

Non Technical Summary Sustainability Appraisal of Preferred Options Site Allocations and Development Management Policies DPD



South Ribble Borough Council



This page has been intentionally left blank

CONTENTS

INTRODUCTION	3
DESCRIPTION OF PLAN.....	6
North West Regional Spatial Strategy.....	6
Central Lancashire Core Strategy	6
Site Allocations Document – Preferred Options Stage.....	6
SCOPING AND EVIDENCE BASE.....	7
APPRAISAL METHODOLOGY FOR THE SITE ALLOCATIONS OPTIONS.....	11
SUSTAINABILITY APPRAISAL RESULTS	14
Preferred proposed housing sites	18
Preferred proposed employment sites	23
Preferred proposed major development sites	28
Preferred proposed transport sites.....	29
Preferred proposed green infrastructure sites.....	29
Preferred proposed protected open land sites	30
Preferred proposed safeguarded sites.....	32
Preferred proposed village development sites	32
ASSESSMENT OF THE PREFERRED POLICIES	35
WHAT HAS CHANGED AS A RESULT OF THIS SA?.....	49
MONITORING	55
Links to Other Tiers of Plans and Programmes	55
Proposals for Monitoring	55
CONCLUSION.....	56
What happens next?	56

INTRODUCTION

- 1.1 The purpose of a Sustainability Appraisal (SA) is to promote sustainable development by taking account of social, environmental and economic considerations when preparing Development Management Plan Documents (DMPDs).
- 1.2 The Strategic Environmental Assessment (SEA) Directive requires Local Planning Authorities to assess the effects of plans on the environment. These requirements have been incorporated into the SA process.
- 1.3 The SA process is central to the preparation of DMPDs and underpins the selection of sites and policies. In this case, the SA is of the South Ribble Site Allocations and Development Management DMPD, from this point on referred to as 'Site Allocations document'.
- 1.4 This document is a non technical summary of the SA of the Site Allocations document. To see the full SA please see the main SA report on the Preferred Options Site Allocations document.
- 1.5 The SA report has been prepared alongside the Site Allocations document. The purpose of the document is to allocate specific sites for development and identify land to be protected in accordance with the policies and general locations for development set out in the Central Lancashire Core Strategy. The document also contains a number of development management policies for determining planning applications. The Core Strategy and Site Allocations document form a key part of the Local Development Framework (LDF) for South Ribble.
- 1.6 We are consulting on the Site Allocations document for a period of 8 weeks from 1 November until 22 December 2011. The full version of the SA will be consulted on alongside this non technical summary and the Site Allocations document. All consultees and members of the public will be given the opportunity to express their opinion on the SA and the Site Allocations document. All comments raised will be duly considered whilst preparing the publication version of the Site Allocations document.

Table 1: Demonstrating compliance with the SEA Directive

SEA Directive requirement (The 'environmental report' must include...)		Where in the plan and SA can this be found?
The plan's objectives and the content of the plan	<i>"an outline of the contents, main objectives of the plan or programme and relationships with other relevant plans and programmes" (Annex I (a))</i>	Description of Plan Strategic Objectives
The SA methodology	<p><i>"an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information" (Annex I(h))</i></p> <p><i>"the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation" (Annex I(e))</i></p> <p><i>"The [environmental] authorities... shall be consulted when deciding on the scope and level of detail of the information which must be included in the environmental report" (Article 5(4))</i></p> <p><i>"The [environmental] authorities... and the public... shall be</i></p>	Appraisal Methodology for the Site Allocations Options

	SEA Directive requirement (The 'environmental report' must include...)	Where in the plan and SA can this be found?
	<i>given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme or its submission to the legislative procedure” (Article 6(2))</i>	
The policy context in which the plan is being prepared	<i>“an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes” (Annex I(a))</i>	Description of Plan Strategic Objectives
The sustainability objectives relevant to the plan	<i>“the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation” (Annex I(e))</i>	Appraisal Methodology for the Site Allocations Options Appendix 1 – 3 Evidence Gathering, Baseline and Sustainability Issues and Problems in the main report
The current baseline situation	<i>“the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme” (Annex I(b)) “the environmental characteristics of areas likely to be significantly affected” (Annex I(c))</i>	Appendix 2 Baseline in the main report
The likely situation without the plan	<i>“the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme” (Annex I(b))</i>	Appendix 1 – 3 Evidence Gathering, Baseline and Sustainability Issues and Problems in the main report Monitoring
Key issues for the plan	<i>“any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC [Special Protection Areas under the Birds Directive] and 92/43/EEC [Special Areas of Conservation under the Habitats Directive]”</i>	Appendix 3 Sustainability Issues and Problems in the main report
Key issues relating to European sites	<i>“any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC [Special Protection Areas under the Birds Directive] and 92/43/EEC [Special Areas of Conservation under the Habitats Directive]”</i>	Appendix 1 – 3 Evidence Gathering, Baseline and Sustainability Issues and Problems in the main report See separate Habitat Regulations Assessment Report
The alternatives considered and the rationale behind them	<i>“Where an environmental assessment is required ... an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated” (Article 5(1)) “an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling</i>	Appraisal Methodology for the Site Allocations Options Sustainability Appraisal Results

SEA Directive requirement (The 'environmental report' must include...)		Where in the plan and SA can this be found?
	<i>the required information" (Annex I(h))</i>	
The likely significant effects of the plan including the alternatives considered	<i>"the likely significant effects () on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors" (Annex I(f))</i> <i>() These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.</i>	Appraisal Methodology for the Site Allocations Options Sustainability Appraisal Results What has changed as a result of this SA? Monitoring
Mitigation and enhancement measures	<i>"the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme" (Annex I(g))</i>	Appraisal Methodology for the Site Allocations Options Sustainability Appraisal Results What has changed as a result of this SA? Appendix 4 and Appendix 5 full details of results in the main report
Monitoring arrangements	<i>"a description of the measures envisaged concerning monitoring..." (Annex I(i))</i>	Monitoring
How the SA findings were taken into account	<i>"The environmental report... [and] the opinions expressed [through the consultation] shall be taken into account during the preparation of the plan or programme and before its adoption or submission to the legislative procedure"</i>	Appraisal Methodology for the Site Allocations Options Sustainability Appraisal Results What has changed as a result of this SA? Appendix 4 and Appendix 5 full details of results in the main report
Non-technical summary	<i>"a non-technical summary of the information provided..." (Annex I(j))</i>	See separate Non Technical Summary Report

DESCRIPTION OF PLAN

North West Regional Spatial Strategy

- 2.1 The North West RSS provides a regional strategy for the North West of England, for development, protection, investment, regeneration etc. up until 2021. It sets predicted levels of growth, specifically housing and employment targets for each of the local areas in the North West region and considers a wide range of cross boundary issues such as transport, retail, renewable energy etc. Each LDF must be in general conformity with the policies in the RSS, unless local circumstances dictate otherwise. The RSS has undergone a full SA and mitigated any of the impacts that may have been caused as a result of sites and policies it adopted.
- 2.2 It is worth noting the Government's intention to revoke regional strategies through the Localism Bill that is currently going through Parliament, although as yet no dates are known for its potential revocation and so the RSS remains part of the South Ribble Development Plan.

Central Lancashire Core Strategy

- 2.3 The Central Lancashire Core Strategy covers the local authority areas of Chorley, South Ribble and Preston and is the spatial planning strategy for the area up until 2026. The document has recently been the subject of an Examination in Public which remains ongoing as of November 2011.
- 2.4 The overall vision of the Core Strategy is that Central Lancashire will be a highly sought after place to live, work and visit in the North West. A unique location encouraging sustainable development whilst remaining a place with 'Room to Breathe'. The Site Allocations document must be in general conformity with the principles set out in the Central Lancashire Core Strategy and the North West RSS. The Core Strategy has been subject to a full SA and been signed off as sound by the nature conservation body; Natural England.

Site Allocations Document – Preferred Options Stage

- 2.5 The Plan: The Site Allocations document combines a list of preferred sites proposed to be allocated for a variety of land uses and a list of preferred development management policies that will manage the type, quality and design of development etc.
- 2.6 Approximately a hundred sites have been suggested as preferred sites for a variety of land uses including new housing, employment, parks and open spaces and community facilities. As well as 32 preferred development management policies which follow on from the broad, strategic policies set out in the Core Strategy but are criteria focussed to assist with decision making for planning applications.
- 2.7 The Site Allocations document remains based on the Strategic Objectives identified within the Central Lancashire Core Strategy, namely the 26 below. As Table 2 illustrates, the policies within the Site Allocations document have been attributed to the Strategic Objectives defined within the Central Lancashire Core Strategy and further aims to link the compatibility between the two documents as they frame the major focus of the LDF.

SCOPING AND EVIDENCE BASE

3.1 The first stage of the SA involves establishing the scope of the SA. In order to identify the issues for both the Site Allocations document and the SA it is necessary to first establish an evidence base.

