



Ribble Valley  
Borough Council

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# HOUSING AND ECONOMIC DEVELOPMENT DPD

Updates to Sustainability Appraisal and Habitats  
Regulations Assessment

JULY 2018

## CONTACTS

**BEN TWISS**  
Environmental Consultant

Arcadis.  
401 Faraday Street  
Birchwood Park  
Warrington  
WA3 6GA  
United Kingdom

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## VERSION CONTROL

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This report dated 24 July 2018 has been prepared for Ribble Valley Borough Council (the "Client") in accordance with the terms and conditions of appointment dated 05 May 2016 (the "Appointment") between the Client and Arcadis Consulting UK ("Arcadis") for the purposes specified in the Appointment. For avoidance of doubt, no other person(s) may use or rely upon this report or its contents, and Arcadis accepts no responsibility for any such use or reliance thereon by any other third party.

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# 1 Introduction

- 1.1 Arcadis Consulting has previously produced a Sustainability Appraisal (SA) report and a Habitats Regulation Assessment (HRA) report for the emerging Housing and Economic Development Plan Document (HED DPD).
- 1.2 Since then, Ribble Valley Borough Council has identified 16 additional housing site options for consideration to help to increase the amount of buffer over and above the agreed five-year land supply of residential dwellings being brought forward through HED DPD. As a result of this, Arcadis has considered these additional allocations through the SA and HRA processes.
- 1.3 The 16 site options are as follows:
  - Site 24 - Haugh Head, Whins Lane, Read and Simonstone
  - Hammond Ground, Read
  - School Lane, Simonstone
  - Site 6 - Mellor Lane, Mellor
  - Site 8 - Willows Park Lane, Longridge
  - Site 25 - South East of Main Road, Gisburn
  - Chatburn Old Road, Chatburn
  - Site 18 - North of Ribblesdale View, Chatburn
  - Site 11 – Site of Pendleton Brook Day Centre, Clitheroe
  - Site 14 – Site of Clitheroe Joint Divisional Office, Clitheroe
  - Site 15 - Chatburn Road, Clitheroe
  - Site 13 - Highmoor Farm, Clitheroe
  - Site Devpr3 - Land off Hawthorne Place, Clitheroe
  - Site 1 - Longsight Road, Langho
  - Langho Site 1 - South of Laycocks Farm, Langho
  - Site HAL2 Wilpshire
- 1.4 Section 2 of this report provides SA assessment sheets for each of these sites to support the Council's decision-making. These have been prepared in the same way and following the same methodology as those produced for the preferred and alternative sites within the SA Report for the HED DPD.
- 1.5 Section 3 of this report provides a high-level assessment of risk for each of the options with respect to potential impacts on European Designated Nature Conservation Sites (Special Protection Areas, Special Areas of Conservation) and also Ramsar Sites. The HED DPD has been subject to HRA and this will need to be updated to reflect any additional sites added to it. Section 3 provides a preliminary review to assist the selection of further allocations.

## 2 Updated Site Assessment Sheets

<b>Site Name:</b>	Site 24 - Haugh Head, Whins Lane	<b>Existing Land-use:</b>	Agriculture
<b>Site Location:</b>	Read & Simonstone	<b>Proposed Use:</b>	Residential
<b>Site Area:</b>	0.7 ha	<b>Proposed No. Dwellings:</b>	20

SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	-	Key reason:	Site is currently greenfield and new development may attract crime.	0	M-LT	H
			Mitigation:	Incorporate secured by design principles or equivalent to proposed development.			
2	Education	++	Key reason:	Site is located within 500 m of a primary school.	++	M-LT	M
			Other info:	Site is not in proximity to a secondary school or further educational facility, but within 500 m of a frequent bus service / stop or railway station.			
3	Health	++	Key reason:	Site is located within 500 m of a play area or sports facility.	++	S-LT	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is within 1 - 4 km of a GP surgery. Site is within 500 m of an existing area of open space, and there are no known capacity issues.			
4	Housing	+	Key reason:	Site provides new homes, but less than 100 (not major beneficial).	+	ST	L
5	Access	+	Key reason:	Site is within 1 km of a local or key service centre. Site is within 1 km of a place of worship, town or village hall. Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.	+	M-LT	M
6	Economy	0	Key reason:	Site has no discernible effect on employment diversification. Site is unlikely to have a discernible effect on the variety of employment opportunity.	0	N/A	M
7	Skills and training	+	Key reason:	Site is located within 5 km of an existing further educational facility.	+	M-LT	M
8	Economic Inclusion	+	Key reason:	Site is located 1-4 km away from key employment area.	+	S-LT	L
9	Biodiversity	-	Key reason:	The extent of green infrastructure proposed is unknown at this stage - large greenfield site. Site can affect priority or protected species, as it is agricultural (e.g. breeding birds) or contains existing structures (e.g. bats). Site will reduce habitat connectivity, such as by increasing distances between habitats or agricultural areas in any direction (north-south, east-west, etc.).	0	S-MT	H
			Other info:	Site is not in close proximity to a designated nature conservation site.			
			Mitigation:	Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost or enhance nearby habitats.			
10	Landscape and Townscape	-	Key reason:	Site would result in the loss of a greenfield site or other local landscape feature.	0	S-LT	H
			Other info:	Site would have a neutral effect on townscape character assuming mitigation in place. The broad proposed design or appearance is unknown at this stage.			
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the landscape/ townscape.			
11	Cultural Heritage	0	Key reason:	Site is unlikely to have a significant impact on the historic environment.	0	S-LT	H

SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
12	Water	O	Key reason:	No water bodies within 100 m of the site. Site is not within a groundwater Source Protection Zone.	O	N/A	L
13	Soils	-	Key reason:	Site is a large greenfield site (>0.4 ha).	O	S-LT	L
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment.			
14	Climate Change	-	Key reason:	The extent of green infrastructure proposed is unknown at this stage - large greenfield site.	O	S-LT	H
			Other info:	Site located adjacent to sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Site is within EA Flood Zone 1 - low risk. Surface water flood risk is unknown at this stage.			
			Mitigation:	Incorporate green infrastructure into development design. As site contains a large amount of greenfield land, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).			
15	Air Quality	O	Key reason:	Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.	O	N/A	M
16	Energy	O	Key reason:	The potential for energy efficiency or renewable energy sources is unknown at this stage.	O	N/A	H
17	Natural Resources	-	Key reason:	Site increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.			
18	Transport	++	Key reason:	Site is within 500 m of a bus service / stop or railway station. Broadband is available in this area.	++	S-LT	M
			Other info:	Site is unlikely to have a discernible effect on levels of walking or cycling.			

<b>Site Name:</b>	Hammond Ground	<b>Existing Land-use:</b>	Agriculture
<b>Site Location:</b>	Read	<b>Proposed Use:</b>	Residential
<b>Site Area:</b>	4.10ha	<b>Proposed No. Dwellings:</b>	50

SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	-	Key reason:	Site is currently greenfield and new development may attract crime.	0	M-LT	H
			Mitigation:	Incorporate secured by design principles or equivalent to proposed development.			
2	Education	++	Key reason:	Site is located within 500 m of a primary school.	++	M-LT	M
			Other info:	Site is not in proximity to a secondary school or further educational facility, but within 500 m of a frequent bus service / stop or railway station.			
3	Health	++	Key reason:	Site is located within 500 m of a play area or sports facility.	++	S-LT	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is within 1 - 4 km of a GP surgery. Site is within 500 m of an existing area of open space, and there are no known capacity issues.			
4	Housing	+	Key reason:	Site provides new homes, but less than 100 (not major beneficial).	+	ST	L
5	Access	++	Key reason:	Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall.	++	M-LT	M
			Other info:	Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.			
6	Economy	0	Key reason:	Site has no discernible effect on employment diversification. Site is unlikely to have a discernible effect on the variety of employment opportunity.	0	N/A	M
7	Skills and training	+	Key reason:	Site is located within 5 km of an existing further educational facility.	+	M-LT	M
8	Economic Inclusion	+	Key reason:	Site is located 1-4 km away from key employment area.	+	S-LT	L
9	Biodiversity	-	Key reason:	The extent of green infrastructure proposed is unknown at this stage - large greenfield site. Site can affect priority or protected species, as it contains woodland (not including ancient woodland). Site will reduce habitat connectivity, such as by increasing distances between habitats or agricultural areas in any direction (north-south, east-west, etc.).	0	S-MT	H
			Other info:	Site is not in close proximity to a designated nature conservation site.			
			Mitigation:	Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost, or enhance nearby habitats.			
10	Landscape and Townscape	--	Key reason:	Potential for major adverse effect on landscape or views.	0	S-LT	H
			Other info:	Site would result in the loss of a greenfield site or other local landscape feature. Potential to have a moderate effect on townscape character or views. The broad proposed design or appearance is unknown at this stage.			
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the landscape/ townscape.			
11	Cultural Heritage	-	Key reason:	Site is within 300 m of a Listed Building (all grades).	0	S-LT	H



SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
			Mitigation:	<i>Ensure that design avoids potential impacts on the historic setting of any nearby heritage features and the historic landscape, or if not possible, minimises this impact. This may require a combination of building and landscape design.</i>			
12	Water	-	Key reason:	<i>Site is within 100 m of a water body, but none adjacent or within the site.</i>	O	S-MT	L
			Other info:	<i>Site is not within a groundwater Source Protection Zone.</i>			
			Mitigation:	<i>Ensure site drainage is designed to account for the flow of domestic pollutants away from the water body and to an appropriate water treatment method.</i>			
13	Soils	-	Key reason:	<i>Site is a large greenfield site (&gt;0.4 ha).</i>	O	S-LT	L
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment.</i>			
14	Climate Change	-	Key reason:	<i>The extent of green infrastructure proposed is unknown at this stage - large greenfield site.</i>	O	S-LT	H
			Other info:	<i>Site located adjacent to sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Site is within EA Flood Zone 1 - low risk. Surface water flood risk is unknown at this stage.</i>			
			Mitigation:	<i>Although site lies within FZ1, it exceeds the 1ha threshold set out by the NPPF and therefore requires a mandatory FRA and potential mitigation need for SuDS in drainage strategy. Incorporate green infrastructure into development design. As site contains a large amount of greenfield land, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).</i>			
15	Air Quality	O	Key reason:	<i>Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.</i>	O	N/A	M
			Mitigation:	<i>Encourage the use of sustainable transport and increase sustainable transport provisions/ opportunities in the local area and to key services/ amenities.</i>			
16	Energy	O	Key reason:	<i>The potential for energy efficiency or renewable energy sources is unknown at this stage.</i>	O	N/A	H
17	Natural Resources	-	Key reason:	<i>Site increases demand and use of raw materials.</i>	-	S-LT	L
			Mitigation:	<i>Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.</i>			
18	Transport	++	Key reason:	<i>Site is within 500 m of a bus service / stop or railway station. Broadband is available in this area.</i>	++	S-LT	M
			Other info:	<i>Site is unlikely to have a discernible effect on levels of walking or cycling.</i>			

