown with existing development which detracts from the wider area due to its current condition. The Site forms a logical infill site. It could also provide for an enhanced urban environment forming a buffer between existing dwellings and the commercial site to be retained to the east. Overall a neutral effect is assessed.</p> <p>Term Neutral effect from the medium to long term with mitigation.</p> <p>Mitigation Development near to the conservation area and listed buildings minimised. Boundary treatments and offset development in the south east to reduce interaction to the conservation area and listed building. High quality buildings and design using local materials which reflects and respects the conservation area. Affects to be assessed through the planning application.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>

P189 Land off Middleton Drive, Barrowford



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Description Land off Middleton Drive, Middleton Drive, Barrowford			 Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale 1 : 2,500	Ref No. P189		
Drawn By J.B.	Date 24th October 2016	Historic Ref 666	

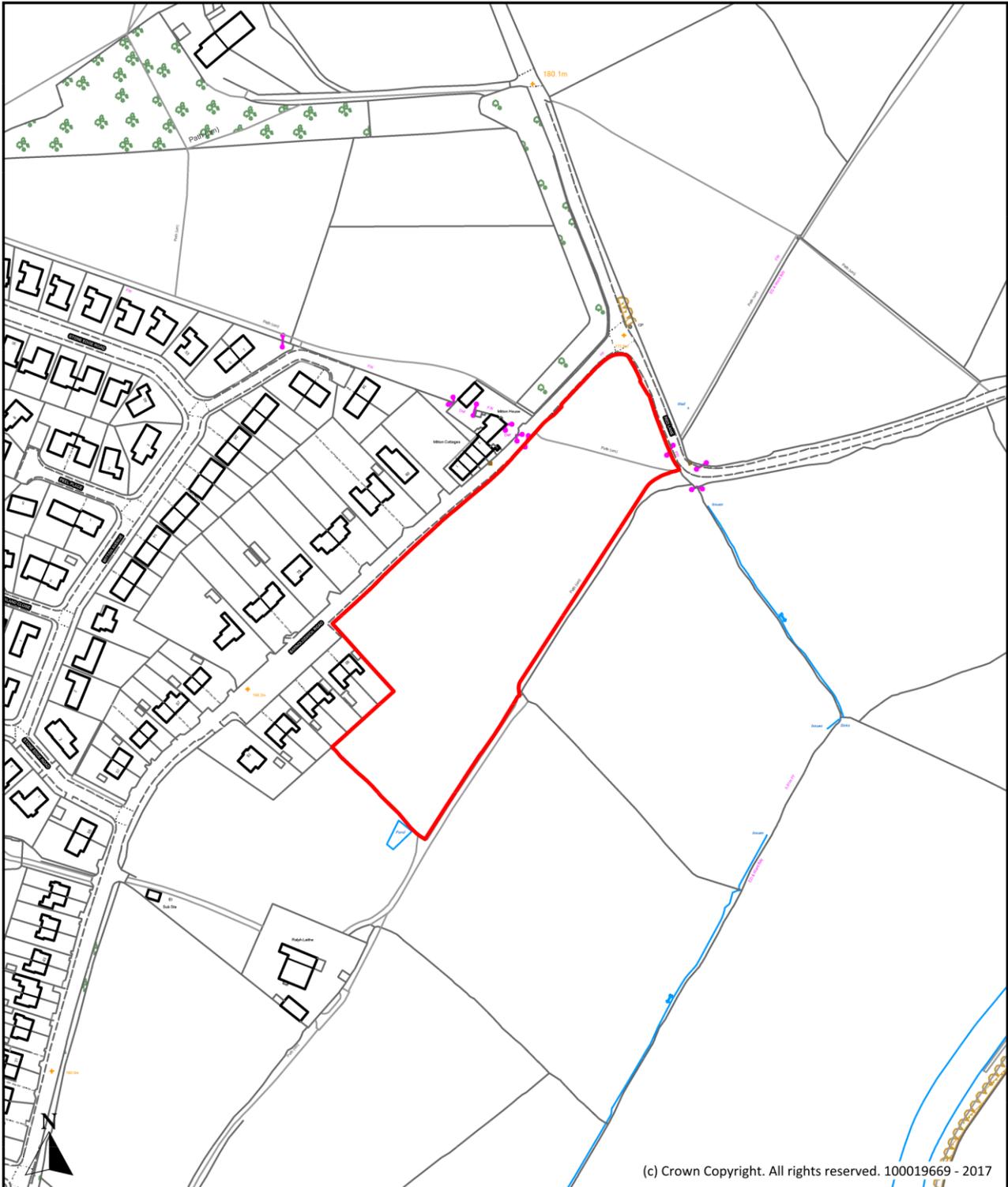
SA Objective	P189 Land off Middleton Drive, Barrowford		
	Score	Commentary on effects of the policy	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		
	<p>Likely Significant Effects The Site has capacity for 7 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p>Term Minor positive from the short to medium</p> <p>Mitigation Planning obligations for the mix of housing.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>		
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0
	<p>Likely Significant Effects The Site is not in use for employment. As a result the proposal would not result in the loss of employment land. The Site is not located within 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>		
	0		
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+ 0 0		
	<p>Likely Significant Effects The Site is located within 2000m of a local centre (Barrowford) No service provision is proposed on site. The development however is small in scale and would not result in significant pressure for existing services and facilities. The Site is located in within 2000m of a primary school. The proposal is accessible to a range services and facilities and is considered to have a minor positive effect against this objective.</p> <p>Term Minor positive effect from commencement and occupation of the development.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>		
	+		