Review of relevant plans and programmes

3.2 The relationship between the Site Allocations document and other relevant plans and programmes was taken into account when preparing the SA. All relevant plans and programmes were reviewed to identify any social, environmental and economic objectives within them that should be reflected in the SA process. See Appendix 1 of the main SA report.

Collection of Baseline information

3.3 The SA process involves predicting and assessing the likely effects of different site allocation options and policies. In order to be able to carry out this process information was collected on the social, environmental and economic characteristics of the borough. Where possible the data collected shows trends in order to establish whether the characteristics are getting better or worse. See Appendix 2 of the main SA report.

Identification of sustainability issues and problems

3.4 The review of relevant plans and programmes and the collection of baseline information identified a number of sustainability issues and problems in the borough. These issues were taken into account when developing the Site Allocations document and SA. See Appendix 3 of the main SA report.

The sustainability appraisal framework

3.5 The scoping and evidence base work was used to develop the SA framework. The SA framework provides a means by which the sustainability of the Site Allocations document can be tested. It contains objectives and indicators which were used to assess the social, environmental and economic effects of the sites proposed for allocation and the preferred development management policies.

Table 2: Sustainability Appraisal Framework

Social Objectives			
Theme	Objective	Sub-objective	Indicator
Travel	S1. To reduce the need to travel and improve transport accessibility in sustainable ways.	<ul style="list-style-type: none"> ▪ Will it reduce private motor vehicle traffic? (car, taxi, motorbike) ▪ Will it improve access to and opportunities for walking, cycling and the use of public transport? 	Distance to railway station Rail service frequency Distance to nearest bus stop Bus service frequency Distance to service centre Distance to A road junction Distance to motorway junction Distance to supermarket Distance to convenience store Distance to post office In city/town centre Distance to primary school Distance to secondary school On a cycle route Distance to cycle route

Health & wellbeing	S2. To improve health and wellbeing and/or improve access to health care, sport and recreation, culture, community and education facilities and services, particularly in deprived areas.	<ul style="list-style-type: none"> Will it promote healthier lifestyles and a better quality of life? 	<p>Distance to GP surgery</p> <p>Distance to NHS general hospital</p> <p>Distance to public open space or park</p> <p>Distance to local centre</p>
	S3. To reduce crime, disorder and the fear of crime.	<ul style="list-style-type: none"> Will it reduce actual levels of crime? Will it reduce the fear of crime? 	This objective is not considered relevant to site selection. Planning for reduced levels of crime is dealt with in the Core Strategy and is tackled through the inclusion of Secured by Design principles in new developments.
Housing	S4. To improve access to good quality and resource efficient housing including affordable housing.	<ul style="list-style-type: none"> Will it provide an appropriate mix of housing to meet the needs of all? Will it reduce the number of unfit and empty homes? Will it support the development of resource efficient housing? 	The Core Strategy sets out affordable housing and sustainable resource requirements for all new housing developments. All sites being assessed would therefore improve access to resource efficient and affordable housing. This objective needs to be taken into account when deciding the distribution of housing allocations between settlements to ensure that affordable housing is provided in settlements of greatest need.

Environmental Objectives			
Theme	Objective	Sub-objective	Indicator
Biodiversity & landscape	EN1. To protect, enhance and manage biodiversity and local landscape character.	<ul style="list-style-type: none"> Will it protect and enhance biodiversity and Sites of Geological Importance? Will it protect and enhance habitats and species, provide opportunities for new habitat creation and reverse the fragmentation of wildlife corridors? Will it protect and enhance the accessibility of the landscape? 	<p>Green Belt land</p> <p>Major developed site in Green Belt</p> <p>Non Green Belt countryside</p> <p>Safeguarded land</p> <p>Area of separation</p> <p>AONB</p> <p>SSSI</p> <p>Biological/Geological Heritage Site</p> <p>Type of location</p> <p>Agricultural classification</p>

Buildings & heritage	EN2. To protect, conserve and enhance places of architectural, historic, cultural and archaeological value and townscape character.	<ul style="list-style-type: none"> Will it protect and enhance the character and appearance of archaeological sites, historic buildings, townscape, landscape, parks and gardens and their settings? 	Conservation Area Ancient Monument on site Registered Park/Garden Listed Building Locally Listed Building
Climate change, energy & resource use	EN3. To tackle climate change and enable sustainable use of the earth's resources.	<ul style="list-style-type: none"> Will it contribute to the ability to adapt to the impact of climate change? Will it maximise the production and/or use of renewable energy? Will it increase energy efficiency? Will it enable reuse of land or resources? 	Current/former land use
	EN4. To manage flood risk and the impacts of flooding.	<ul style="list-style-type: none"> Will it reduce or manage flooding? 	Flood Zone area
	EN5. To protect and enhance water resources and minimise pollution of water, air and soil.	<ul style="list-style-type: none"> Will it maintain and enhance ground and surface water? Will it maintain and improve local air? 	Contaminated land Located within 3km of a congestion spot

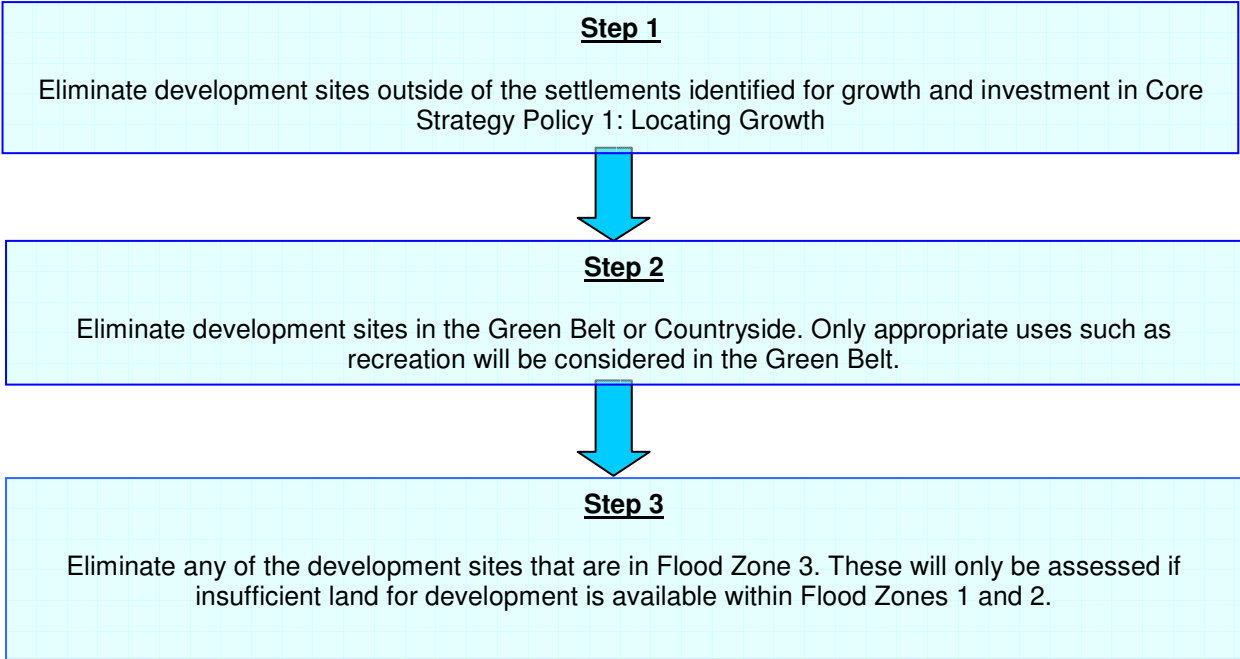
Economic Objectives			
Theme	Objective	Sub-objective	Indicator
Economic growth & employment	EC1. To encourage sustainable economic growth and employment.	<ul style="list-style-type: none"> Will it reduce economic disparities? Will it improve the quality of employment opportunities within the region? Will it attract new businesses? Will it help in key growth areas? 	Distance to employment site (if housing) Access to broadband
Skills & economic inclusion	EC2. To improve the skills of the current workforce and develop skills required to bring people back into the labour market.	<ul style="list-style-type: none"> Will it increase the levels of participation and attainment in education? Will it reduce unemployment, especially in low performing areas? 	Distance to further/higher education
Sustaining the rural economy	EC3. To sustain and	<ul style="list-style-type: none"> Will it improve the quality of the rural 	No specific indicators but this objective will need to be taken

	encourage appropriate growth of rural businesses.	environment?	into account when deciding the distribution of allocations between settlements to ensure that an appropriate amount of development is directed to the more rural settlements in order to sustain the economies in these areas.
Retailing, tourism and leisure	EC4. To maintain and improve retail and related services as well as provide for tourism and leisure.	<ul style="list-style-type: none"> Will it improve the quality of the built and historic environment? 	No specific indicators but this objective will need to be taken into account when deciding the distribution of allocations between settlements to ensure that an appropriate amount of development is directed to each settlement in order to ensure that the population of each settlement would support retail and other services.