<b>Site Name:</b>	School Lane	<b>Existing Land-use:</b>	Greenfield
<b>Site Location:</b>	Simonstone	<b>Proposed Use:</b>	Residential
<b>Site Area:</b>	0.5 ha	<b>Proposed No. Dwellings:</b>	13

SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	-	Key reason:	Site is currently greenfield and new development may attract crime.	0	M-LT	H
			Mitigation:	Incorporate secured by design principles or equivalent to proposed development.			
2	Education	++	Key reason:	Site is located within 500 m of a primary school.	++	M-LT	M
			Other info:	Site is not in proximity to a secondary school or further educational facility, but within 500 m of a frequent bus service / stop or railway station.			
3	Health	++	Key reason:	Site is located within 500 m of a play area or sports facility.	++	S-LT	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is within 1 - 4 km of a GP surgery. Site is within 500 m of an existing area of open space, and there are no known capacity issues.			
4	Housing	+	Key reason:	Site provides new homes, but less than 100 (not major beneficial).	+	ST	L
5	Access	++	Key reason:	Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall.	++	M-LT	M
			Other info:	Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.			
6	Economy	0	Key reason:	Site has no discernible effect on employment diversification. Site is unlikely to have a discernible effect on the variety of employment opportunity.	0	N/A	M
7	Skills and training	+	Key reason:	Site is located within 5 km of an existing further educational facility.	+	M-LT	M
8	Economic Inclusion	+	Key reason:	Site is located 1-4 km away from key employment area.	+	S-LT	L
9	Biodiversity	-	Key reason:	The extent of green infrastructure proposed is unknown at this stage - large greenfield site. Site can affect priority or protected species, as it contains woodland (not including ancient woodland). Site will reduce habitat connectivity, such as by increasing distances between habitats or agricultural areas in any direction (north-south, east-west, etc.).	0	S-MT	H
			Other info:	Site is not in close proximity to a designated nature conservation site.			
			Mitigation:	Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost, or enhance nearby habitats.			
10	Landscape and Townscape	-	Key reason:	Site would result in the loss of a greenfield site or other local landscape feature.	0	S-LT	H
			Other info:	Site would have a neutral effect on townscape character assuming mitigation in place. The broad proposed design or appearance is unknown at this stage.			
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the landscape/ townscape.			

SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
11	Cultural Heritage	-	Key reason:	Site is within 300 m of a Listed Building (all grades). Site is adjacent to a Grade II Listed Building.	0	S-LT	H
			Mitigation:	Ensure that design avoids potential impacts on the historic setting of any nearby heritage features and the historic landscape, or if not possible, minimises this impact. This may require a combination of building and landscape design.			
12	Water	0	Key reason:	No water bodies within 100 m of the site. Site is not within a groundwater Source Protection Zone.	0	N/A	L
13	Soils	-	Key reason:	Site is a large greenfield site (>0.4 ha).	0	S-LT	L
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment.			
14	Climate Change	-	Key reason:	The extent of green infrastructure proposed is unknown at this stage - large greenfield site.	0	S-LT	H
			Other info:	Site located adjacent to sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Site is within EA Flood Zone 1 - low risk. Surface water flood risk is unknown at this stage.			
			Mitigation:	Incorporate green infrastructure into development design. As site contains a large amount of greenfield land, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).			
15	Air Quality	0	Key reason:	Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.	0	N/A	M
16	Energy	0	Key reason:	The potential for energy efficiency or renewable energy sources is unknown at this stage.	0	N/A	H
17	Natural Resources	-	Key reason:	Site increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.			
18	Transport	++	Key reason:	Site is within 500 m of a bus service / stop or railway station. Broadband is available in this area.	++	S-LT	M
			Other info:	Site is unlikely to have a discernible effect on levels of walking or cycling.			

Cumulative Comments:

The activity generated by other developments within Simonstone and Read may bring about cumulative impacts on local transport routes. The large numbers of residential dwellings and employment floor space proposed will lead to a dramatic increase in the number of private cars on local roads particularly at peak times in and around Simonstone, Read and Padiham consequently an increase traffic congestion is likely to occur. It is probable that the large size of the developments will cause a significant cumulative impact on local landscape/ townscape character of Simonstone and Read through mobilisation of greenfield sites. Significant green infrastructure and sensitive design measures have been proposed in order to ensure these effects are prevented or at the very least minimised.

Cumulatively, it is likely that local emissions to air will increase due to the increasing use of private cars moving in/out of employment and residential areas. It is recommended that the Council should actively promote sustainable transport wherever possible and seek to increase sustainable transport provisions in order to help maintain or even reduce current air quality levels.

Negative cumulative effects are likely to occur on local educational and health care facilities due to the large influx of people development of this area will attract. Consideration should be given to commissioning new educational and healthcare facilities in Simonstone and Read and sustainable transport provisions should be increased to key settlements outside of Simonstone and Read in order to allow easier access to a GP surgery, primary/ secondary schools and key amenities.

The proposed employment sites are likely to bring about positive cumulative effects through contribution to the local economy and simultaneously increasing inward investment to the local area.

<b>Site Name:</b>	Site 6 - Mellor Lane	<b>Existing Land-use:</b>	Agriculture
<b>Site Location:</b>	Mellor	<b>Proposed Use:</b>	Residential
<b>Site Area:</b>	4.10 ha	<b>Proposed No. Dwellings:</b>	50

SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	-	Key reason:	Site is currently greenfield and new development may attract crime.	O	M-LT	H
			Mitigation:	Incorporate secured by design principles or equivalent to proposed development.			
2	Education	++	Key reason:	Site is located within 500 m of a primary school.	++	M-LT	M
			Other info:	Site is not in proximity to a secondary school or further educational facility, but within 500 m of a frequent bus service / stop or railway station.			
			Mitigation:	None identified / recommended at this stage.			
3	Health	++	Key reason:	Site is within 1 km of a GP surgery. Site is located within 500 m of a play area or sports facility.	++	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is within 500 m of an existing area of open space, and there are no known capacity issues.			
4	Housing	+	Key reason:	Site provides new homes, but less than 100 (not major beneficial).	+	ST	L
5	Access	++	Key reason:	Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall.	++	M-LT	M
			Other info:	Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.			
6	Economy	O	Key reason:	Site has no discernible effect on employment diversification. Site is unlikely to have a discernible effect on the variety of employment opportunity.	O	N/A	M
7	Skills and training	+	Key reason:	Site is located within 5 km of an existing further educational facility.	+	M-LT	M
8	Economic Inclusion	+	Key reason:	Site is located 1-4 km away from key employment area.	+	S-LT	L
9	Biodiversity	-	Key reason:	The extent of green infrastructure proposed is unknown at this stage - large greenfield site. Site can affect priority or protected species, as it is agricultural (e.g. breeding birds) or contains existing structures (e.g. bats). Site can affect priority or protected species, as it contains woodland (not including ancient woodland). Site will reduce habitat connectivity, such as by increasing distances between habitats or agricultural areas in any direction (north-south, east-west, etc.).	O	S-MT	H
			Other info:	Site is not in close proximity to a designated nature conservation site.			
			Mitigation:	Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost, or enhance nearby habitats.			
10	Landscape and Townscape	-	Key reason:	Site would result in the loss of a greenfield site or other local landscape feature. Potential to have a moderate effect on landscape character or views. Potential to have a moderate effect on townscape character or views.	O	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage.			
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the landscape/ townscape.			

SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
11	Cultural Heritage	-	Key reason:	Site is within 300 m of a Listed Building (all grades).	O	S-LT	H
			Mitigation:	Ensure that design avoids potential impacts on the historic setting of any nearby heritage features and the historic landscape, or if not possible, minimises this impact. This may require a combination of building and landscape design.			
12	Water	O	Key reason:	No water bodies within 100 m of the site. Site is not within a groundwater Source Protection Zone.	O	N/A	L
13	Soils	-	Key reason:	Site is a large greenfield site (>0.4 ha).	O	S-LT	L
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment.			
14	Climate Change	-	Key reason:	The extent of green infrastructure proposed is unknown at this stage - large greenfield site.	O	S-LT	H
			Other info:	Site located adjacent to sustainable transport opportunities. Site located adjacent to jobs/services. The potential for energy efficiency or renewable energy sources is unknown at this stage. Site is within EA Flood Zone 1 - low risk. Surface water flood risk is unknown at this stage.			
			Mitigation:	Although site lies within FZ1, it exceeds the 1ha threshold set out by the NPPF and therefore requires a mandatory FRA and potential mitigation need for SuDS in drainage strategy. Incorporate green infrastructure into development design. As site contains a large amount of greenfield land, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).			
15	Air Quality	O	Key reason:	Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.	O	N/A	M
16	Energy	O	Key reason:	The potential for energy efficiency or renewable energy sources is unknown at this stage.	O	N/A	H
17	Natural Resources	-	Key reason:	Site increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.			
18	Transport	-	Key reason:	Site would adversely affect an existing active transport facility, such as via diversion of a PROW.	++	S-MT	L
			Other info:	Site is within 500 m of a bus service / stop or railway station. Broadband is available in this area.			
			Mitigation:	Agree PROW diversion order with Lancashire County Council. Aim to avoid, or if not possible minimise, lengthening PROW route. Aim to retain connectivity of PROW throughout construction and permanently for operation.			