SA Objective	P189 Land off Middleton Drive, Barrowford			
	Score	Commentary on effects of the policy		
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a GP or open space</p> <p>Little scope exists within the development to accommodate new open space. No health facilities are proposed. The development is small in scale and unlikely to create significant pressure on service provision.</p> <p>The proposal site is bordered by residential and open countryside in agricultural use. The proposed use is considered to be compatible with existing uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective with mitigation measures.</p> <p><u>Term</u></p> <p>Likely minor positive effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services.</p> <p>No congestion issues locally which would be affected by the development.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A likely minor positive effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is comprised of greenfield though not known to be BMV. The proposal has a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	-			

SA Objective	P189 Land off Middleton Drive, Barrowford	
	Score	Commentary on effects of the policy
7. To conserve and enhance water quality and resources.	0	<p>0</p> <p><u>Likely Significant Effects</u> The Site is not located within 50m of a watercourse or water body. The development is unlikely to require an upgrade to water management infrastructure. Overall the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Permanent neutral effect.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
	0	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The Site is located in Flood Zone 1, with low risk of surface water flooding and as such has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects with adoption of sufficient drainage measures in accordance with policy.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. Avoidance of development in areas of the site with a higher risk of flooding.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p><u>Likely Significant Effects</u> Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p><u>Term</u> Uncertain effects to submission of a planning application.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

SA Objective	P189 Land off Middleton Drive, Barrowford		
	Score	Commentary on effects of the policy	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p>Likely Significant Effects The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p>Term Permanent loss where developed.</p> <p>Mitigation To be determined in consultation with Lancashire County Council.</p> <p>Assumptions Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0 ? 0	<p>Likely Significant Effects The site is not located within 100m of a designated site. Initial assessment work shows that the Site is likely to be of limited value for protected species. The Site is predominantly amenity grassland. The Site not located within the Green Infrastructure Network. Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p>Term Neutral effect from the medium to long term once the development is completed and biodiversity measures provided on site have matured.</p> <p>Mitigation Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>	
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p>Likely Significant Effects The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p>Term Likely permanent neutral effects</p> <p>Mitigation None.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>	
14. To conserve and enhance landscape character and townscapes.	0	<p>Likely Significant Effects The Site is located within the Industrial Foothills and Valleys Character Area (Zone 6a). At a site level the site displays some of the physical qualities noted with the Landscape Character Assessment for this area, including gently sloping topography and vegetated boundaries. The proposal is for a small scaled development. The site is largely enclosed with existing development located on two to three sites. It is unlikely given the scale of the proposal that harm would arise to this LCA through the development of the Site. There is also an absence of nearby designations and wider built context that the proposal would result in an adverse effect for this objective.</p> <p>Term Initial adverse effects likely to turn positive in the longer term once the development is completed.</p> <p>Mitigation Existing boundaries retained and enhanced. Development scaled to be consistent with surroundings.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>	