APPRAISAL METHODOLOGY FOR THE SITE ALLOCATIONS OPTIONS

4.1 When preparing the scoping report it was decided that certain sites would be filtered out at an initial stage if they were straight away considered inappropriate to allocate, for example due to their size or location. The first stage was to eliminate sites under 0.4 hectares in size as these were considered too small to allocate and any development proposals for these sites could be dealt with through normal planning procedures. Then any sites that were in the Green Belt or Countryside would be filtered out as only very limited uses are considered appropriate in this designation (as per national policy) and the Central Lancashire Core Strategy sets out that there is no need for the release of Green Belt within the plan period. The final category of filtering was if sites were in Flood Zone 3. These site suggestions would only be assessed if insufficient land was available within the lower Flood Zones 1 and 2. All other site suggestions that were not filtered out for these reasons were carried forward to the next stage: Issues and Options consultation.

Figure 1: Filtering out Site Selection Process



What happened at Issues and Options stage?

- 4.2 The Issues and Options stage of the Site Allocations document went out for public consultation in December 2010 to January 2011. This document included a wide range of sites that had been suggested from developers and landowners for a variety of uses including housing, employment and parks.
- 4.3 Some site suggestions were filtered out before the Issues and Options Stage as a result of the methodology set out within the scoping report (see Figure 1).
- 4.4 All of the other sites suggested for consultation during the Issues and Options Stage were carried forward into the Issues and Options Site Allocations document as possible options for development and protection. After the consultation, a methodology was undertaken to determine which of the options – sites and policies – were the most appropriate to carry forward into the Preferred Options Stage. Details of this further assessment are available below.

What happened at preferred options stage?

- 4.5 During the preparation of the Preferred Options Site Allocations document all of the options presented within the Issues and Options document were appraised by the sustainability indicators outlined earlier. Each site was assessed in the same way, against the SA indicators and were given a band and ultimately a judgement on the suitability of the site for development or protection from a sustainability perspective. ****Please note that whilst the SA findings have been taken into consideration in choosing the preferred sites and policies, at times other planning considerations have outweighed the SA findings.**
- 4.6 Each sustainability indicator has a set of categories that identified each sites performance in relation to that indicator. Each of these categories is banded from A to E to give a clear indication as to how a site performs in relation to each indicator and to be able to easily compare the performance of each site. Band A denotes the most sustainable and Band E the least sustainable. Band E has been reserved for those indicators that are considered to be of most significance in determining the sustainability of a site.
- 4.7 Banding each site’s performance against all the indicators gives a clear overview of the site’s sustainability. SA commentary was provided for each site outlining its performance in relation to the social, environmental and economic indicators. Several indicators assessing the deliverability of the site were also included in the site assessment. Each site was then given an overall Band from A to E to enable a comparison of each site’s sustainability to be made. See Figure 2 and Figure 3 within the main SA report.
- 4.8 A spectrum showing the range of bands achieved by each site was included in the assessment to give a clear picture of how each site performed and help make comparisons between sites with the same overall band. Full results of sites not taken forward and sites taken forward into the Preferred Options Site Allocation document, see the SA main report Appendix 4 and 5.
- 4.9 An example of the proforma used to test the sustainability of each site is set out in Figure 2 below. This testing informed the selection of preferred sites proposed. It is proposed that site selection should follow a sequential approach where preference is given to sites in Band A, followed by Band B. There are a number of other constraints however which were taken into account when deciding which sites should be proposed as preferred sites within the Preferred Options Site Allocations document.

Figure 2: Example Proforma

SA Obj	Indicator	Site Performance	SA Comments
S1	Distance to railway station		<i>Summarise the performance of the site against each SA objective. Split into social, environmental and economic.</i>
	Rail service frequency		
	Distance to nearest bus stop		
	Bus service frequency		
	Distance to service centre		
	Distance to A Road junction		
	Distance to motorway junction		
	Distance to supermarket		
	Distance to convenience store		
	Distance to Post Office		
	Distance to Primary School		
	Distance to Secondary School		
	On a cycle route		
	Distance to cycle route		
S2	Distance to GP surgery		
	Distance to NHS general hospital		
	Distance to public open space/park		
	Distance to local centre		

EN1	Designation of land			
	Area of Separation			
	AONB			
	SSSI			
	Biological/ Geological Heritage Site			
	Agricultural classification			
EN2	Conservation Area			
	Ancient Monument on site			
	Registered Park or Garden			
	Listed Building on site			
	Locally Listed Building on site			
EN3	Current/former land use			
EN4	Flood Zone area			
EN5	Contaminated land			
	Within 3km of a congestion spot			
EC1	Distance to employment site			
	Access to Broadband			
EC2	Distance to further/higher			
Deliverability Indicators	Access to sewer system			<i>Is the site deliverable: Yes/No</i>
	Access to water			
	Access to gas			
	Access to electricity			
	Existing road access			
	At risk from hazardous installations			

SUSTAINABILITY APPRAISAL RESULTS

5.1 There were a number of sites that were not appropriate to carry forward past the Issues and Options stage and into the Preferred Options stage, partially as a result of SA findings but also wider planning considerations such as conformity with the broad locations and principles set out in the Central Lancashire Core Strategy, current Open Space designation, significant hazardous constraints etc. The sites listed in Table 3 are all those that were not considered appropriate to be carried forward to the Preferred Options Site Allocations stage, including justification of why which relates to sustainability problems and issues. For the full assessment proforma's please see Appendix 4 of the main SA report.

Table 3: Sites not taken forward

Site	Justification
Land off London Way/Dewhurst Row	Not appropriate for development as the site acts as a buffer between two built up areas and has a wildlife corridor running through the site.
Church Road, Bamber Bridge	The site is partly within a Conservation Area and not considered appropriate for development.
Priding House Hostel	This site is not being taken forward as an educational facility has already been built on part of the site. As it is in the existing built-up area some future residential development could be acceptable but it is not necessary to allocate the site.
Land at Brindle Road	The site is currently designated as Open Space and would be inappropriate to change the current designation.
Wigan Road	Currently Open Space and is adjacent to employment uses, so it would be inappropriate as residential development.
Land at Riverside	The site is not considered appropriate to allocate due to contaminated land, waste water and hazardous installations constraints.
Baxi Offices	The site is fairly small and the development intentions of the land owner remain unknown, as such it is not deemed appropriate to allocate but this does not preclude development from being acceptable in the future.
Charnley Fold House	This site is already part of the existing built-up area and it is considered that a potential development on this site may be appropriate in the future; however the site was too small to be allocated through this process.
Factory at Brown Street	This site is already part of the existing built-up area and it is considered that a potential development on this site may be appropriate in the future; however the site was too small to be allocated through this process.
Fourfields House	This site is already part of the existing built-up area and it is considered that a potential development on this site may be appropriate in the future; however the site was too small to be allocated through this process.
Olive Farm, Hoghton Lane	This site was filtered out at the Issues and Options Stage of the process, however an error occurred and this site should have been listed as 'Local Needs in Villages', which is now termed 'Village Development'. See list of sites being taken forward.
Land of Coupe Green	This site was filtered out at the Issues and Options stage as it met the filtering out criteria. This site remains filtered out.
Farington Estate, Stanifield Lane	The site is within the Green Belt and an inappropriate designation for development. This site is also intended to form part of a wider Area of Separation.
Builder's Yard, Stanifield Lane	The site is very small and deemed not appropriate to allocate, however this does not preclude some form of development coming forward in the future.
Land off East Street	The site is very small and deemed not appropriate to allocate, however this does not preclude some form of development coming forward in the future
212 Croston Road	This site has recently been built on, so is not appropriate for allocation within the site allocations. *No SA proforma as this site has been built.
Gregson Lane Cricket Club	The site is within the Green Belt and an inappropriate designation for development.
Land adjoining 141 Gregson Lane	This site was filtered out at the Issues and Options stage as it met the filtering out criteria. This site remains filtered out.