Cumulative Comments:

The activity generated by other developments within Mellor and surrounding settlements may bring about cumulative impacts on local transport routes and in particular on the A59. The increase in residential dwellings and proposed employment site will lead to an increase in the number of private cars on local roads particularly at peak times in and around Balderstone, Mellor and Osbaldeston consequently an increase in traffic congestion is likely to occur. It is probable that the large size of the developments will cause a cumulative impact on local landscape/ townscape character of Balderstone, Mellor and Osbaldeston through mobilisation of greenfield sites. Significant green infrastructure and sensitive design measures have been proposed in order to ensure these effects are prevented or at the very least minimised.

Cumulatively, it is likely that local emissions to air will increase due to the increasing use of private cars moving in/out of employment and residential areas. It is recommended that the Council should actively promote sustainable transport wherever possible and seek to increase sustainable transport provisions in order to help maintain or even reduce current air quality levels.

Negative cumulative effects are likely to occur on local educational and health care facilities due to the large influx of people development of this area will attract. Consideration should be given to commissioning new educational and healthcare facilities in at least one of the areas identified and sustainable transport provisions should be increased to key settlements outside of Balderstone, Mellor and Osbaldeston in order to allow easier access to a GP surgery, primary/ secondary schools and key amenities.

<b>Site Name:</b>	Site 8 - Willows Park Lane	<b>Existing Land-use:</b>	Agriculture
<b>Site Location:</b>	Longridge	<b>Proposed Use:</b>	Residential
<b>Site Area:</b>	2.70 ha	<b>Proposed No. Dwellings</b>	75

SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	-	Key reason:	Site is currently greenfield and new development may attract crime.	O	M- LT	H
			Mitigation:	Incorporate secured by design principles or equivalent to proposed development.			
2	Education	++	Key reason:	Site is located within 1 km of a secondary school or other further educational facility.	++	M- LT	M
			Other info:	Site is located within 1 km of a primary school.			
3	Health	++	Key reason:	Site is within 1 km of a GP surgery. Site is located within 500 m of a play area or sports facility.	++	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is within 500 m of an existing area of open space, and there are no known capacity issues.			
4	Housing	+	Key reason:	Site provides new homes, but less than 100 (not major beneficial).	+	ST	L
5	Access	++	Key reason:	Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall.	++	M- LT	M
			Other info:	Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.			
6	Economy	O	Key reason:	Site has no discernible effect on employment diversification. Site is unlikely to have a discernible effect on the variety of employment opportunity.	O	N/A	M
7	Skills and training	+	Key reason:	Site is located within 5 km of an existing further educational facility.	+	M- LT	M
8	Economic Inclusion	++	Key reason:	Site is located within 1 km of key employment area.	++	S- LT	L
9	Biodiversity	-	Key reason:	The extent of green infrastructure proposed is unknown at this stage - large greenfield site. Site can affect priority or protected species, as it is agricultural (e.g. breeding birds) or contains existing structures (e.g. bats).	O	S- MT	H
			Other info:	Site is located within 500 m of the countryside or open coast. Site is not in close proximity to a designated nature conservation site. Site is unlikely to affect habitat connectivity significantly.			
			Mitigation:	Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost or enhance nearby habitats.			
10	Landscape and Townscape	-	Key reason:	Site would result in the loss of a greenfield site or other local landscape feature. Potential to have a moderate effect on landscape character or views. Potential to have a moderate effect on townscape character or views.	O	S- LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage.			
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the landscape/ townscape.			
11	Cultural Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	S- LT	H



SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
			Mitigation:	<i>None identified / recommended at this stage.</i>			
12	Water	--	Key reason:	<i>Site is adjacent to a water body.</i>	O	S-MT	L
			Other info:	<i>Site is not within a groundwater Source Protection Zone.</i>			
			Mitigation:	<i>Ensure site drainage is designed to account for the flow of domestic pollutants away from the water body and to an appropriate water treatment method.</i>			
13	Soils	-	Key reason:	<i>Site is a large greenfield site (&gt;0.4 ha).</i>	O	S-LT	L
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment.</i>			
14	Climate Change	-	Key reason:	<i>The extent of green infrastructure proposed is unknown at this stage - large greenfield site.</i>	O	S-LT	H
			Other info:	<i>Site located within 1 km of sustainable transport opportunities. Site located within 1 km of jobs/services. The potential for energy efficiency or renewable energy sources is unknown at this stage. Site is within EA Flood Zone 1 - low risk. Surface water flood risk is unknown at this stage.</i>			
			Mitigation:	<i>Although site lies within FZ1, it exceeds the 1ha threshold set out by the NPPF and therefore requires a mandatory FRA and potential mitigation need for SuDS in drainage strategy. Incorporate green infrastructure into development design. As site contains a large amount of greenfield land, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).</i>			
15	Air Quality	O	Key reason:	<i>Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.</i>	O	N/A	M
16	Energy	O	Key reason:	<i>The potential for energy efficiency or renewable energy sources is unknown at this stage.</i>	O	N/A	H
17	Natural Resources	-	Key reason:	<i>Site increases demand and use of raw materials.</i>	-	S-LT	L
			Mitigation:	<i>Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.</i>			
18	Transport	++	Key reason:	<i>Site is within 500 m of a bus service / stop or railway station. Broadband is available in this area.</i>	++	S-LT	M
			Other info:	<i>Site is unlikely to have a discernible effect on levels of walking or cycling.</i>			

Cumulative Comments:

The activity generated by other developments within Longridge may bring about cumulative impacts on local transport routes. The large numbers of residential dwellings and employment floor space proposed will lead to a dramatic increase in the number of private cars on local roads particularly at peak times in and around central Longridge consequently a significant increase traffic congestion is likely to occur. It is probable that the large size of the developments will cause a significant cumulative impact on local landscape/ townscape character of Longridge through substantial mobilisation of greenfield sites. Significant green infrastructure and sensitive design measures have been proposed in order to ensure these effects are prevented or at the very least minimised.

Cumulatively, it is likely that local emissions to air will increase due to the increasing use of private cars moving in/out of employment and residential areas. It is recommended that the Council should actively promote sustainable transport wherever possible and seek to increase sustainable transport provisions in order to help maintain or even reduce current air quality levels.

Negative cumulative effects are likely to occur on local educational and health care facilities due to the large influx of people development of this area will attract. Consideration should be given to commissioning new educational and healthcare facilities in Longridge and sustainable transport provisions should be increased to key settlements outside of Longridge in order to allow easier access to a GP surgery, primary/ secondary schools and key amenities.

The proposed employment sites are likely to bring about positive cumulative effects through contribution to the local economy and simultaneously increasing inward investment to the local area.

<b>Site Name:</b>	Site 25 - South East of Main Road	<b>Existing Land-use:</b>	Agriculture
<b>Site Location:</b>	Gisburn	<b>Proposed Use:</b>	Residential
<b>Site Area:</b>	1.8 ha	<b>Proposed No. Dwellings:</b>	50

SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	-	Key reason:	Site is currently greenfield and new development may attract crime.	O	M-LT	H
			Mitigation:	Incorporate secured by design principles or equivalent to proposed development.			
2	Education	++	Key reason:	Site is located within 500 m of a primary school.	++	M-LT	M
			Other info:	Site is not in proximity to a secondary school or further educational facility, but within 500 m of a frequent bus service / stop or railway station.			
3	Health	-	Key reason:	Site is located more than 4 km from a GP surgery.	O	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is located within 500 m of a play area or sports facility. Site is located in close proximity to or within the AONB so ready access to outdoor activity is likely. Site is within 500 m of an existing area of open space, and there are no known capacity issues.			
			Mitigation:	Consider commissioning new healthcare facility in the local area and strengthen sustainable transport provisions to nearest GP surgery.			
4	Housing	+	Key reason:	Site provides new homes, but less than 100 (not major beneficial).	+	ST	L
5	Access	++	Key reason:	Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall.	++	M-LT	M
			Other info:	Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.			
6	Economy	O	Key reason:	Site has no discernible effect on employment diversification. Site is unlikely to have a discernible effect on the variety of employment opportunity.	O	N/A	M
7	Skills and training	O	Key reason:	Site is unlikely to have a discernible effect on developing skills and training.	O	N/A	M
8	Economic Inclusion	O	Key reason:	Site is unlikely to have a discernible effect on access to jobs.	O	N/A	L
9	Biodiversity	-	Key reason:	The extent of green infrastructure proposed is unknown at this stage - large greenfield site. Site can affect priority or protected species, as it is agricultural (e.g. breeding birds) or contains existing structures (e.g. bats).	O	S-MT	H
			Other info:	Site is not in close proximity to a designated nature conservation site. Site is unlikely to affect habitat connectivity significantly.			
			Mitigation:	Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost, or enhance nearby habitats.			
10	Landscape and Townscape	--	Key reason:	Potential for adverse effects on townscape or views in a Conservation Area..	O	S-LT	H
			Other info:	Site would result in the loss of a greenfield site or other local landscape feature. The broad proposed design or appearance is unknown at this stage.			

SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the landscape/ townscape.</i>			
11	Cultural Heritage	--	Key reason:	<i>Site is within or adjacent to a Conservation Area.</i>	O	S-LT	H
			Other info:	<i>Site is within 300 m of a Listed Building (all grades). Site is within 300 m of a Registered Park / Garden.</i>			
			Mitigation:	<i>Ensure that design avoids potential impacts on the historic setting of any nearby heritage features and the historic landscape, or if not possible, minimises this impact. This may require a combination of building and landscape design.</i>			
12	Water	--	Key reason:	<i>Site is adjacent to a water body.</i>	O	S-MT	L
			Other info:	<i>Site is not within a groundwater Source Protection Zone.</i>			
			Mitigation:	<i>Ensure site drainage is designed to account for the flow of domestic pollutants away from the water body and to an appropriate water treatment method.</i>			
13	Soils	-	Key reason:	<i>Site is a large greenfield site (&gt;0.4 ha).</i>	O	S-LT	L
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment.</i>			
14	Climate Change	-	Key reason:	<i>The extent of green infrastructure proposed is unknown at this stage - large greenfield site.</i>	O	S-LT	H
			Other info:	<i>Site located adjacent to sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Site is within EA Flood Zone 1 - low risk. Surface water flood risk is unknown at this stage.</i>			
			Mitigation:	<i>Incorporate green infrastructure into development design. As site contains a large amount of greenfield land, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).</i>			
15	Air Quality	O	Key reason:	<i>Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.</i>	O	N/A	M
16	Energy	O	Key reason:	<i>The potential for energy efficiency or renewable energy sources is unknown at this stage.</i>	O	N/A	H
17	Natural Resources	-	Key reason:	<i>Site increases demand and use of raw materials.</i>	-	S-LT	L
18	Transport	++	Key reason:	<i>Site is within 500 m of a bus service / stop or railway station. Broadband is available in this area.</i>	++	S-LT	M
			Other info:	<i>Site is unlikely to have a discernible effect on levels of walking or cycling.</i>			

**Cumulative Comments:**

In conjunction with other predetermined committed sites it is unlikely that any significant cumulative effects will occur in Gisburn.