P283 Ralph Laithe Farm (Site B), Barnoldswick Road, Barrowford



Description Ralph Laithe Farm (Site B), Barnoldswick Road, Barrowford			 Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale 1 : 2,500	Ref No. P283		
Drawn By J.D.	Date 28th April 2017	Historic Ref	

SA Objective	P283 Ralph Laithe Farm (Site B), Barnoldswick Road, Barrowford		
	Score	Commentary on effects of the policy	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		
		<p>Likely Significant Effects The Site has capacity for 48 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p>Term Minor positive effect in the short to medium term</p> <p>Mitigation Planning obligations for the mix of housing.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0
		<p>Likely Significant Effects The Site is not in use for employment. The Site is located in excess of 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p>Term A neutral effect for the plan period.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>	
	0		
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0
		<p>Likely Significant Effects The Site is located within 2000m of a local centre (Barrowford). No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The Site is located in within 2000m of a primary school The proposal is accessible to some services and facilities and is considered to score neutral against this objective.</p> <p>Term Neutral effects from the medium term with the implementation of mitigation measures.</p> <p>Mitigation Contributions towards service provision may be required where tests are met.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>	
	0		

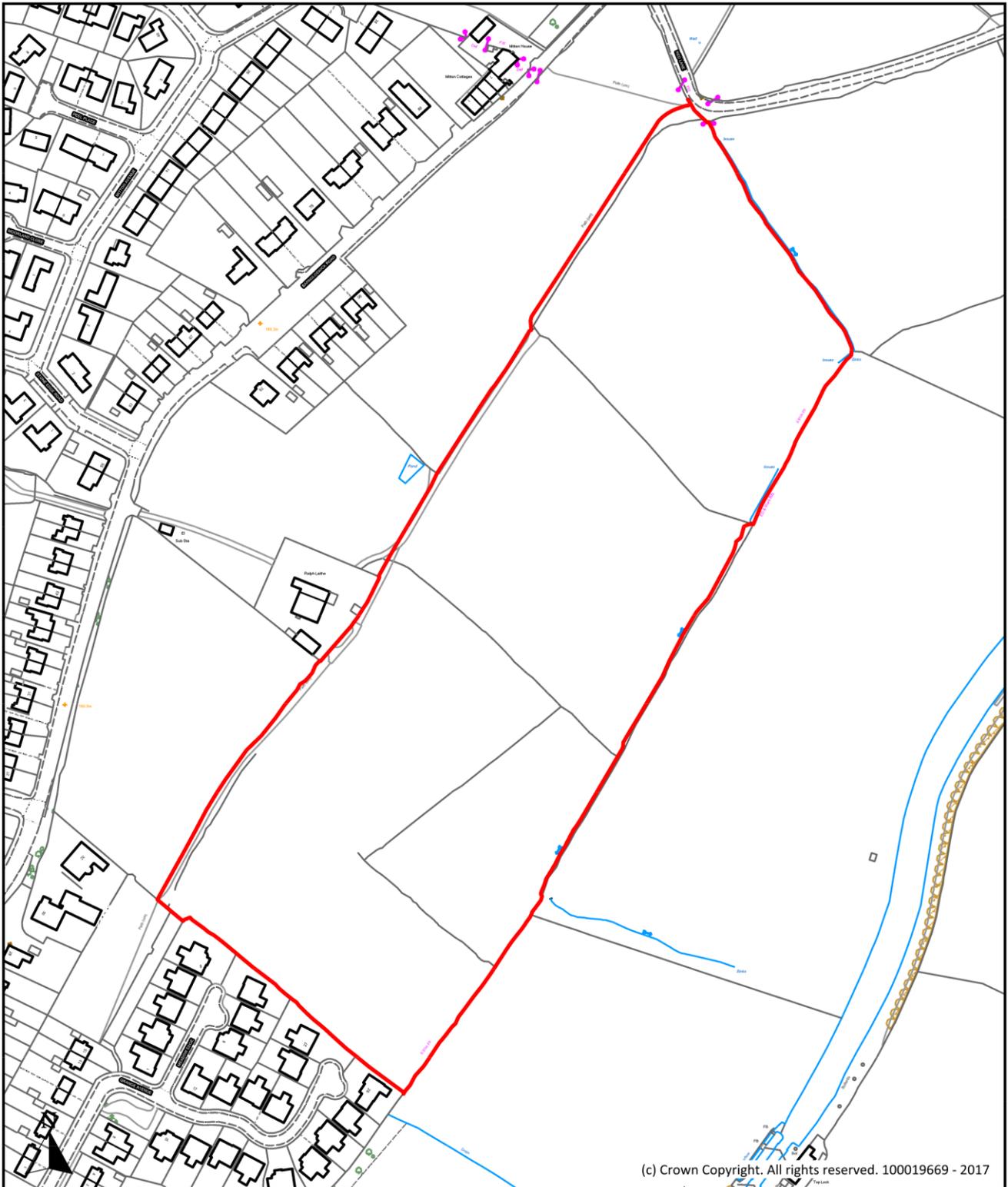
SA Objective	P283 Ralph Laithe Farm (Site B), Barnoldswick Road, Barrowford			
	Score	Commentary on effects of the policy		
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p>Likely Significant Effects</p> <p>The Site is located within 800m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.</p> <p>The proposal is in open countryside and residential uses. The proposal is compatible with these uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p>Term</p> <p>Likely Minor positive effect from the medium term with implementation of mitigation measures.</p> <p>Mitigation</p> <p>Open Space required on site. Contribution towards open space provision may be required.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None</p>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p>Likely Significant Effects</p> <p>The Site is located within 400m from one or more transport services.</p> <p>Minor congestion locally. Development of this scale and location is could adversely affect this.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely neutral effect for this objective.</p> <p>Term</p> <p>A likely neutral effect from the medium term.</p> <p>Mitigation</p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Contributions towards local highway improvements may be required.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