Site	Justification
Mather Fold Farm	Inappropriate development due to location within the Green Belt.
Darwenside Nursery	The site is located on a wildlife corridor and the site is best and most versatile agricultural land which policy seeks to protect for more appropriate uses.
Land off Gregson Lane	Inappropriate development due to location within the Green Belt.
Land off Kittlingbourne Brow	The site is within the Green Belt and currently used for agricultural purposes and an inappropriate designation for development.
Higher Walton Mill	The site is currently an active employment site and would not be appropriate to be re-classified for residential use.
Victoria Place, Higher Walton Road	This site was filtered out at the Issues and Options stage as it met the filtering out criteria. This site remains filtered out.
Land off Rosewood Drive	The site is within the Green Belt and an inappropriate designation for development
Bannister Hall	This site was filtered out at the Issues and Options stage as it met the filtering out criteria. This site remains filtered out.
Bannister Hall Works	This site was filtered out at the Issues and Options stage as it met the filtering out criteria. This site remains filtered out.
Stanley Mount, Gib Lane	This site was filtered out at the Issues and Options stage as it met the filtering out criteria. This site remains filtered out.
Collingwood Farm	This site was filtered out at the Issues and Options stage as it met the filtering out criteria. This site remains filtered out.
Land to Rear of 245-251 Leyland Lane	The site is not being taken forward as a potential allocation due to constraint issues such as access and flooding, however, this does not preclude the potential for development on this site in the future.
Land West of Wigan Road	Inappropriate development due to location within the Green Belt.
Land off Dorothy Avenue	Currently used as open space with high amenity value. Due to its location in an existing built up area, it is considered that its importance as open space is carried forward in the site allocations document.
12 Cocker Lane	The site is very small and deemed not appropriate to allocate, however this does not preclude some form of development coming forward in the future.
Land at Avant Garden Centre	Inappropriate development due to location within the Green Belt.
Land at 78 Longmeanygate	Inappropriate development due to location within the Green Belt.
Runshaw College	The site is currently an operational education facility, with a wildlife corridor across the end of the site. It is not considered appropriate to change the use of the site.
Land fronting Heald House Road	Inappropriate development due to location within the Green Belt.
Land Fronting Langdale Road	Currently an Open Space designation with amenity value, considered inappropriate to change its use.
Apsley House Farm	This site is to be safeguarded for development after the plan period. The land is not needed for development as other appropriate equivalent land (an area of Pickering's Farm) is proposed as an allocation.
Hollins Lane, Leyland	The site is within the Green Belt and an inappropriate designation for development.
Land at Mill Lane	This site was filtered out at the Issues and Options stage as it met the filtering out criteria. This site remains filtered out.
Seven Stars Mill	The size of the site is small and has not been taken forward to be allocated for housing; however, some development of the site may be appropriate in the future.
Kings Court	This site is already part of the existing built-up area and it is considered that a potential development on this site may be appropriate in the future; however the site was too small to be allocated through this process.
Land off Melton Place	This site is already part of the existing built-up area and it is considered that a potential development on this site may be appropriate in the future; however the site was deemed too small to be allocated through this process.
Iddons Factory, Quin Street	This site is already part of the existing built-up area and it is considered that a potential development on this site may be appropriate in the future; however the site was deemed too small to be allocated through this process.

Site	Justification
Earnshaw Bridge Mill	This site is already part of the existing built-up area and it is considered that a potential development on this site may be appropriate in the future; however the site was too small to be allocated through this process.
Hulmes Mill	This site is already part of the existing built-up area and it is considered that a potential development on this site may be appropriate in the future; however the site was deemed too small to be allocated through this process. *Site not carried forward/ filtered out, therefore no SA proforma required.
Rear of 132 Chapel Lane	Not the most appropriate site for residential development due to its countryside designation and the importance of open space on the character of the area.
Rear of 28-50 Marsh Lane	This site was filtered out at the issues and options stage as it was under construction and is now built so it is not appropriate to be allocated in the site allocations. * This site is now built so no need for an SA proforma.
Dobsons Farm	Inappropriate development due to location within the Green Belt.
Land off Back Lane	Inappropriate development due to location within the Green Belt. Additionally, the site has agricultural value.
Land off Back Lane/ Rear Aspendale Close	Inappropriate development due to location within the Green Belt.
Marsh Lane, Longton	The site is within the Green Belt and an inappropriate designation for development.
Land off Back Lane/Rear of Arkholme Drive	The site is within the Green Belt and an inappropriate designation for development.
19-21 Chapel Lane, Longton	This site is already part of the existing built-up area and it is considered that a potential development on this site may be appropriate in the future; however the site was deemed too small to be allocated through this process.
Wateringpool Lane	This site is an important element of the proposed 'Central Park' and act as a natural buffer between two existing urban areas to prevent them merging and offering green space and a quality environment for those in the area.
Land East of Watkin Lane	The site is currently an Open Space designation and a Wildlife Corridor, considered important to remain this use.
Lime Kiln Farm	This site is an important element of the proposed Central Park (Area of Separation) allocation and so should be protected from development to maintain the openness between the built up areas and ensure the protection of the natural assets within the Borough.
85 Todd Lane North	This site is already part of the existing built-up area and it is considered that a potential development on this site may be appropriate in the future; however the site was too small to be allocated through this process.
Land at Watkin Lane	Regeneration scheme in place to enable the site to become a 'country park' type use, inappropriate for other forms of development.
St Catherines Hospice	Currently an Open Space designation and deemed inappropriate to change.
Land off Claytongate Drive (under construction)	As this site has planning permission, is currently under construction and is of a small scale is not appropriate to be allocated within the site allocations document.
Coote Lane/Church Lane/Lodge Lane	This site is to be safeguarded for development after the plan period. The land is not needed for development as other appropriate equivalent land (an area of Pickering's Farm) is proposed as an allocation.
Coote Lane Mill	This site is already part of the existing built-up area and it is considered that a potential development on this site may be appropriate in the future; however the site was too small to be allocated through this process.
Bamfords Mill	This site was filtered out at the Issues and Options stage as it met the filtering out criteria. This site remains filtered out.
Land at Brook Lane	This site was filtered out at the Issues and Options stage as it met the filtering out criteria. This site remains filtered out.
North of Goose Green Farm	This site was filtered out at the Issues and Options stage as it met the filtering out criteria. This site remains filtered out.
Land off Smithy Lane	This site was filtered out at the Issues and Options stage as it met the filtering out criteria. This site remains filtered out.
Lane Ends Farm, Liverpool	This site was filtered out at the Issues and Options stage as it met the

Site	Justification
Road	filtering out criteria. This site remains filtered out.
Longton Business Park	This site was filtered out at the Issues and Options stage as it met the filtering out criteria. This site remains filtered out.
Land off Wham Lane	This site was filtered out at the Issues and Options stage as it met the filtering out criteria. This site remains filtered out.
Land off Brownhill Lane	Inappropriate development due to location within the Green Belt.
Land at Orchard Avenue	This site was filtered out at the Issues and Options stage as it met the filtering out criteria. This site remains filtered out.
Peel View, Drumacre Lane	This site was filtered out at the Issues and Options stage as it met the filtering out criteria. This site remains filtered out.
Former Rylands Motors	This site was filtered out at the Issues and Options stage as it met the filtering out criteria. This site remains filtered out.
Lower Valley Lodge, Penwortham	The site is within the Green Belt and an inappropriate designation for development.
Government Offices, Cop Lane	This site is already part of the existing built-up area and it is considered that a potential development on this site may be appropriate in the future; however the site was too small to be allocated through this process.
Cornwood	Currently planning permission on the site and residential completions nearing. *Site is built and therefore no SA required.
Pollard's Farm	Filtered out at the Issues and Options stage.
Hoghton Cottage	This site was filtered out at the Issues and Options stage as it met the filtering out criteria. This site remains filtered out.
Rear of Halfway House	Filtered out at the Issues and Options stage.
Opposite the Halfway House	This site was filtered out at the Issues and Options stage as it met the filtering out criteria. This site remains filtered out.
Tickled Trout	This site is not within our Borough.
Samlesbury Mill, Goosefoot Lane	This site was filtered out at the Issues and Options stage as it met the filtering out criteria. This site remains filtered out.
Roach Bridge Mill	This site was filtered out at the Issues and Options stage as it met the filtering out criteria. This site remains filtered out.
Lane Ends Farm Site A	This site was filtered out at the Issues and Options stage as it met the filtering out criteria. This site remains filtered out.
Lane Ends Farm Site B	This site was filtered out at the Issues and Options stage as it met the filtering out criteria. This site remains filtered out.
Lane Ends Farm Site C	This site was filtered out at the Issues and Options stage as it met the filtering out criteria. This site remains filtered out.
Liverpool Old Road, Walmer Bridge	Filtered out at the Issues and Options stage.
St Leonards Vicarage	The site is protected by a blanket Tree Preservation Order and would not be suitable to develop.
Capitol Centre	This site is already part of the existing built-up area and it is considered that a potential development on this site may be appropriate in the future; however the site was too small to be allocated through this process.
Land South of London Way	Current designation as Open Space and specifically as a Green Wedge deemed appropriate to retain this use.
Mayfield House Haulage Yard	The site is very small and deemed not appropriate to allocate, however this does not preclude some form of development coming forward in the future.
85 Hennel Lane	The site is currently designated as Open Space and a Green Wedge, inappropriate to change the current designation.
Knot Lane/Higher Walton Road	The site is within the Green Belt and an inappropriate designation for development.
Rear of 123 Duddle Lane	Currently designated as Open Space and Green Wedge of amenity value. Not deemed appropriate to re-designate as alternative use due to the value of the site.
Mill Lane	This site is already part of the existing built-up area and it is considered that a potential development on this site may be appropriate in the future; however the site was too small to be allocated through this process.
Land at Church Lane	This site is to be safeguarded for development after the plan period. The land is not needed for development as other appropriate equivalent land

Site	Justification
	(an area of Pickering's Farm) is proposed as an allocation.