<b>Site Name:</b> Chatburn Old Road		<b>Existing Land-use:</b> Agriculture					
<b>Site Location:</b> Chatburn		<b>Proposed Use:</b> Residential					
<b>Site Area:</b> 1.7 ha		<b>Proposed No. Dwellings:</b> 45					
SA Objective Topics (See list and sub-objectives)	Score	Supporting Information		Residual Score	Timing	Uncertainty	
1	Crime	-	Key reason:	Site is currently greenfield and new development may attract crime.	O	M-LT	H
			Mitigation:	Incorporate secured by design principles or equivalent to proposed development.			
2	Education	++	Key reason:	Site is located within 500 m of a primary school.	++	M-LT	M
			Other info:	Site is not in proximity to a secondary school or further educational facility, but within 500 m of a frequent bus service / stop or railway station.			
3	Health	-	Key reason:	Site would adversely affect an existing active transport facility, such as via diversion of a PROW.	+	S-LT	L
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is within 1 - 4 km of a GP surgery. Site is located within 500 m of a play area or sports facility. Site is located in close proximity to or within the AONB so ready access to outdoor activity is likely. Site is within 500 m of an existing area of open space, and there are no known capacity issues.			
			Mitigation:	Agree PROW diversion order with Lancashire County Council. Aim to avoid, or if not possible minimise, lengthening PROW route. Aim to retain connectivity of PROW throughout construction and permanently for operation.			
4	Housing	+	Key reason:	Site provides new homes, but less than 100 (not major beneficial).	+	ST	L
5	Access	++	Key reason:	Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall.	++	M-LT	M
			Other info:	Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.			
6	Economy	O	Key reason:	Site has no discernible effect on employment diversification. Site is unlikely to have a discernible effect on the variety of employment opportunity.	O	N/A	M
7	Skills and training	O	Key reason:	Site is unlikely to have a discernible effect on developing skills and training.	O	N/A	M
8	Economic Inclusion	+	Key reason:	Site is located 1-4 km away from key employment area.	+	S-LT	L
9	Biodiversity	-	Key reason:	Site is assessed as having minor negative effects on designated nature conservation sites. The extent of green infrastructure proposed is unknown at this stage - large greenfield site. Site has potential to affect priority or protected species, as it contains woodland (not including ancient woodland). Site will reduce habitat connectivity, such as by increasing distances between habitats or agricultural areas in any direction (north-south, east-west, etc.).	O	S-MT	H
			Other info:	Site is not in close proximity to a designated nature conservation site.			
			Mitigation:	Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost, or enhance nearby habitats.			
10	Landscape and Townscape	--	Key reason:	Potential for adverse effects on townscape or views in a Conservation Area.	O	S-LT	H
			Other info:	Site would result in the loss of a greenfield site or other local landscape feature. Potential to have a moderate effect on landscape character or views. The broad proposed design or appearance is unknown at this stage.			

SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
			Mitigation:	<i>Incorporate green infrastructure into development design. As site contains a large amount of greenfield land, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the landscape/ townscape.</i>			
11	Cultural Heritage	--	Key reason:	<i>Site is within or adjacent to a Conservation Area.</i>	O	S-LT	H
			Other info:	<i>Site is within 300 m of a Listed Building (all grades).</i>			
			Mitigation:	<i>Ensure that design avoids potential impacts on the historic setting of any nearby heritage features and the historic landscape, or if not possible, minimises this impact. This may require a combination of building and landscape design.</i>			
12	Water	-	Key reason:	<i>Site is within 100 m of a water body, but none adjacent or within the site.</i>	O	S-MT	L
			Other info:	<i>Site is not within a groundwater Source Protection Zone.</i>			
			Mitigation:	<i>Ensure site drainage is designed to account for the flow of domestic pollutants away from the water body and to an appropriate water treatment method.</i>			
13	Soils	-	Key reason:	<i>Site is a large greenfield site (&gt;0.4 ha).</i>	O	S-LT	L
			Mitigation:	<i>Incorporate green infrastructure into development design. As site contains a large amount of greenfield land, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment.</i>			
14	Climate Change	-	Key reason:	<i>The extent of green infrastructure proposed is unknown at this stage - large greenfield site.</i>	O	S-LT	H
			Other info:	<i>Site located within 1 km of sustainable transport opportunities. Site located within 1 km of jobs/services. The potential for energy efficiency or renewable energy sources is unknown at this stage. Site is within EA Flood Zone 1 - low risk. Surface water flood risk is unknown at this stage.</i>			
			Mitigation:	<i>Although site lies within FZ1, it exceeds the 1ha threshold set out by the NPPF and therefore requires a mandatory FRA and potential mitigation need for SuDS in drainage strategy. Incorporate green infrastructure into development design. As site contains a large amount of greenfield land, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).</i>			
15	Air Quality	O	Key reason:	<i>Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.</i>	O	N/A	M
16	Energy	O	Key reason:	<i>The potential for energy efficiency or renewable energy sources is unknown at this stage.</i>	O	N/A	H
17	Natural Resources	-	Key reason:	<i>Site increases demand and use of raw materials.</i>	-	S-LT	L
			Mitigation:	<i>Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.</i>			
18	Transport	-	Key reason:	<i>Site would adversely affect an existing active transport facility, such as via diversion of a PROW.</i>	++	S-MT	L
			Other info:	<i>Site is within 500 m of a bus service / stop or railway station. Broadband is available in this area.</i>			
			Mitigation:	<i>Agree PROW diversion order with Lancashire County Council. Aim to avoid, or if not possible minimise, lengthening PROW route. Aim to retain connectivity of PROW throughout construction and permanently for operation.</i>			

<b>Site Name:</b>	Site 18 - North of Ribblesdale View	<b>Existing Land-use:</b>	Agriculture
<b>Site Location:</b>	Chatburn	<b>Proposed Use:</b>	Residential
<b>Site Area:</b>	0.7 ha	<b>Proposed No. Dwellings:</b>	18

SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	-	Key reason:	Site is currently greenfield and new development may attract crime.	0	M-LT	H
			Mitigation:	Incorporate secured by design principles or equivalent to proposed development.			
2	Education	++	Key reason:	Site is located within 500 m of a primary school.	++	M-LT	M
			Other info:	Site is not in proximity to a secondary school or further educational facility, but within 500 m of a frequent bus service / stop or railway station.			
3	Health	++	Key reason:	Site is located within 500 m of a play area or sports facility.	++	S-LT	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is within 1 - 4 km of a GP surgery. Site is located in close proximity to or within the AONB so ready access to outdoor activity is likely. Site is within 500 m of an existing area of open space, and there are no known capacity issues.			
4	Housing	+	Key reason:	Site provides new homes, but less than 100 (not major beneficial).	+	ST	L
5	Access	++	Key reason:	Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall.	++	M-LT	M
			Other info:	Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.			
6	Economy	0	Key reason:	Site has no discernible effect on employment diversification. Site is unlikely to have a discernible effect on the variety of employment opportunity.	0	N/A	M
7	Skills and training	0	Key reason:	Site is unlikely to have a discernible effect on developing skills and training.	0	N/A	M
8	Economic Inclusion	+	Key reason:	Site is located 1-4 km away from key employment area.	+	S-LT	L
9	Biodiversity	--	Key reason:	Site will sever the connection between two areas of habitat, with no alternative linkage or path around the site.	0	S-LT	M
			Other info:	Site is assessed as having minor negative effects on designated nature conservation sites. Site is located within 500 m of a designated nature conservation site. The extent of green infrastructure proposed is unknown at this stage - large greenfield site. Within 500m of a SSSI (not adjacent). Site can affect priority or protected species, as it is agricultural (e.g. breeding birds) or contains existing structures (e.g. bats).			
			Mitigation:	Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost, or enhance nearby habitats.			
10	Landscape and Townscape	--	Key reason:	Potential for adverse effect on landscape or views in a Conservation Area. Potential for adverse effects on townscape or views in a Conservation Area.	0	S-LT	H
			Other info:	Site would result in the loss of a greenfield site or other local landscape feature. The broad proposed design or appearance is unknown at this stage.			
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the landscape/ townscape.			

SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
11	Cultural Heritage	--	Key reason:	Site is within or adjacent to a Conservation Area.	O	S-LT	H
			Other info:	Site is within 300 m of a Listed Building (all grades).			
			Mitigation:	Ensure that design avoids potential impacts on the historic setting of any nearby heritage features and the historic landscape, or if not possible, minimises this impact. This may require a combination of building and landscape design.			
12	Water	-	Key reason:	Site is within 100 m of a water body, but none adjacent or within the site.	O	S-MT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Ensure site drainage is designed to account for the flow of domestic pollutants away from the water body and to an appropriate water treatment method.			
13	Soils	-	Key reason:	Site is a large greenfield site (>0.4 ha).	O	S-LT	L
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment.			
14	Climate Change	-	Key reason:	The extent of green infrastructure proposed is unknown at this stage - large greenfield site.	O	S-LT	H
			Other info:	Site located within 1 km of sustainable transport opportunities. Site located within 1 km of jobs/services. The potential for energy efficiency or renewable energy sources is unknown at this stage. Site is within EA Flood Zone 1 - low risk. Surface water flood risk is unknown at this stage.			
			Mitigation:	Incorporate green infrastructure into development design. As site contains a large amount of greenfield land, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).			
15	Air Quality	O	Key reason:	Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.	O	N/A	M
16	Energy	O	Key reason:	The potential for energy efficiency or renewable energy sources is unknown at this stage.	O	N/A	H
17	Natural Resources	-	Key reason:	Site increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.			
18	Transport	++	Key reason:	Site is within 500 m of a bus service / stop or railway station. Broadband is available in this area.	++	S-LT	M
			Other info:	Site is unlikely to have a discernible effect on levels of walking or cycling.			