	0			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p>Likely Significant Effects</p> <p>The Site is comprised of greenfield though not known to be BMV. The proposal has a minor adverse effect on this objective.</p> <p>Term</p> <p>Permanent minor adverse effect.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>

SA Objective	P283 Ralph Laithe Farm (Site B), Barnoldswick Road, Barrowford	
	Score	Commentary on effects of the policy
7. To conserve and enhance water quality and resources.	0	<p>0</p> <p><u>Likely Significant Effects</u> The Site is not located within 50m of a watercourse or water body The development is not likely to require an upgrade to water management infrastructure. Overall the site is considered to have neutral effect on this objective.</p> <p><u>Term</u> Permanent neutral effect.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
	0	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect with the implementation of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p><u>Likely Significant Effects</u> Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p><u>Term</u> Uncertain effects to submission of a planning application.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

SA Objective	P283 Ralph Laithe Farm (Site B), Barnoldswick Road, Barrowford	
	Score	Commentary on effects of the policy
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p>Likely Significant Effects</p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term Neutral effect for the plan period.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0 ? 0	<p>Likely Significant Effects</p> <p>The site is not located within 100m of designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The Site consists primarily of Improved Grassland.</p> <p>The Site not located within the Green Infrastructure Network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p>Term Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p>Mitigation Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
	0	
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p>Likely Significant Effects</p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p>Term Likely permanent neutral effects</p> <p>Mitigation None.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>