5.2 All of the remaining sites were carried forward into the next assessment stage; preferred options. For a full assessment of results and proforma's see the main SA report, especially Appendix 5.

5.3 These remaining sites were broken down into different use types and briefly discussed below:

- Housing Proposed Allocation
- Employment Proposed Allocation
- Major Development Sites Proposed Allocation
- Transport Proposed Allocation
- Green Infrastructure Proposed Allocation
- Protected Open Land Proposed Allocation
- Safeguarded Proposed Allocations
- Village Development Proposed Allocations

Preferred proposed housing sites

5.4 The preferred sites proposed for the allocation of housing were appraised using the methodology outlined in an earlier section.

Preferred proposed residential allocations	Type of Use	Sustainability Proforma Conclusion
Land off Brindle Road Proposals Map Ref: S	New Residential Allocation	The land is suitable for housing and scores well in the sustainability appraisal. Development on this site does have access to local services and public transport. Site has good access to employment facilities and will help promote sustainable employment and economic growth. The site is now needed to help the borough meet its housing requirements throughout the LDF period. It is therefore considered to be appropriate to propose to allocate the site for residential development, given the nature of the surrounding area.
Land off Browndge Road Proposal Map Ref: T	New Residential Allocation	The site is a brownfield site in the existing built-up area. Development on this site would form an extension to the adjacent, already developed, Baxi site. Site scores well in the sustainability appraisal in relation to access to services and facilities. The site is close to employment opportunities and is deliverable.
Land off Wesley Street Proposal Map Ref: R	New Residential Allocation	This site, which is occupied by a derelict, run down former mill, is appropriate for redevelopment, it is surrounded by residential properties, and it is therefore considered that a residential allocation would be in keeping with the character of the surrounding area. The site is brownfield and within the main urban area. The site scores well on the sustainability appraisal, and has good access to transport links and local services. The site scores well on ecological grounds as there would be no detrimental impact and the site is deliverable.

LCC Offices, Brindle Road Proposal Map Ref: O	New Residential Allocation	The site is located within the existing built-up area of Bamber Bridge, in a mixed-use area and it achieves a good score against strategic planning and sustainability indicators. Residential development on this site would significantly improve the environmental quality of the site and the immediate surrounding area. The site is unlikely to affect biodiversity or local landscape character, has good access to employment opportunities and is deliverable.
Land off Grasmere Avenue, Farington Proposal Map Ref: L	New Residential Allocation	<p>The site is currently vacant and development of this site for housing would improve the amenities for existing residents in the area, which scores well as part of the sustainability appraisal.</p> <p>The site is derelict and potentially contaminated, having been used as a landfill site for inert foundry waste. The reclamation and re-use of this site is beneficial for the sites sustainability and future possibilities. The site would not have a negative effect on biodiversity or heritage assets.</p>
Land adjacent to Barn Flatt Close Proposal Map Ref:BB	New Residential Allocation	<p>Higher Walton is identified in the Joint Core Strategy as being within the Preston Urban Area. It is therefore a settlement where limited development would be supported.</p> <p>This site is within the settlement boundary and its allocation for residential use will avoid the loss of any Green Belt in this area. It is in close proximity to the village centre and accessibility is good in terms of public transport and local services, which meets sustainability criteria. The site is unlikely to have a negative impact on biodiversity or heritage assets and is deliverable.</p>
Land off Liverpool Road Proposal Map Ref: N	New Residential Allocation	This site is within the settlement boundary and its allocation for residential will avoid the loss of any Green Belt in this area. It is in close proximity to the village centre and accessibility is good in terms of public transport and local services, which meets sustainability criteria.
Fishwick's Depot, Hewitt Street Proposal Map Ref: AA	New Residential Allocation	Fishwick's Depot is a brownfield site, located close to existing services within the Town Centre. The site scores well against strategic planning and sustainability indicators as it is close to local services and facilities. Good access to economic opportunities, no impact of environmental considerations and it is deliverable.
Land between Altcar Lane/Shaw Brook Road Proposal Map Ref: P	New Residential Allocation	<p>Site has always been considered to be suitable for residential development as it forms a natural extension to Leyland. Housing would be appropriate and scores well in the sustainability appraisal as it has good access to facilities and services including healthcare facilities and employment opportunities.</p> <p>As part of any development on this site, an extension to Worden Park is to be delivered, which scores well on the sustainability criteria.</p>
Rear of Dunkirk Mill, Slater Lane Proposal Map Ref: U	New Residential Allocation	The site is a brownfield site and its proposed allocation for housing would enable the redevelopment of a brownfield site. The site achieves a good score against strategic planning and sustainability indicators as it is close to services and facilities, will not have a negative impact on the environment of the area and is deliverable subject to an access road being financed. Residential development on this site would significantly improve the environmental quality of the site and the immediate surrounding area.

South of Bannister Lane/North of Heatherleigh Proposal Map Ref: W	New Residential Allocation	The land is suitable for housing and scores well in the sustainability appraisal. The site has good access to transport modes and recreational facilities as well as close to employment opportunities, is not in a flood zone and is deliverable. It is therefore considered to be appropriate to allocate the site for residential development, especially due to its location on the edge of the urban area.
Land off School Lane, Longton Proposal Map Ref: V	New Residential Allocation	The site achieves a good score against strategic planning and sustainability indicators. Site does score fairly well in relation to access to services, access to employment opportunities and is deliverable. Longton is identified as a Rural Local Service Centre in Policy 1(e) "Locating Growth" in the Central Lancashire Publication Core Strategy, where limited growth and investment will be encouraged to help meet local housing and employment needs and to support the provision of services to the wider area.
Land at Longton Hall, Chapel Lane Proposal Map Ref: X	New Residential Allocation	The site achieves a good score against strategic planning and sustainability indicators. The site has good access to transport modes and recreational facilities as well as close to employment opportunities, is not in a flood zone and is deliverable. Longton is identified as a Rural Local Service Centre in Policy 1(e) "Locating Growth" in the Central Lancashire Publication Core Strategy, where limited growth and investment will be encouraged to help meet local housing and employment needs and to support the provision of services to the wider area.
Rear of Chapel Meadow, Longton Proposal Map Ref: Q	New Residential Allocation	The site achieves a fairly good score against strategic planning and sustainability indicators. The site has fairly good access to transport modes and recreational facilities and is not in a flood zone and is deliverable. Longton is identified as a Rural Local Service Centre in Policy 1(e) "Locating Growth" in the Central Lancashire Publication Core Strategy, where limited growth and investment will be encouraged to help meet local housing and employment needs and to support the provision of services to the wider area.
South of Longton Hall, Chapel Lane Proposal Map Ref: M	New Residential Allocation	The site achieves a good score against strategic planning and sustainability indicators. Site has reasonable access to services, is not in a flood zone and is deliverable subject to a number of constraints. Longton is identified as a Rural Local Service Centre in Policy 1(e) "Locating Growth" in the Central Lancashire Publication Core Strategy, where limited growth and investment will be encouraged to help meet local housing and employment needs and to support the provision of services to the wider area.
Gas Holders Site Proposal Map Ref: DD	New Residential Allocation	The site is a brownfield site so the redevelopment of this site scores well on the Sustainability Appraisal. Infrastructure will be required to increase the accessibility of the site.
Land off Claytongate Drive. Proposal Map Ref: CC	New Residential Allocation	The site scores well on the sustainability appraisal as it has good access to services, healthcare and employment opportunities. The site would not have adverse effects on biodiversity or heritage and is deliverable. It is in an existing built-up area and is linked to an adjacent site that has planning permission and is under construction for residential use.