<b>Site Name:</b>	Site 11 – Site of Pendleton Brook Day Centre	<b>Existing Land-use:</b>	Vacant building
<b>Site Location:</b>	Clitheroe	<b>Proposed Use:</b>	Residential
<b>Site Area:</b>	0.47 ha	<b>Proposed No. Dwellings</b>	11

SA Objective Topics (See list and sub-objectives)	Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	O	Key reason: Site is unlikely to have a discernible effect on levels of crime.	O	N/A	M
2	Education	++	Key reason: Site is located within 1 km of a secondary school or other further educational facility.	++	M-LT	M
			Other info: Site is located within 1 km of a primary school.			
3	Health	++	Key reason: Site is located within 500 m of a play area or sports facility.	++	S-LT	M
			Other info: Site is unlikely to have a discernible effect on health inequalities. Site is within 1 - 4 km of a GP surgery. Site is within 500 m of an existing area of open space, and there are no known capacity issues.			
4	Housing	+	Key reason: Site provides new homes, but less than 100 (not major beneficial).	+	ST	L
5	Access	++	Key reason: Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall.	++	M-LT	M
			Other info: Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.			
6	Economy	O	Key reason: Site has no discernible effect on employment diversification. Site is unlikely to have a discernible effect on the variety of employment opportunity.	O	N/A	M
7	Skills and training	+	Key reason: Site is located within 5 km of an existing further educational facility.	+	M-LT	M
8	Economic Inclusion	++	Key reason: Site is located within 1 km of key employment area.	++	S-LT	L
9	Biodiversity	-	Key reason: Site can affect priority or protected species, as it is agricultural (e.g. breeding birds) or contains existing structures (e.g. bats).	O	S-MT	H
			Other info: Site is located within 500 m of the countryside or open coast. The extent of green infrastructure proposed is unknown at this stage - brownfield site. Site is not in close proximity to a designated nature conservation site. Site is unlikely to affect habitat connectivity significantly.			
			Mitigation: Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost or enhance nearby habitats.			
10	Landscape and Townscape	+	Key reason: Site would result in the redevelopment of a derelict brownfield site with opportunities to improve local landscape character. Site would result in the redevelopment of a derelict urban brownfield site with opportunities to improve local townscape character.	+	S-LT	H
			Other info: The broad proposed design or appearance is unknown at this stage.			
11	Cultural Heritage	-	Key reason: Site is within 300 m of a Listed Building.	O	S-LT	H
			Mitigation: Ensure that design avoids potential impacts on the historic setting of any nearby heritage features and the historic landscape, or if not possible, minimises this impact. This may require a combination of building and landscape design.			
12	Water	-	Key reason: Site is within 100 m of a water body, but none adjacent or within the site.	O	S-MT	L

SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Ensure site drainage is designed to account for the flow of domestic pollutants away from the water body and to an appropriate water treatment method.			
13	Soils	+	Key reason:	Site is on brownfield land.	+	S-LT	L
			Mitigation:	If previous land use presents a high potential of contaminated land undertake the necessary ground surveys to rule out or remediate contaminated land.			
14	Climate Change	+	Key reason:	Site located within 1 km of sustainable transport opportunities. Site located within 1 km of jobs/services.	+	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. The extent of green infrastructure proposed is unknown at this stage - brownfield site. Site is within EA Flood Zone 1 - low risk. Surface water flood risk is unknown at this stage.			
			Mitigation:	Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).			
15	Air Quality	0	Key reason:	Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.	0	N/A	M
16	Energy	0	Key reason:	The potential for energy efficiency or renewable energy sources is unknown at this stage.	0	N/A	H
17	Natural Resources	-	Key reason:	Site increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.			
18	Transport	++	Key reason:	Site is within 500 m of a bus service / stop or railway station. Broadband is available in this area.	++	S-LT	M
			Other info:	Site is unlikely to have a discernible effect on levels of walking or cycling.			

<b>Site Name:</b>	Site 14 – Site of Clitheroe Joint Divisional Office	<b>Existing Land-use:</b>	Vacant office
<b>Site Location:</b>	Clitheroe	<b>Proposed Use:</b>	Residential
<b>Site Area:</b>	0.36 ha	<b>Proposed No. Dwellings</b>	11

SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	M
2	Education	++	Key reason:	Site is located within 1 km of a secondary school or other further educational facility.	++	M-LT	M
			Other info:	Site is located within 1 km of a primary school.			
3	Health	++	Key reason:	Site is within 1 km of a GP surgery. Site is located within 500 m of a play area or sports facility.	++	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is within 500 m of an existing area of open space, and there are no known capacity issues.			
4	Housing	+	Key reason:	Site provides new homes, but less than 100 (not major beneficial).	+	ST	L
5	Access	++	Key reason:	Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall.	++	M-LT	M
			Other info:	Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.			
6	Economy	-	Key reason:	Site may lead to the loss of an existing employment site.	O	N/A	M
			Mitigation:	Ensure new employment site is commissioned in an alternative location to offset loss of employment facilities.			
7	Skills and training	+	Key reason:	Site is located within 5 km of an existing further educational facility.	+	M-LT	M
8	Economic Inclusion	++	Key reason:	Site is located within 1 km of key employment area.	++	S-LT	L
9	Biodiversity	-	Key reason:	Within 500m of an LNR (not adjacent). Within 500m of a SSSI (not adjacent). Site can affect priority or protected species, as it is agricultural (e.g. breeding birds) or contains existing structures (e.g. bats).	O	S-MT	H
			Other info:	Site is located within 500 m of the countryside or open coast. The extent of green infrastructure proposed is unknown at this stage - brownfield site. Site is unlikely to affect habitat connectivity significantly.			
			Mitigation:	Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost, or enhance nearby habitats.			
10	Landscape and Townscape	+	Key reason:	Site would result in the redevelopment of a derelict brownfield site with opportunities to improve local landscape character. Site would result in the redevelopment of a derelict urban brownfield site with opportunities to improve local townscape character.	+	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage.			
11	Cultural Heritage	-	Key reason:	Site is within 300 m of a Listed Building (all grades).	O	S-LT	H
			Mitigation:	Ensure that design avoids potential impacts on the historic setting of any nearby heritage features and the historic landscape, or if not possible, minimises this impact. This may require a combination of building and landscape design.			
12	Water	O	Key reason:	No water bodies within 100 m of the site. Site is not within a groundwater Source Protection Zone.	O	N/A	L

SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
13	Soils	+	Key reason:	Site is on brownfield land.	+	S-LT	L
			Mitigation:	If previous land use presents a high potential of contaminated land undertake the necessary ground surveys to rule out or remediate contaminated land.			
14	Climate Change	++	Key reason:	Site located adjacent to sustainable transport opportunities. Site located adjacent to jobs/services.	++	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. The extent of green infrastructure proposed is unknown at this stage - brownfield site. Site is within EA Flood Zone 1 - low risk. Surface water flood risk is unknown at this stage.			
			Mitigation:	Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).			
15	Air Quality	0	Key reason:	Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.	0	N/A	M
16	Energy	0	Key reason:	The potential for energy efficiency or renewable energy sources is unknown at this stage.	0	N/A	H
17	Natural Resources	-	Key reason:	Site increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.			
18	Transport	++	Key reason:	Site is within 500 m of a bus service / stop or railway station. Broadband is available in this area.	++	S-LT	M
			Other info:	Site is unlikely to have a discernible effect on levels of walking or cycling.			

<b>Site Name:</b>	Site 15 - Chatburn Road	<b>Existing Land-use:</b>	Agriculture
<b>Site Location:</b>	Clitheroe	<b>Proposed Use:</b>	Residential
<b>Site Area:</b>	3.56 ha	<b>Proposed No. Dwellings:</b>	40

SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	-	Key reason:	Site is currently greenfield and new development may attract crime.	0	M-LT	H
			Mitigation:	Incorporate secured by design principles or equivalent to proposed development.			
2	Education	++	Key reason:	Site is located within 500 m of a primary school. Site is located within 1 km of a secondary school or other further educational facility.	++	M-LT	M
3	Health	++	Key reason:	Site is within 1 km of a GP surgery. Site is located within 500 m of a play area or sports facility.	++	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is within 500 m of an existing area of open space, and there are no known capacity issues.			
4	Housing	+	Key reason:	Site provides new homes, but less than 100 (not major beneficial).	+	ST	L
5	Access	++	Key reason:	Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall.	++	M-LT	M
			Other info:	Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.			
6	Economy	0	Key reason:	Site has no discernible effect on employment diversification. Site is unlikely to have a discernible effect on the variety of employment opportunity.	0	N/A	M
7	Skills and training	+	Key reason:	Site is located within 5 km of an existing further educational facility.	+	M-LT	M
8	Economic Inclusion	++	Key reason:	Site is located within 1 km of key employment area.	++	S-LT	L
9	Biodiversity	--	Key reason:	Site will sever the connection between two areas of habitat, with no alternative linkage or path around the site.	0	S-LT	M
			Other info:	The extent of green infrastructure proposed is unknown at this stage - large greenfield site. Within 500m of an LNR (not adjacent). Within 500m of a SSSI (not adjacent). Site can affect priority or protected species, as it is agricultural (e.g. breeding birds) or contains existing structures (e.g. bats).			
			Mitigation:	Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost or enhance nearby habitats.			
10	Landscape and Townscape	-	Key reason:	Site would result in the loss of a greenfield site or other local landscape feature. Potential to have a moderate effect on landscape character or views. Potential to have a moderate effect on townscape character or views.	0	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage.			
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the landscape/ townscape.			
11	Cultural Heritage	0	Key reason:	Site is unlikely to have a significant impact on the historic environment.	0	S-LT	H
12	Water	--	Key reason:	There are water bodies within the site. Site is adjacent to a water body.	0	S-MT	L

SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
		-	Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Ensure site drainage is designed to account for the flow of domestic pollutants away from the water body and to an appropriate water treatment method.			
13	Soils	-	Key reason:	Site is a large greenfield site (>0.4 ha).	O	S-LT	L
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment.			
14	Climate Change	--	Key reason:	Site is within EA Flood Zone 3 - high risk.	-	S-LT	M
			Other info:	Site located adjacent to sustainable transport opportunities. Site located within 1 km of jobs/services. The potential for energy efficiency or renewable energy sources is unknown at this stage. The extent of green infrastructure proposed is unknown at this stage - large greenfield site. Site is within EA Flood Zone 2 - moderate risk. Surface water flood risk is unknown at this stage.			
			Mitigation:	Given scale of site, FRA will be required and potential mitigation need for SuDS in drainage strategy. Incorporate green infrastructure into development design. As site contains a large amount of greenfield land, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).			
15	Air Quality	-	Key reason:	Site has potential to moderately increase emissions to air	O	M-LT	M
			Mitigation:	Encourage the use of sustainable transport and increase sustainable transport provisions/opportunities in the local area and to key services/ amenities.			
16	Energy	O	Key reason:	The potential for energy efficiency or renewable energy sources is unknown at this stage.	O	N/A	H
17	Natural Resources	-	Key reason:	Site increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.			
18	Transport	++	Key reason:	Site is within 500 m of a bus service / stop or railway station. Broadband is available in this area.	++	S-LT	M
			Other info:	Site is unlikely to have a discernible effect on levels of walking or cycling.			