SA Objective	P283 Ralph Laithe Farm (Site B), Barnoldswick Road, Barrowford	
	Score	Commentary on effects of the policy
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site displays some of the features identified as important to this LCA such as gentle sloping landscape, open fields, and dry-stone walled/vegetated boundaries. Limited harm may arise to the LCA at a localised level if the Site were to be developed. The Site relates reasonably well to the existing settlement pattern providing a potential rounding off of the Site. The Site is visible from the public highway and PROWs. The development of the Site would change the character of the local area from rural to urban. The Site is designated Green Belt and is found to contribute crucially to its purposes within the recent Green Belt assessment. As such the release of the land for housing would not be consistent with national planning policy. No very special circumstances case is known to exist to justify the development of the Site. The proposal is considered to have a significant adverse effect on this objective which cannot under current circumstances be mitigated.</p> <p><u>Term</u> Permeant significant adverse effects.</p> <p><u>Mitigation</u> None</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>

P284 Ralph Laithe Farm (Site C), Barnoldswick Road, Barrowford



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Description			 <p>Planning, Building Control & Licensing</p> <p>Town Hall, Market Street, Nelson, Lancashire, BB9 7LG</p> <p>Tel: 01282 661330</p>	
Ralph Laithe Farm (Site C), Barnoldswick Road, Barrowford				
Scale	1 : 2,500	Ref No.		P284
Drawn By	J.D.	Date		28th April 2017
Historic Ref				

SA Objective	P284 Ralph Laithe Farm (Site C), Barnoldswick Road, Barrowford		
	Score	Commentary on effects of the policy	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++		
		<p>Likely Significant Effects The Site has capacity for 195 dwellings and as such is considered to have a significant positive effect.</p> <p>Term Significant positive effect in the short to medium term.</p> <p>Mitigation Planning obligations for the mix of housing.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0
		<p>Likely Significant Effects The Site is not in use for employment. The Site is located in excess of 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p>Term A neutral effect for the plan period.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>	
	0		
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0
		<p>Likely Significant Effects The Site is located within 2000m of a local centre (Barrowford). No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The Site is located in within 2000m of a primary school The proposal is accessible to some services and facilities and is considered to score neutral against this objective.</p> <p>Term Neutral effects from the medium term with the implementation of mitigation measures.</p> <p>Mitigation Contributions towards service provision may be required where tests are met.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>	
	0		