<p>Lostock Hall Primary, Avondale Drive Proposal Map Ref: Z</p>	<p>New Residential Allocation</p>	<p>Although site is currently allocated as private or educational open space, the closure of the school has meant that the open space is no longer used. Development on the site should include a large area of open space to compensate for the loss of the school playing fields, however some redevelopment for residential would be appropriate given the location of the site in a built-up area.</p>
<p>Liverpool Road/Jubilee Road Proposal Map Ref: Y</p>	<p>New Residential Allocation</p>	<p>Site is unused and overgrown. It is therefore considered that it is an ideal site for development, with residential the most likely to be constructed, given the surrounding land uses of nearby residential. Site should therefore be changed from a mixed use allocation to a residential allocation to allow development to take place. The site scores fairly well in relation to the sustainability indicators with good access to most services by transport modes, not in a flood zone and it is deliverable.</p>

5.5 The table below assesses all suggested sites that either have a current planning application or planning permission for residential use:

<p>Preferred proposed residential allocations</p>	<p>Type of Use</p>	<p>Sustainability Proforma Conclusion</p>
<p>Hospital Inn Railway Crossing, Brindle Road Proposal Map Ref: I</p>	<p>Residential with Current Application</p>	<p>Site is a current residential allocation in the Local Plan, and has a current planning application. Site scores fairly well in the Sustainability Appraisal, and is well located in terms of employment and transport links and is deliverable.</p>
<p>Coupe Foundry, Kittlingbourne Brow Proposal Map Ref: J</p>	<p>Residential with Current Application</p>	<p>There is a current application minded to approve for the site, for 80 dwellings. It is likely that S106 will be signed in the near future. The site is ideal for redevelopment given the issues of having a foundry use so close to adjacent residential properties. Site scores reasonably well in terms of access to services and some transport modes, is a brownfield site and is deliverable.</p>
<p>Lostock Hall Gasworks Proposal Map Ref: K</p>	<p>Residential with Current Application</p>	<p>This 12 ha site, a former gasworks, is owned by National Grid. It has been cleared of buildings and the on site contamination has been removed or treated. The site is the subject of a current outline planning application for a mixed use scheme to include employment (B1, B8 uses), residential (C3) and local centre uses (A1, A2, A3, A4, A5).</p> <p>Redevelopment of this site would be beneficial and it scores fairly well on the sustainability indicators with good access to services and transport links as well as employment opportunities. The site is deliverable as the hazardous installation is not considered to rule out development at this site.</p>

<p>Vernon Carus and Land, Factory Lane Proposal Map Ref: H</p>	<p>Residential with Current Application</p>	<p>The site achieves a good score against strategic planning and sustainability indicators. It has good access to services, employment opportunities and is deliverable.</p> <p>It is proposed to retain the site's housing allocation as it is well located on the edge of the urban area and its redevelopment would result in significant environmental and visual improvements in the area, the creation of recreational access to the mill reservoir and footpath and cycleway connections to the proposed Central Park.</p>
<p>Former Arla Foods Premises, School Lane Proposal Map Ref: E</p>	<p>Residential with Permission</p>	<p>The site is located in Bamber Bridge, and is now vacant. The site is located within a mixed-use area and it achieves a good score against strategic planning and sustainability indicators. Residential development on this site would significantly improve the environmental quality of the site and the immediate surrounding area. The site has outline planning permission for a residential development on the site. A residential allocation is considered to be most suitable for the site, given the planning permission that is in place.</p>
<p>Former Farington Business Park, Wheelton Lane Proposal Map Ref: B</p>	<p>Residential with Permission</p>	<p>This site, which is allocated in the Local Plan for employment uses, has full planning permission for a residential development on the site. Adjacent sites also have permission for residential, or have a residential development under construction. The site, which is located in an edge of centre location, achieves a good score against strategic planning and sustainability indicators. Given the planning permission that is in place, it is considered that the allocation of this site should be changed to residential.</p>
<p>Land south of Centurion Way Proposal Map Ref: C</p>	<p>Residential with Permission</p>	<p>Site has planning permission for residential development. It is therefore not appropriate to keep the green wedge and open space designation. It is considered that it should be allocated as a housing site with planning permission, or similar designation.</p>
<p>Roadferry Depot, Carr Lane Proposal Map Ref: F</p>	<p>Residential with Permission</p>	<p>The site lies within the existing built-up area, subject to Policies D3 of the South Ribble Local Plan,</p> <p>The site achieves a good score against strategic planning and sustainability indicators. Residential development on this site would significantly improve the environmental quality of the site and the immediate surrounding area. The site has outline planning permission for residential development on the site, meaning a residential allocation is the most suitable for the site, given the likely redevelopment.</p>
<p>Dunkirk Mill, Dunkirk Lane Proposal Map Ref: G</p>	<p>Residential with Permission</p>	<p>The site achieves a good score against strategic planning and sustainability indicators. Residential development on this site would significantly improve the environmental quality of the site and the immediate surrounding area. The site has outline planning permission for 35 dwellings, following the demolition of the existing buildings. Agree that given the surrounding area is characterised by residential development of varying sizes, designs and ages, that a residential designation would be the most appropriate for the site, resulting in the removal of a non-conforming industrial use, especially given the planning permission that exists on the site.</p>

Former Prestolite Premises, Cleveland Road Proposal Map Ref: D	Residential with Permission	<p>The site is within a Main Existing Employment Area on the Proposals Map of the South Ribble Local Plan, and it is subject to Policy EMP3. Planning permission is currently being sought for residential development, with the S106 agreement expected to be signed imminently.</p> <p>The site is located within a mixed-use area of Leyland and it achieves a good score against strategic planning and sustainability indicators. Residential development on this site would significantly improve the environmental quality of the site and the immediate surrounding area.</p>
Group One, off Central Avenue, Buckshaw Village Proposal Map Ref: A	Residential with Permission	<p>Outline planning permission for the comprehensive re-development of the Group One land, at Buckshaw Village, was granted in 2009. Buckshaw Village is identified in Policy 1 of the Publication Core Strategy as a strategic mixed-use site where growth and investment will be concentrated over the next 15 years. The site achieves a fairly good score against strategic planning and sustainability indicators and should be designated for residential, as it has an outstanding planning permission.</p>

Preferred proposed employment sites

5.6 The preferred sites proposed for the allocation of employment were appraised:

Preferred proposed employment allocations	Type of Use	Sustainability Proforma Conclusion
Kellett Lane Proposal Map Ref: c	Allocation of Employment Land	<p>Site would be better used for employment uses, given its proximity to Walton Summit and Sceptre Point employment areas. Site does not score well in the sustainability appraisal in terms of access to services such as healthcare and schools, and as such residential is not considered to be the most appropriate type of development. Employment development is more suitable as it has good access to employment within this area, good transport links and the site is deliverable.</p>
Farington Hall Estate/West of Lancashire Business Park Proposal Map Ref: g	Allocation of Employment Land	<p>The site lies immediately west of the Waste Technology Park on Lancashire Business Park. The site is within the urban area and represents a natural extension to the existing employment uses.</p> <p>This site has been split into two sites to enable separate parts of the site to be allocated for both employment and housing.</p> <p>The site is derelict and potentially contaminated, having been used as a landfill site for inert foundry waste, and it needs to be remediated and reclaimed before it can be developed for employment use. As the site is brownfield and given its location it is appropriate for development and scores reasonably well on the sustainability indicators.</p>
Land adjacent to Leyland Business Park Proposal Map Ref: f	Allocation of Employment Land	<p>The site, which measures 2.1 hectares, represents an opportunity to extend Leyland Business Park without the need to use up any Green Belt land, which borders the site to the north. It is important to allow existing employment areas opportunities to expand and develop as necessary. Access could easily be gained from the existing employment area, off Centurion Way. The Land is considered suitable for allocation as employment land.</p>

North of Lancashire Business Park Proposal Map Ref: d	Allocation of Employment Land	Given the nature of the surrounding area and its current allocation on the South Ribble Local Plan, an employment allocation would be the most appropriate for the site. The site does not score well against strategic planning and sustainability indicators such as access to services including healthcare and schools which makes it more appropriate as an employment use. The site is deliverable.
Burscough House Farm	Allocation of Employment Land	The site is not located within the Green Belt, but it is adjacent to the Green Belt. The site achieves a fairly good score against strategic planning and sustainability indicators including access to public transport and employment opportunities. It lies adjacent to a larger site highlighted for development and could provide the access point for that site.
Land off Leyland Lane/Emnie Lane Proposal Map Ref: b	Allocation of Employment Land	<p>The site, which is located west of Leyland Lane and adjacent to Leyland Wastewater Treatment Works (WwTW), is allocated as 'Safeguarded Land' on the Proposals Map of the South Ribble Local Plan, and is subject to Policy D8.</p> <p>The site achieves a fairly good score against strategic planning and sustainability indicators including access to services, transport connections, no impact on ecological issues and the site is deliverable. Given the existing designation in the Local Plan, the proximity to Leyland WwTW and the accessibility to the site off the roundabout with Flensburg Way and Leyland Lane, the allocation for employment land is considered to be appropriate.</p>
West Paddock Proposal Map Ref: e	Allocation of Employment Land	<p>The site, which is allocated for business use and open space in the existing South Ribble Local Plan, achieves a good score against strategic planning and sustainability indicators including access to services, transport connections, no impact on ecological issues and the site is deliverable.</p> <p>Given the existing business allocation on the site a continued employment allocation would be the most appropriate for the site.</p>
South Rings Business Park Proposal Map Ref: a	Allocation of Employment Land/Protection of Employment Areas & Sites	<p>The site, which is allocated for employment development in the existing South Ribble Local Plan, achieves a good score against strategic planning and sustainability indicators.</p> <p>The site, which measures 16.2 ha in total, including the undeveloped area which measures 5 ha of land to the south of B&Q, is designated as employment land on the Proposals Map of the South Ribble Local Plan, which is subject to Policy EMP1: Allocation of Employment Land (Site A).</p> <p>Outline planning permission was granted for a mixed use development (Classes A1, A3, B1, B8 and C1) of the whole site in 2000/2001. A Masterplan for the whole of South Rings Business Park was submitted with the outline planning application. The commercial and retail development on the northern part of the site has now been completed.</p> <p>Land immediately south of this development, which is within the South Rings Business Park, is currently undeveloped, and is available within the plan period. This part of the site has the benefit of outline planning permission for office (B1 use) and warehousing and distribution (B2 and B8 uses). The development of this southern part of the site will result in the complete redevelopment of the South Rings Business Park.</p>