<b>Site Name:</b>	Site 13 - Highmoor Farm	<b>Existing Land-use:</b>	Agriculture
<b>Site Location:</b>	Clitheroe	<b>Proposed Use:</b>	Residential
<b>Site Area:</b>	5 ha	<b>Proposed No. Dwellings:</b>	100

SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	-	Key reason:	Site is currently greenfield and new development may attract crime.	O	M-LT	H
			Mitigation:	Incorporate secured by design principles or equivalent to proposed development.			
2	Education	++	Key reason:	Site is located within 500 m of a primary school. Site is located within 1 km of a secondary school or other further educational facility.	++	M-LT	M
3	Health	++	Key reason:	Site is within 1 km of a GP surgery. Site is located within 500 m of a play area or sports facility.	++	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is within 500 m of an existing area of open space, and there are no known capacity issues.			
4	Housing	++	Key reason:	Site provides over 100 new homes, including for a range of needs (e.g. affordable, social housing etc.).	++	ST	L
5	Access	++	Key reason:	Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall.	++	M-LT	M
			Other info:	Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.			
6	Economy	O	Key reason:	Site has no discernible effect on employment diversification. Site is unlikely to have a discernible effect on the variety of employment opportunity.	O	N/A	M
7	Skills and training	+	Key reason:	Site is located within 5 km of an existing further educational facility.	+	M-LT	M
8	Economic Inclusion	++	Key reason:	Site is located within 1 km of key employment area.	++	S-LT	L
9	Biodiversity	-	Key reason:	The extent of green infrastructure proposed is unknown at this stage - large greenfield site. Within 500m of an LNR (not adjacent). Within 500m of a SSSI (not adjacent). Site can affect priority or protected species, as it is agricultural (e.g. breeding birds) or contains existing structures (e.g. bats). Site can affect priority or protected species, as it contains woodland (not including ancient woodland). Site will reduce habitat connectivity, such as by increasing distances between habitats or agricultural areas in any direction (north-south, east-west, etc.).	O	S-MT	H
			Other info:	Site is located within 500 m of the countryside or open coast.			
			Mitigation:	Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost, or enhance nearby habitats.			
10	Landscape and Townscape	--	Key reason:	Potential for major adverse effect on landscape or views. Potential for major adverse effect on townscape or views.	O	S-LT	H
			Other info:	Site would result in the loss of a greenfield site or other local landscape feature. The broad proposed design or appearance is unknown at this stage.			
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the landscape/ townscape.			

SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
11	Cultural Heritage	0	Key reason:	Site is unlikely to have a significant impact on the historic environment.	0	S-LT	H
12	Water	-	Key reason:	Site is within 100 m of a water body, but none adjacent or within the site.	0	S-MT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Ensure site drainage is designed to account for the flow of domestic pollutants away from the water body and to an appropriate water treatment method.			
13	Soils	-	Key reason:	Site is a large greenfield site (>0.4 ha).	0	S-LT	L
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment.			
14	Climate Change	-	Key reason:	The extent of green infrastructure proposed is unknown at this stage - large greenfield site. Site is within EA Flood Zone 2 - moderate risk.	0	S-LT	H
			Other info:	Site located adjacent to sustainable transport opportunities. Site located adjacent to jobs/services. The potential for energy efficiency or renewable energy sources is unknown at this stage. Surface water flood risk is unknown at this stage.			
			Mitigation:	Given scale of site, FRA will be required and potential mitigation need for SuDS in drainage strategy. Incorporate green infrastructure into development design. As site contains a large amount of greenfield land, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).			
15	Air Quality	-	Key reason:	Site has potential to moderately increase emissions to air	0	M-LT	M
			Mitigation:	Encourage the use of sustainable transport and increase sustainable transport provisions/opportunities in the local area and to key services/amenities.			
16	Energy	0	Key reason:	The potential for energy efficiency or renewable energy sources is unknown at this stage.	0	N/A	H
17	Natural Resources	-	Key reason:	Site increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.			
18	Transport	-	Key reason:	Site would adversely affect an existing active transport facility, such as via diversion of a PROW.	++	S-MT	L
			Other info:	Site is within 500 m of a bus service / stop or railway station. Broadband is available in this area.			
			Mitigation:	Agree PROW diversion order with Lancashire County Council. Aim to avoid, or if not possible minimise, lengthening PROW route. Aim to retain connectivity of PROW throughout construction and permanently for operation.			



<b>Site Name and Ref</b>	Site Devpr3 - Land off Hawthorne Place	<b>Existing Land-use:</b>	Agricultural
<b>Site Location:</b>	Clitheroe	<b>Proposed Use:</b>	Residential
<b>Site Area:</b>	1.6 ha	<b>Proposed No. Dwellings</b>	40

SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	-	Key reason:	Site is currently greenfield and new development may attract crime.	0	M-LT	H
			Mitigation:	Incorporate secure by design methods			
2	Education	++	Key reason:	Site is located within 1 km of a secondary school or other further educational facility.	++	M-LT	M
			Other info:	Site is located within 1 km of a primary school.			
3	Health	++	Key reason:	Site is within 1 km of a GP surgery. Site is located within 500 m of a play area or sports facility.	++	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is within 500 m of an existing area of open space, and there are no known capacity issues.			
4	Housing	+	Key reason:	Site provides new homes, but less than 100 (not major beneficial).	+	ST	L
5	Access	++	Key reason:	Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall.	++	M-LT	M
			Other info:	Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.			
6	Economy	0	Key reason:	Site has no discernible effect on employment diversification. Site is unlikely to have a discernible effect on the variety of employment opportunity.	0	N/A	M
7	Skills and training	+	Key reason:	Site is located within 5 km of an existing further educational facility.	+	M-LT	M
8	Economic Inclusion	++	Key reason:	Site is located within 1 km of key employment area.	++	S-LT	L
9	Biodiversity	-	Key reason:	The extent of green infrastructure proposed is unknown at this stage - large greenfield site. Within 500m of an LNR (not adjacent). Within 500m of a SSSI (not adjacent). Site can affect priority or protected species, as it is agricultural (e.g. breeding birds) or contains existing structures (e.g. bats).	0	S-MT	H
			Other info:	Site is located within 500 m of the countryside. Site is unlikely to affect habitat connectivity significantly.			
			Mitigation:	Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost or enhance nearby habitats.			
10	Landscape and Townscape	-	Key reason:	Site would result in the loss of a greenfield site or other local landscape feature.	0	S-LT	H
			Other info:	Site would have a neutral effect on townscape character assuming mitigation in place. The broad proposed design or appearance is unknown at this stage.			
			Mitigation:	Incorporate green infrastructure into development design. As site contains a large amount of greenfield land, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the landscape/ townscape.			
11	Cultural Heritage	-	Key reason:	Site is within 300 m of a Listed Building (all grades). Site is within 300 m of a Conservation Area.	0	S-LT	H

SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
			Mitigation:	Ensure that design avoids potential impacts on the historic setting of any nearby heritage features and the historic landscape, or if not possible, minimises this impact. This may require a combination of building and landscape design.			
12	Water	--	Key reason:	Site is adjacent to a water body.	O	N/A	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Ensure site drainage is designed to account for the flow of domestic pollutants away from the water body and to an appropriate water treatment method.			
13	Soils	-	Key reason:	Site is a large greenfield site (>0.4 ha).	O	S-LT	L
			Mitigation:	Incorporate green infrastructure into development design. As site contains a large amount of greenfield land, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment.			
14	Climate Change	-	Key reason:	The extent of green infrastructure proposed is unknown at this stage - large greenfield site.	O	S-LT	H
			Other info:	Site located adjacent to sustainable transport opportunities. Site located adjacent to jobs/services. The potential for energy efficiency or renewable energy sources is unknown at this stage. Site is within EA Flood Zone 1 - low risk. Surface water flood risk is unknown at this stage.			
			Mitigation:	Although site lies within FZ1, it exceeds the 1ha threshold set out by the NPPF and therefore requires a mandatory FRA and potential mitigation need for SuDS in drainage strategy. Incorporate green infrastructure into development design. As site contains a large amount of greenfield land, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy)			
15	Air Quality	-	Key reason:	Site has potential to exacerbation issues air quality issues particularly within the Clitheroe AQMA.	O	N/A	M
			Mitigation:	Encourage the use of sustainable transport and increase sustainable transport provisions/opportunities in the local area and to key services/ amenities.			
16	Energy	O	Key reason:	The potential for energy efficiency or renewable energy sources is unknown at this stage.	O	N/A	H
17	Natural Resources	-	Key reason:	Site increases demand and use of raw materials.	O	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.			
19	Transport	++	Key reason:	Site is within 500 m of a bus service / stop or railway station. Site offers full access to broadband services. Site may have the potential to increase levels of walking or cycling given its proximity to Clitheroe centre.	++	S-LT	M

Cumulative Comments:

The activity generated by other developments within Chatburn and Clitheroe may bring about cumulative impacts on local transport routes, particularly at peak times in and around central Chatburn and Clitheroe and along the A59. This rise in demand highlights the need to increase the current infrastructure capacity in order to accommodate

Cumulative traffic growth could also increase emissions to air giving particular consideration to the designated AQMA in central Clitheroe. It is recommended that the Council should actively promote sustainable transport wherever possible.