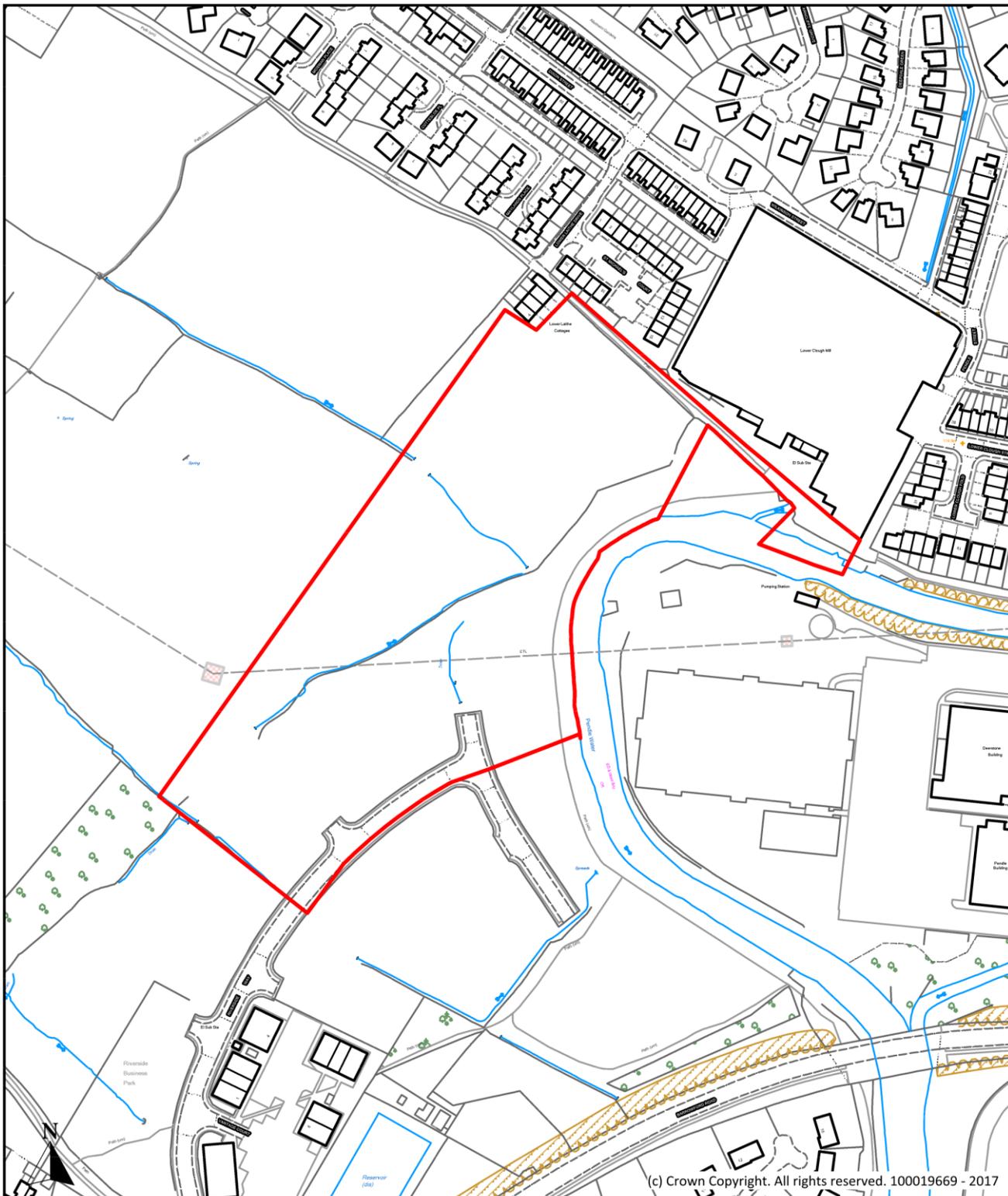
SA Objective	P284 Ralph Laithe Farm (Site C), Barnoldswick Road, Barrowford			
	Score	Commentary on effects of the policy		
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p>Likely Significant Effects</p> <p>The Site is located within 800m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.</p> <p>The proposal is in open countryside and residential uses. The proposal is compatible with these uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p>Term</p> <p>Likely Minor positive effect from the medium term with implementation of mitigation measures.</p> <p>Mitigation</p> <p>Open Space required on site. Contribution towards open space provision may be required.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None</p>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p>Likely Significant Effects</p> <p>The Site is located within 400m from one or more transport services.</p> <p>Minor congestion locally. Development of this scale and location is could adversely affect this. No access due to site being landlocked access required via P136 or P283.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely neutral effect for this objective.</p> <p>Term</p> <p>A likely neutral effect from the medium term.</p> <p>Mitigation</p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Contributions towards local highway improvements may be required.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
	0			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p>Likely Significant Effects</p> <p>The Site is comprised of greenfield though not known to be BMV. The proposal has a minor adverse effect on this objective.</p> <p>Term</p> <p>Permanent minor adverse effect.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>