5.7 The table below shows all the proposed sites protected as employment areas and sites:

Preferred proposed employment allocations	Type of Use	Sustainability Proforma Conclusion
Club Street	Protection of Employment Areas & Sites	<p>The site achieves a fair score against market attractiveness criteria and adjoins a motorway with good quality local roads. However, the building portfolio is average which affects its business image and could be improved. Occupancy on this site generally appears reasonable, despite local road frontage being poor.</p> <p>The site achieves a good score against sustainability and strategic planning criteria. It is in a sustainable location and is previously developed land. Whilst footpath and cycle links require improvements, public transport access is good with bus stops located in close proximity.</p>
Cuerden Way	Protection of Employment Areas & Sites	<p>Given the nature of the surrounding area, where there are retail, offices and industrial/warehousing uses, a mixed use allocation or an employment allocation would allow flexibility as the most appropriate use for the site. Given the existing development on the site, this allocation will not have any more impact on the wildlife corridor that runs through the site.</p>
Dunbia	Protection of Employment Areas & Sites	<p>The development of commercial / industrial uses on the existing building footprint at Dunbia may be permissible. Existing development and therefore, no further impact could be realised.</p>
Kellett Lane/Seed Lee Farm	Protection of Employment Areas & Sites	<p>Site does not score well in relation to the sustainability appraisal and as such is not a suitable site for residential development as it is not close to services and facilities that residential developments would require nearby such as healthcare, education and shops. However, site could be suitable for employment, as access to services does not have to be as close as for residential. Additionally, the development could contribute towards providing more sustainable transport methods.</p>
North of School Lane (including Whittle Movers)	Protection of Employment Areas & Sites	<p>The site has been identified for protection of employment uses, as is its current allocation, which will benefit the residents, continue to provide jobs and keep the local economy buoyant, ensuring the sustainability of the whole borough through the provision of a wide variety of employment premises in various areas.</p>
Sceptre Way	Protection of Employment Areas & Sites	<p>Site is now completely built and so it is considered most appropriate to allocate as an Existing Employment Area or similar to protect the existing employment uses. Site does not score well in the sustainability appraisal assessment, particularly in relation to access to services, however the employment site predates this process.</p>
South of School Lane (previous A S Orr's Mill)	Protection of Employment Areas & Sites	<p>The site is a current employment site, as allocated within the Local Plan. The site has been identified for protection of employment uses in the area which will benefit the residents, continue to provide jobs and keep the local economy buoyant, ensuring the sustainability of the whole Borough through the provision of a wide variety of employment premises in various areas.</p> <p>Given the current use of the site, it is therefore considered appropriate to protect the existing employment uses.</p>

Walton Summit Employment Area	Protection of Employment Areas & Sites	<p>The site is a current employment site, as allocated within the Local Plan. The site has been identified for protection of employment uses in the area which will benefit the residents, continue to provide jobs and keep the local economy buoyant, ensuring the sustainability of the whole Borough through the provision of a wide variety of employment premises in various areas.</p> <p>Given the current use of the site, it is therefore considered appropriate to protect the existing employment uses.</p>
Carr Lane	Protection of Employment Areas & Sites	<p>The site is a current employment site, as allocated within the Local Plan. There are many industrial and business premises within the Borough which are essential to its prosperity. This site is considered to be one of these sites. The ability for existing firms to expand is seen as a main component of job retention and creation. Whilst a high proportion of the existing industrial and employment land is largely developed there may be scope for the expansion of existing uses.</p> <p>Given the current use of the site, it is therefore considered appropriate to protect the existing employment uses.</p>
Centurion Way Estate	Protection of Employment Areas & Sites	<p>This is an established small scale employment site with potential to enhance environmental quality and its contribution to economic development in the area through infill development.</p> <p>The Council sees no reason to change the existing allocation and it should continue to be classified as an employment site.</p>
Lancashire Business Park	Protection of Employment Areas & Sites	<p>The site is a current employment site, as allocated within the Local Plan. The site has been identified for protection of employment uses in the area which will benefit the residents, continue to provide jobs and keep the local economy buoyant, ensuring the sustainability of the whole Borough through the provision of a wide variety of employment premises in various areas.</p> <p>Given the current use of the site, it is therefore considered appropriate to protect the existing employment uses.</p>
Land adjacent to Lancashire Business Park	Protection of Employment Areas & Sites	<p>The land, adjacent to Lancashire Business Park, is currently identified as a Main Existing Employment Area on the Proposals Map and is subject to Policy EMP3 in the South Ribble Local Plan. The site is currently occupied by the Waste Technology Park.</p> <p>The site achieves a relatively good score against strategic planning and sustainability indicators. The retention of the site for employment uses would significantly improve the environmental quality of the site and the immediate surrounding area.</p>
Leyland Business Park	Protection of Employment Areas & Sites	<p>The site is a current employment site, as allocated within the Local Plan. The site has been identified for protection of employment uses in the area which will benefit the residents, continue to provide jobs and keep the local economy buoyant, ensuring the sustainability of the whole Borough through the provision of a wide variety of employment premises in various areas.</p> <p>Given the current use of the site, it is therefore considered appropriate to protect the existing employment uses.</p>

Aston Moss	Protection of Employment Areas & Sites	<p>This site achieves a good score against market attractiveness and a moderate score against sustainability and strategic planning indicators. It has a high occupancy rate and is accessed via good quality local roads.</p> <p>This site is an existing allocation in the current Local Plan. The Council sees no reason to change the existing allocation and it should continue to be classified as an employment site.</p>
Braconash Road Industrial Estate	Protection of Employment Areas & Sites	<p>This is an established employment site with a high occupancy rate and has good access to motorway, local roads and public transport.</p> <p>The Council sees no reason to change the existing allocation and it should continue to be classified as an employment site.</p>
Heaton Street/Talbot Road Industrial Estate	Protection of Employment Areas & Sites	<p>This is an established employment site with good market attractiveness with a strong likelihood of continuing to be suitable for most employment uses. It achieves a good score against strategic planning and sustainability indicators. Infill or redevelopment on part of the site would significantly improve the immediate environmental quality. Such development would also improve the moderate level of economic activity in the ward.</p>
Matrix Park, Buckshaw Village	Protection of Employment Areas & Sites	<p>Matrix Park achieves a good score against sustainability and strategic planning criteria. It is of a low environmental sensitivity and is served by good quality local footpath and cycle routes. The anticipated Royal Ordnance Railway Station will enhance public transport accessibility, although it is anticipated that there will still be a heavy reliance on cars.</p>
Moss Side Employment Area	Protection of Employment Areas & Sites	<p>The site is a current employment site, as allocated within the Local Plan. The site has been identified for protection of employment uses in the area which will benefit the residents, continue to provide jobs and keep the local economy buoyant, ensuring the sustainability of the whole Borough through the provision of a wide variety of employment premises in various areas.</p> <p>Given the current use of the site, it is therefore considered appropriate to protect the existing employment uses.</p>
Tomlinson Road Industrial Estate	Protection of Employment Areas & Sites	<p>This is an established site predominantly made up of warehouses with good access to motorway, local roads and public transport.</p> <p>The Council sees no reason to change the existing allocation and it should continue to be classified as an employment site.</p>
Sherdley Road Industrial Estate	Protection of Employment Areas & Sites	<p>This is a well established employment site is fully developed and scores well on the sustainability appraisal. However, a large part of the site is under-occupied and would benefit from redevelopment to encourage more intensive use. Renewal of older buildings would enhance the quality of the existing accommodation. Any redevelopment will need to consider the risk of flooding affecting part of the site. The Central Lancashire & Blackpool Outline Water Cycle Study suggests that a site specific Flood Risk Assessment should steer development away from high flood risk areas.</p>
Factory Lane Estate	Protection of Employment Areas & Sites	<p>Whilst site is not considered to be a high quality employment site in terms of accessibility and visibility, it is considered that the site with its smaller employment units meets a specific demand in terms of employment requirements in the borough. The site is well located in terms of the settlement and is in the existing built-up area, providing locally accessible jobs for people in the area.</p>

Land South of Capitol Centre	Protection of Employment Areas & Sites	<p>This site is currently used for retail and leisure purposes and the Council sees no reason to change this. However it is more appropriate for the site to be within the existing built up area which would still permit retail and leisure uses on the site as appropriate.</p> <p>It scores relatively well against the sustainability objectives. It benefits from a frequent bus service, as well as being adjacent to a park and ride facility.</p>
------------------------------	--	--