It is likely that the large size of the developments would cause a cumulative impact on local landscape/ townscape character of Chatburn and Clitheroe and the local environment as a whole. Significant green infrastructure and sensitive design measures have been proposed to reduce this effect.

Cumulative growth in these areas may also put pressure on local essential services such as health care or school places which would need to be increased to meet this demand.

Cumulatively housing and employment provision would help to meet local housing and economic needs.

<b>Site Name and Ref</b>	Site 1 - Longsight Road	<b>Existing Land-use:</b>	Agricultural
<b>Site Location:</b>	Langho	<b>Proposed Use:</b>	Residential
<b>Site Area:</b>	1.5 ha	<b>Proposed No. Dwellings</b>	40

SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	-	Key reason:	Site is currently greenfield and new development may attract crime.	0	M-LT	H
			Mitigation:	Incorporate secure by design methods			
2	Education	++	Key reason:	Site is located within 500 m of a primary school.	++	M-LT	M
			Other info:	Site is located within 2 km of a secondary school or other further educational facility.			
3	Health	++	Key reason:	Site is within 1 km of a GP surgery. Site is located within 500 m of a play area or sports facility.	++	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is within 500 m of an existing area of open space, and there are no known capacity issues.			
4	Housing	+	Key reason:	Site provides new homes, but less than 100 (not major beneficial).	+	ST	L
5	Access	++	Key reason:	Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall.	++	M-LT	M
			Other info:	Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.			
6	Economy	0	Key reason:	Site has no discernible effect on employment diversification. Site is unlikely to have a discernible effect on the variety of employment opportunity.	0	N/A	M
7	Skills and training	0	Key reason:	Site is unlikely to have a discernible effect on developing skills and training.	0	N/A	M
8	Economic Inclusion	++	Key reason:	Site is located within 1 km of key employment area.	++	S-LT	L
9	Biodiversity	-	Key reason:	The extent of green infrastructure proposed is unknown at this stage - large greenfield site. Site can affect priority or protected species, as it is agricultural (e.g. breeding birds) or contains existing structures (e.g. bats). Site can affect priority or protected species, as it contains woodland (not including ancient woodland). Site will reduce habitat connectivity, such as by increasing distances between habitats or agricultural areas in any direction (north-south, east-west, etc.).	0	S-MT	H
			Other info:	Site is unlikely to have a discernible effect on levels of access to environmental education. Site is not in close proximity to a designated nature conservation site.			
			Mitigation:	Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost, or enhance nearby habitats.			
10	Landscape and Townscape	-	Key reason:	Site would result in the loss of a greenfield site or other local landscape feature.	0	S-LT	H
			Other info:	Site would have a neutral effect on townscape character assuming mitigation in place. The broad proposed design or appearance is unknown at this stage.			

SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the landscape/ townscape.</i>			
11	Cultural Heritage	-	Key reason:	<i>Site is within 300 m of a Listed Building (all grades).</i>	O	S-LT	H
			Mitigation:	<i>Ensure that design avoids potential impacts on the historic setting of any nearby heritage features and the historic landscape, or if not possible, minimises this impact. This may require a combination of building and landscape design.</i>			
12	Water	--	Key reason:	<i>Site is adjacent to a water body.</i>	O	S-MT	L
			Other info:	<i>Site is not within a groundwater Source Protection Zone.</i>			
			Mitigation:	<i>Ensure site drainage is designed to account for the flow of domestic pollutants away from the water body and to an appropriate water treatment method.</i>			
13	Soils	-	Key reason:	<i>Site is a large greenfield site (&gt;0.4 ha).</i>	O	S-LT	L
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment.</i>			
14	Climate Change	-	Key reason:	<i>The extent of green infrastructure proposed is unknown at this stage - large greenfield site.</i>	O	S-LT	H
			Other info:	<i>Site located adjacent to sustainable transport opportunities. Site located within 1 km of jobs/services. The potential for energy efficiency or renewable energy sources is unknown at this stage. Site is within EA Flood Zone 1 - low risk. Surface water flood risk is unknown at this stage.</i>			
			Mitigation:	<i>Although site lies within FZ1, it exceeds the 1ha threshold set out by the NPPF and therefore requires a mandatory FRA and potential mitigation need for SuDS in drainage strategy. Incorporate green infrastructure into development design. As site contains a large amount of greenfield land, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).</i>			
15	Air Quality	O	Key reason:	<i>Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.</i>	O	N/A	M
			Mitigation:	<i>Encourage the use of sustainable transport and increase sustainable transport provisions/ opportunities in the local area and to key services/ amenities.</i>			
16	Energy	O	Key reason:	<i>The potential for energy efficiency or renewable energy sources is unknown at this stage.</i>	O	N/A	H
17	Natural Resources	-	Key reason:	<i>Site increases demand and use of raw materials.</i>	O	S-LT	L
			Mitigation:	<i>Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.</i>			
19	Transport	++	Key reason:	<i>Site is within 500 m of a bus service / stop or railway station. Site offers full access to broadband services.</i>	++	S-LT	M
			Other info:	<i>Site is unlikely to have a discernible effect on levels of walking or cycling.</i>			

<b>Site Name and Ref</b>	Langho Site 1 - South of Laycocks Farm	<b>Existing Land-use:</b>	Agricultural
<b>Site Location:</b>	Langho	<b>Proposed Use:</b>	Residential
<b>Site Area:</b>	0.4 ha	<b>Proposed No. Dwellings</b>	10

SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	-	Key reason:	Site is currently greenfield and new development may attract crime.	0	M-LT	H
			Mitigation:	Incorporate secure by design methods			
2	Education	++	Key reason:	Site is located within 500 m of a primary school.	++	M-LT	M
			Other info:	Site is located within 2 km of a secondary school or other further educational facility.			
3	Health	++	Key reason:	Site is within 1 km of a GP surgery. Site is located within 500 m of a play area or sports facility.	++	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is within 500 m of an existing area of open space, and there are no known capacity issues.			
4	Housing	+	Key reason:	Site provides new homes, but less than 100 (not major beneficial).	+	ST	L
5	Access	++	Key reason:	Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall.	++	M-LT	M
			Other info:	Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.			
6	Economy	0	Key reason:	Site has no discernible effect on employment diversification. Site is unlikely to have a discernible effect on the variety of employment opportunity.	0	N/A	M
7	Skills and training	0	Key reason:	Site is unlikely to have a discernible effect on developing skills and training.	0	N/A	M
8	Economic Inclusion	++	Key reason:	Site is located within 1 km of key employment area.	++	S-LT	L
9	Biodiversity	-	Key reason:	The extent of green infrastructure proposed on this greenfield site is unknown at this stage. Site can affect priority or protected species, as it is agricultural (e.g. breeding birds) or contains existing structures (e.g. bats).	0	S-MT	H
			Other info:	Site is located within 500 m of the countryside. Site is not in close proximity to a designated nature conservation site. Site is unlikely to affect habitat connectivity significantly.			
			Mitigation:	Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost or enhance nearby habitats.			
10	Landscape and Townscape	-	Key reason:	Site would result in the loss of a greenfield site or other local landscape feature.	0	S-LT	H
			Other info:	Site would have a neutral effect on townscape character assuming mitigation in place. The broad proposed design or appearance is unknown at this stage.			
			Mitigation:	Incorporate green infrastructure into development design. The layout, including building size, orientation and road layout, should be designed with consideration to the townscape.			
11	Cultural Heritage	-	Key reason:	Site is within 300 m of a Listed Building (all grades). Site is within 300 m of a Conservation Area.	0	S-LT	H
			Mitigation:	Ensure that design avoids potential impacts on the historic setting of any nearby heritage features and the historic landscape, or if not possible, minimises this impact. This may require a combination of building and landscape design.			

SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
12	Water	0	Key reason:	No water bodies near to the site. Site is not within a groundwater Source Protection Zone.	0	N/A	L
13	Soils	0	Key reason:	Although on greenfield land, the site is small (0.4 ha) and in a sustainable location.	0	S-LT	L
14	Climate Change	-	Key reason:	The extent of green infrastructure proposed on this greenfield site is unknown at this stage.	0	S-LT	H
			Other info:	Site located adjacent to sustainable transport opportunities. Site located adjacent to jobs/services. The potential for energy efficiency or renewable energy sources is unknown at this stage. Site is within EA Flood Zone 1 - low risk. Surface water flood risk is unknown at this stage.			
			Mitigation:	Incorporate green infrastructure into development design. As site contains a large amount of greenfield land, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and consider opportunities for renewable energy sources.			
15	Air Quality	0	Key reason:	Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them given its small scale.	0	N/A	M
16	Energy	0	Key reason:	The potential for energy efficiency or renewable energy sources is unknown at this stage but unlikely given the small scale.	0	N/A	H
17	Natural Resources	-	Key reason:	Site increases demand and use of raw materials.	0	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.			
19	Transport	++	Key reason:	Site is within 500 m of a bus service / stop or railway station. Site offers full access to broadband services.	++	S-LT	M
			Other info:	Site is unlikely to have a discernible effect on levels of walking or cycling.			