SA Objective	P284 Ralph Laithe Farm (Site C), Barnoldswick Road, Barrowford	
	Score	Commentary on effects of the policy
7. To conserve and enhance water quality and resources.	0	<p>0</p> <p><u>Likely Significant Effects</u> The Site is not located within 50m of a watercourse or water body The development is not likely to require an upgrade to water management infrastructure. Overall the site is considered to have neutral effect on this objective.</p> <p><u>Term</u> Permanent neutral effect.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
	0	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect with the implementation of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p><u>Likely Significant Effects</u> Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p><u>Term</u> Uncertain effects to submission of a planning application.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

SA Objective	P284 Ralph Laithe Farm (Site C), Barnoldswick Road, Barrowford	
	Score	Commentary on effects of the policy
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p>Likely Significant Effects</p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term</p> <p>Neutral effect for the plan period.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0 ? 0	<p>Likely Significant Effects</p> <p>The site is not located within 100m of designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The Site consists primarily of Improved Grassland.</p> <p>The Site not located within the Green Infrastructure Network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p>Term</p> <p>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
	0	
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p>Likely Significant Effects</p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p>Term</p> <p>Likely permanent neutral effects</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None.</p>

SA Objective	P284 Ralph Laithe Farm (Site C), Barnoldswick Road, Barrowford	
	Score	Commentary on effects of the policy
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site displays features identified as important to this LCA such as gentle sloping landscape, open fields, and dry-stone walled/vegetated boundaries, and functions within the intervening landscape between the edge of Higherford and the Leeds and Liverpool Canal. Harm is likely to arise to the LCA at a within view of the Site if the Site were to be developed. The Site relates reasonably poorly to the existing settlement pattern, protruding significantly into the open countryside with significant harm to the character of the Site. The Site is visible from the public highway and PROWs, and highly visible from the Leeds Liverpool Canal. The Site is designated Green Belt and is found to contribute crucially to its purposes within the recent Green Belt assessment. As such the release of the land for housing would not be consistent with national planning policy. No very special circumstances case is known to exist to justify the development of the Site. The proposal is considered to have a significant adverse effect on this objective which cannot under current circumstances be mitigated.</p> <p><u>Term</u></p> <p>Permeant significant adverse effects.</p> <p><u>Mitigation</u></p> <p>None</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

P294 Land to north of Riverside Way, Barrowford



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Description Land to north of Riverside Way, Barrowford			 Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale 1 : 2,500	Ref No. P294		
Drawn By J.D.	Date 28th April 2017	Historic Ref	

SA Objective	P294 Land north of Riverside Way, Barrowford			
	Score	Commentary on effects of the policy		
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p>Likely Significant Effects The Site has capacity for 120 dwellings and as such is considered to have a significant positive effect.</p> <p>Term Significant positive effect in short to medium term</p> <p>Mitigation Planning obligations for the mix of housing.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>		
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	--	+	0	<p>Likely Significant Effects The Site forms part of Riverside Business Park and allocated for B1 Office use in the Core Strategy. The Site is located in within 2,000m of the nearest major employment site (Riverside Business Park). The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. Accounting for the above, the proposal is considered to have a minor adverse effect for this objective.</p> <p>Term A minor adverse effect for the plan period.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p>Likely Significant Effects The Site is located within 800m of one key service of more and 2000m of a local/town centre (Barrowford/Nelson). No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The Site is located in within 2000m of a primary school The proposal is accessible to a decent range services and facilities and is considered to score a neutral effect against this objective.</p> <p>Term Neutral effect from the medium term with the implementation of mitigation measures.</p> <p>Mitigation Contribution to service provision where tests are met.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
	0			
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	-	<p>Likely Significant Effects The Site is located within 800m of a GP and open space. Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities. The proposal bordered by open countryside and residential uses. Pylons extend through the Site. Development close to Pylons could cause harm to health. On balance the proposal is considered to likely have a minor positive effect on this objective with sufficient mitigation.</p> <p>Term Likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p>Mitigation On site open space provision. Contribution towards open space provision may also be required. Suitable off set of dwellings and private garden space from pylons.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
	+			