<b>Site Name and Ref</b>	Site HAL2 Wilpshire	<b>Existing Land-use:</b>	Greenfield
<b>Site Location:</b>	Wilpshire	<b>Proposed Use:</b>	Residential
<b>Site Area:</b>	5.4 ha	<b>Proposed No. Dwellings</b>	62

SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	-	Key reason:	Site is currently greenfield and new development may attract crime.	O	M-LT	H
			Mitigation:	Incorporate secure by design methods			
2	Education	+	Key reason:	Site is not in proximity to a secondary school or further educational facility, but within 500 m of a frequent bus service / stop or railway station.	+	M-LT	M
3	Health	-	Key reason:	Site would affect the quality or capacity of existing open space, including partial loss of an area of open space.	O	S-LT	L
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is within 1 km of a GP surgery. Site is located within 500 m of a play area or sports facility. Site is within 500 m of an existing area of open space, and there are no known capacity issues.			
			Mitigation:	Incorporate green infrastructure in to development design			
4	Housing	+	Key reason:	Site provides new homes, but less than 100 (not major beneficial).	+	ST	L
5	Access	++	Key reason:	Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall.	++	M-LT	M
			Other info:	Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.			
6	Economy	O	Key reason:	Site has no discernible effect on employment diversification. Site is unlikely to have a discernible effect on the variety of employment opportunity.	O	N/A	M
7	Skills and training	+	Key reason:	Site is located within 5 km of an existing further educational facility.	+	M-LT	M
8	Economic Inclusion	++	Key reason:	Site is located within 1 km of key employment area.	++	S-LT	L
9	Biodiversity	-	Key reason:	Site can affect priority or protected species, as it contains or is adjacent to non-priority habitat (e.g. fragmented heath, grass moorland or 'additional habitat' as identified by Natural England). Site will reduce habitat connectivity, such as by increasing distances between habitats or agricultural areas in any direction (north-south, east-west, etc.).	O	S-MT	H
			Other info:	Site is located within 500 m of the countryside or open coast. Limited green infrastructure proposed on a greenfield site. Site is not in close proximity to a designated nature conservation site.			
			Mitigation:	Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost/ enhance nearby habitats.			
10	Landscape and Townscape	-	Key reason:	Site would result in the loss of a greenfield site or other local landscape feature. Site would result in the loss of an area of urban open space.	O	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage.			
			Mitigation:	Incorporate green infrastructure in to development design Incorporate vernacular design methods to integrate the new development with its surroundings.			
11	Cultural Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	S-LT	H
12	Water	--	Key reason:	Site is adjacent to a water body.	O	S-MT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			



SA Objective Topics (See list and sub-objectives)		Score	Supporting Information		Residual Score	Timing	Uncertainty
			Mitigation:	<i>Employ appropriate measures during construction in order to protect against pollutants entering waterbodies.</i>			
13	Soils	-	Key reason:	<i>Site is a large greenfield site (&gt;0.4 ha).</i>	O	S-LT	L
			Mitigation:	<i>Incorporate green infrastructure in to development design</i>			
14	Climate Change	++	Key reason:	<i>Site located adjacent to sustainable transport opportunities.</i>	++	S-LT	L
			Other info:	<i>The potential for energy efficiency or renewable energy sources is unknown at this stage. Limited green infrastructure proposed on a greenfield site. Site is within EA Flood Zone 1 - low risk. Site is not at risk of surface water flooding.</i>			
			Mitigation:	<i>Although site lies within FZ1, it exceeds the 1ha threshold set out by the NPPF and therefore requires a mandatory FRA and potential mitigation need for SuDS in drainage strategy. Incorporate green infrastructure into development design. As site contains a large amount of greenfield land, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).</i>			
15	Air Quality	-	Key reason:	<i>Site has potential to moderately increase emissions to air</i>	O	M-LT	M
			Mitigation:	<i>Encourage the use of sustainable transport and increase sustainable transport provisions/ opportunities in the local area and to key services/ amenities.</i>			
16	Energy	O	Key reason:	<i>The potential for energy efficiency or renewable energy sources is unknown at this stage.</i>	O	N/A	H
17	Natural Resources	-	Key reason:	<i>Site increases demand and use of raw materials.</i>	-	S-LT	L
			Mitigation:	<i>Where possible promote the use of recycling/ reused materials in order to decrease the demand on raw materials</i>			
18	Waste	-	Key reason:	<i>Site is likely to increase the amount of waste sent to landfill.</i>	-	S-LT	L
			Mitigation:	<i>Provide on-site waste separation facilities wherever possible and encourage recycling/ reuse of waste materials.</i>			
19	Transport	++	Key reason:	<i>Site is within 500 m of a bus service / stop or railway station. Site offers full access to broadband services.</i>	++	S-LT	M
			Other info:	<i>Site is unlikely to have a discernible effect on levels of walking or cycling.</i>			

#### Cumulative Comments:

The activity generated by other developments within Langho and Wilpshire may bring about cumulative impacts on local transport routes and in particularly along the A59 and Whalley Road. The large numbers of residential dwellings and employment floor space proposed will lead to an increase in the number of private cars on local roads particularly at peak times in and around Langho and Wilpshire consequently an increase in traffic congestion is possible. It is probable that the number of the developments will cause a cumulative impact on local landscape/ townscape character of Langho and Wilpshire through substantial mobilisation of greenfield sites. Significant green infrastructure and sensitive design measures have been proposed in order to ensure these effects are prevented or minimised.

Cumulatively, it is likely that local emissions to air will increase due to the increasing use of private cars moving in/out of employment and residential areas. It is recommended that the Council should actively promote sustainable transport wherever possible and seek to increase sustainable transport provisions in order to help maintain or even reduce current air quality levels.

Negative cumulative effects are likely to occur on local educational and health care facilities due to population increase brought about by development of this area. Consideration should be given to increasing the capacity of education and healthcare facilities in at least one of the settlements identified and sustainable transport provisions should be increased to key settlements outside of Langho and Wilpshire in order to allow easier access to a GP surgery, primary/ secondary schools and key amenities.

The proposed employment sites are likely to bring about positive cumulative effects through contribution to the local economy and simultaneously increasing inward investment to the local area.

### 3 High-Level Review of Additional Allocation Options with Respect to Habitats Regulations Assessment (HRA)

Allocation Name and area	Approximate Size (ha)	Distance to closest European site	Allocation Description	Potential Effects	HRA Risk Level
<b>Principal Settlement Sites</b>					
Site 11 - Site of Pendleton Brook Day Centre, Clitheroe	0.47	12km to Bowland Fells (SPA)	Redevelopment of a day centre and amenity grassland surrounded by existing development.	None anticipated - redevelopment	Low
Site 14 - Site of Clitheroe Joint Divisional Office, Clitheroe	0.36	12km to Bowland Fells (SPA)	Redevelopment of council offices and car park surrounded by existing development.	None anticipated – redevelopment	Low
Site 15 - Chatburn Road, Clitheroe	3.56	13km to Bowland Fells (SPA)	Narrow strip of grazing pasture between existing development and railway line with existing development beyond.	None anticipated due to distance to SPA and largely urban location	Low
Site Devpr3 - Land off Hawthorne Place, Clitheroe	1.6	12km to Bowland Fells (SPA)	Grassland field with existing development on 3-sides and a single grassland field to the north east with further development beyond.	None anticipated due to distance to SPA and largely urban location	Low
<b>Tier 1 Sites</b>					
Langho Site 1 - South of Laycocks Farm, Langho	0.4	18km to South Pennine Moors (SAC)	Series of 2-3 large private gardens with existing development to the north, east and south-west. Railway to the south with large area of grassland beyond.	None anticipated due to distance to SAC and small size	Low
Site 18 - North of Ribblesdale View, Chatburn	0.7	14km to Bowland Fells (SPA)	Single grassland field on north eastern edge of Chatburn. Existing development to the south and west, railway to the north and grassland to the east with dual carriageway beyond.	None anticipated due to distance to SPA and largely urban location	Low

Allocation Name and area	Approximate Size (ha)	Distance to closest European site	Allocation Description	Potential Effects	HRA Risk Level
Site 24 - Haugh Head, Whins Lane, Read and Simonstone	0.7	12km to South Pennine Moors (SAC)	Single grassland field north of Simonstone. With existing development on the north, east and south-westerly edges. As well as woodland to the north-west, and grassland bordering the southern edge with tennis courts beyond.	None anticipated due to distance to SAC and largely urban location	Low
Site HAL2 Wilpshire (amended Wilpshire 3)	4.8	15 km	Three green fields on the eastern edge of Wilpshire with development to the south, north and west and farmland to the east.	None anticipated due to distance to SPA and largely urban location	Low
<b>Tranche 2 sites (sites that may be considered if the above sites do not come forward)</b>					
Site 6 - Mellor Lane, Mellor	4.1 (only part to be allocated)	19km to Ribble and Alt Estuary (RAMSAR site, SPA)	Single arable field with small area of woodland in centre and grassland within the southerly border. Further arable fields to the north and east, and existing development to the south and west.	None anticipated due to distance to SPA and edge of town location	Low
Site 13 - Highmoor Farm, Clitheroe	5	13km to Bowland Fells (SPA)	Two green fields east of Clitheroe, fragmented by minor road with small farm buildings in centre. Existing development to west, and further green fields to east.	None anticipated due to distance to SPA and edge of town location	Low
Site 25 - South East of Main Road, Gisburn	1.8	14km to South Pennine Moors (SAC)	Single grassland field on the eastern edge of Gisburn with development to the west, road to the north and farmland to the south and east.	None anticipated due to distance to SPA and small size.	Low
<b>Other sites</b>					
Chatburn Old Road, Chatburn	1.7	14km to Bowland Fells (SPA)	Area of grassland west of Chatburn, with existing development to the east, a quarry to the west, and woodland to the north and south with existing development beyond.	None anticipated due to distance to SPA, small size and enclosed location.	Low

Allocation Name and area	Approximate Size (ha)	Distance to closest European site	Allocation Description	Potential Effects	HRA Risk Level
School Lane, Simonstone	0.5	11km to South Pennine Moors (SAC)	Single grassland field to the east of Simonstone. With woodland bordering the easterly and southerly edges, existing development to the north and west, and dual carriageway south of the field woodland beyond.	None anticipated due to distance to SPA and small size.	Low
Site 8 - Willows Park Lane, Longridge	2.7	6km to Bowland Fells (SPA)	Two small grassland fields on the edge of Longridge with existing development to the south.	None anticipated due to distance to SPA small size of allocation and edge of town location	Low
Hammond Ground, Read	4.1	12km to South Pennine Moors (SAC)	Two grazed, grassland field on the western edge of Read and Simonstone with existing development to the east, road to the south and further grazing pasture and woodland to the north and west.	None anticipated due to distance to SPA	Low
Site 1, Longsight Road, Langho	2.7	18km to South Pennine Moors (SAC)	Series of 2-3 large private gardens with existing development to the north, east and south-west. Railway to the south with large area of grassland beyond.	None anticipated due to distance to SAC and largely urban location	Low

Arcadis (UK) Limited

401 Faraday Street  
Birchwood Park  
Warrington  
WA3 6GA  
United Kingdom  
T: +44 (0)1925 800 700

[arcadis.com](https://www.arcadis.com)