SA Objective	P294 Land north of Riverside Way, Barrowford			
	Score	Commentary on effects of the policy		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	-	0	<p>Likely Significant Effects</p> <p>The Site is located more than 400m from all transport services although it should be noted that the development of Trough Laithe would provide for an enhanced bus service in the area for five years which would also serve this site. Moderate congestion issues locally that the development of the Site would adversely contribute to.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor adverse effect for this objective.</p> <p>Term</p> <p>A minor adverse effect potentially reducing with the adoption of mitigation measures.</p> <p>Mitigation</p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Further study of congestion in the area and the contribution made by the development to this required. Infrastructure and highway capacity improvements may be required in response to finding of adverse effect.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p>Likely Significant Effects</p> <p>The Site is comprised of greenfield though not known to be BMV. The proposal has a minor adverse effect on this objective.</p> <p>Term</p> <p>Permanent minor adverse effect.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
7. To conserve and enhance water quality and resources.	--	-		<p>Likely Significant Effects</p> <p>The Site is located within 50m of a watercourse or water body (Pendle Water)</p> <p>The development is may require an upgrade to water management infrastructure noting local flooding events. Overall the site is considered to have minor adverse effect on this objective.</p> <p>Term</p> <p>Minor adverse from the medium term reducing with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Development should take place away from the watercourse with sufficient drainage to prevent any increase in flood risk. Flood risk infrastructure may be required locally to reduce any potential flood risk as a result of the development.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-			<p>Likely Significant Effects</p> <p>The Site is located in Flood Zone 1. The site is subject to a high risk of flooding from surface water and groundwater.</p> <p>Term</p> <p>Minor adverse effects potentially reducing with the adoption of mitigation measures where suitable.</p> <p>Mitigation</p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development in high risk areas from flooding to be avoided. Sufficient storage capacity provided within the site to ensure that flood risk doesn't increase elsewhere.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Site specific detail to be assessed at the planning application stage.</p>

SA Objective	P294 Land north of Riverside Way, Barrowford	
	Score	Commentary on effects of the policy
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Neutral effects over the plan period.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p>Likely Significant Effects Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p>Term Uncertain effects to submission of a planning application.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p>Likely Significant Effects The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p>Term Permanent loss where developed.</p> <p>Mitigation To be determined in consultation with Lancashire County Council.</p> <p>Assumptions Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0 ? +	<p>Likely Significant Effects The site is not located within 100m of a locally designated site. It is unclear whether the Site fulfils an important role for protected species. The Site consists primarily of improved grassland. The Site located adjacent to the Green Infrastructure Network. The development has the potential to benefit this network with its investment and expansion. Overall the proposal is considered to have a likely minor positive effect on this objective.</p> <p>Term Minor positive effect from the medium to long term with the implementation of mitigation measures.</p> <p>Mitigation Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p>Likely Significant Effects The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p>Term Likely permanent neutral effects</p> <p>Mitigation None.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>

SA Objective	P294 Land north of Riverside Way, Barrowford	
	Score	Commentary on effects of the policy
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area. The Site fulfils a limited function within this LCA noting current natural features. However it is material that the wider parcel of land to the north and west (which in its current form fulfills a more significant role for the LCA than this site) will soon be developed for housing (as part of Trough Laithe). The Site will then be isolated from the wider countryside. No harm to the LCA is envisaged. The Site adjoins the built up area of Barrowford. Whilst the proposal would close the gap between Barrowford and Nelson, it must be noted that the Site is already allocated for offices with Trough Laithe strategic housing site to the north and west already closing this gap once developed. The proposal would not therefore adversely affect the local landscape or lead to the coalescence of settlements. Potential sensitivity from PROW along Pendle Water and the settlement boundary to be dealt with through mitigation measures. Overall a neutral effect is assessed based on the context provided by the Core Strategy.</p> <p><u>Term</u> Likely neutral effect in the medium to long term with mitigation.</p> <p><u>Mitigation</u> Development offset from the river and PROW. High quality design, boundary treatments, public open space and green corridors to be agreed with the Council.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>