Preferred proposed major development sites

5.8 The preferred sites proposed for the allocation of Major developed sites were appraised:

Preferred proposed major developed site allocations	Type of Use	Sustainability Proforma Conclusion
Cuerden Strategic Site Proposal Map Ref:J	Major Site for Development – Employment Led	<p>Cuerden has been prioritised for many years by the relevant authorities as a sustainable and strategically significant site, capable of stimulating economic growth.</p> <p>The site benefits from strong transport links and will be important as a future jobs provider in the borough. The site scores well on the sustainability appraisal indicators.</p>
BAE Systems, Samlesbury Proposal Map Ref: K	Major Site for Development – Employment Led	<p>The site, which comprises the BAE Systems complex at Samlesbury Aerodrome, is a current employment allocation. The site does not score well on the sustainability appraisal indicators due to its location; however it is an existing development based on a former aerodrome that predates this process.</p> <p>It is intended to consult separately on a policy for this site when it has been considered and agreed by Cabinet.</p>
Moss Side Test Track Proposal Map Ref: FF	Major Site for Development – Residential Led	<p>The Moss Side Test Track site, covering an area of 45 ha, lies to the north of the residential area and west of the employment area of Moss Side. The site has the potential to provide a comprehensive development including both residential and employment uses including local services and would make a significant contribution to economic growth in the borough, as well as provide vital jobs and infrastructure which is a positive for the area.</p>
Pickering's Farm – Part of site Proposal Map Ref: EE	Major Site for Development – Residential Led	<p>Pickering's Farm has been split into two sites within this process, this part of the site that is being proposed for residential development due to it being adjacent to the existing urban area and closer to services and facilities.</p> <p>Infrastructure such as a doctor's surgery and open space, as well as the Cross Borough Link Road extension could be delivered through this development.</p> <p>Safeguarding part of the site until after the plan period identifies a significant amount of land that is considered suitable for development after the plan period. In order to ensure that Green Belt boundaries will not need altering at the end of the plan period it is necessary to safeguard land between the urban areas and the Green Belt to meet the borough's longer term development needs.</p>

Preferred proposed transport sites

5.9 The preferred sites proposed for the allocation of transport sites were appraised.

Preferred proposed transport site allocations	Type of Use	Sustainability Proforma Conclusion
Cuerden Park and Ride	Potential Park and Ride	After discussion with LCC, a decision was made to leave this "broad location" option within the Preferred Options stage. Further review/assessments are needed to evaluate the need and appropriate location for park and rides in South Ribble. If these options were eliminated at this stage, it would be difficult to include a park and ride allocation near adoption stage.
Broad Oak Park and Ride Site 1	Potential Park and Ride	After discussion with LCC, a decision was made to leave this "broad location" option within the Preferred Options stage. Further review/assessments are needed to evaluate the need and appropriate location for park and rides in South Ribble. If these options were eliminated at this stage, it would be difficult to include a park and ride allocation near adoption stage.
Broad Oak Park and Ride Site 2	Potential Park and Ride	After discussion with LCC, a decision was made to leave this "broad location" option within the Preferred Options stage. Further review/assessments are needed to evaluate the need and appropriate location for park and rides in South Ribble. If these options were eliminated at this stage, it would be difficult to include a park and ride allocation near adoption stage.
Leyland Transport Hub	Leyland Transport Hub	A transport hub scores well on the sustainability appraisal indicators through encouraging greater use of public transport and reducing the need to use the car.

Preferred proposed green infrastructure sites

5.10 The preferred sites proposed for the allocation of green infrastructure were appraised.

Preferred proposed green infrastructure site allocations	Type of Use	Sustainability Proforma Conclusion
Allotments, Penwortham	Green Infrastructure/Leisure	<p>The site is located in the Green Belt, is a Wildlife Corridor and it is allocated for Parks and other Public Open Spaces on the Proposals Map of the South Ribble Local Plan, and it is subject to Policy OSR4. The site scores well against strategic planning and sustainability indicators.</p> <p>Given the nature of the surrounding area, and the existing designation in the Local Plan that an open space / leisure allocation would be the most appropriate for the site.</p>
Penwortham Holme Allotments	Green Infrastructure/Leisure	<p>The site is located in the Green Belt, is a Wildlife Corridor and it is allocated for Parks and other Public Open Spaces on the Proposals Map of the South Ribble Local Plan, and it is subject to Policy OSR4. The site scores well against strategic planning and sustainability indicators.</p> <p>Given the nature of the surrounding area, and the existing designation in the Local Plan that an open space / leisure allocation would be the most appropriate for the site.</p>

Penwortham/WLD Green Belt and floodplain	Green Infrastructure/Leisure	<p>The site is located in the Green Belt and is allocated for Parks and other Public Open Spaces and Private, Educational & Institutional Recreational Open Spaces on the Proposals Map of the South Ribble Local Plan, and is subject to Policies OSR4 and OSR6. The site scores well against strategic planning and sustainability indicators.</p> <p>Given the nature of the surrounding area, and the existing designation in the Local Plan that an open space / leisure allocation (i.e. Area of Separation) would be the most appropriate for the site.</p>
Site B, Penwortham Holme Allotments	Green Infrastructure/Leisure	<p>The site is located in the Green Belt and is allocated for Parks and other Public Open Spaces and Private, Educational & Institutional Recreational Open Spaces on the Proposals Map of the South Ribble Local Plan, and is subject to Policies OSR4 and OSR6. The site scores well against strategic planning and sustainability indicators.</p> <p>Given the nature of the surrounding area, and the existing designation in the Local Plan that an open space / leisure allocation would be the most appropriate for the site.</p>

Preferred proposed protected open land sites

5.11 The preferred sites proposed for the allocation of protected open land were appraised.

Preferred proposed protected open land site allocations	Type of Use	Sustainability Proforma Conclusion
Land at Daub Hall Lane	Protected Open Land	<p>The site is situated on the edge of the settlement of Gregson Lane, and is not well located in terms of access to local services. It does not score particularly well in the sustainability appraisal.</p> <p>Due to its location and accessibility, it is considered that the site should be protected from development.</p> <p>The Council is committed to protecting open spaces and areas in the Borough to ensure natural breaks in the built-up areas and settlements. The Protected Open Land policy is to retain the openness and natural character of local areas and to protect the land from development. Allocation of this site for development would result in further encroachment of development into open land.</p>
Schoolhouse Farm, Liverpool Road	Protected Open Land	<p>The land is currently allocated for Countryside in the Local Plan.</p> <p>Given the adjacent proposed residential allocation, which offers sufficient housing opportunity in the area, it is not considered appropriate to allocate the site for development, due to its peripheral location.</p> <p>The Council is committed to protecting open spaces and areas in the Borough to ensure natural breaks in the built-up areas and settlements. The Protected Open Land policy is to retain the openness and natural character of local areas and to protect the land from development. Allocation of this site for development would result in further encroachment of development into open land.</p>

South of Chapel Lane	Protected Open Land	<p>The site, south of Chapel Lane, in Longton is designated on the Proposals Map of the South Ribble Local Plan as “Countryside”.</p> <p>Longton is identified as a Rural Local Service Centre in Policy 1(e) “Locating Growth” in the Central Lancashire Publication Core Strategy, where limited growth and investment will be encouraged to help meet local housing and employment needs and to support the provision of services to the wider area. However, in order to maintain the character of the area, not every site that was suggested for development is required.</p> <p>The Council is committed to protecting open spaces and areas in the Borough to ensure natural breaks in the built-up areas and settlements. The Protected Open Land policy is to retain the openness and natural character of local areas and to protect the land from development. Allocation of this site for development would result in further encroachment of development into open land. The Council is keen to maintain a break in development along the rear of properties on Chapel Lane. This site should therefore be allocated as Protected Open Land.</p>
Land adjacent to The Fields	Protected Open Land	<p>The site is situated on the edge of the settlement of New Longton, and is not well located in terms of access to local services. It does not score particularly well in the sustainability appraisal.</p> <p>Due to its location and accessibility, it is considered that the site should be protected from development.</p> <p>In light of the changes to this site, and the other site currently allocated in New Longton under Policy D9 of the Local Plan, an alternative, better located site has been identified within the settlement for village development needs.</p> <p>The Council is committed to protecting open spaces and areas in the Borough to ensure natural breaks in the built-up areas and settlements. The Protected Open Land policy is to retain the openness and natural character of local areas and to protect the land from development. Allocation of this site for development would result in further encroachment of development into open land.</p>
Land off Long Moss Lane	Protected Open Land	<p>The site has an area of 4.4 ha and runs in a westerly direction from the head of Grasmere Avenue. It forms vacant land that is now overgrown in appearance, formerly being part of the Leyland DAF complex in Farington.</p> <p>The site was allocated for housing in the South Ribble Local Plan under Policy HP1 Site c. Farington Hall Wood is to the south-western boundary with residential properties beyond. Employment land allocated under Policy EMP1 is located to the north and the provision of an area of public open space to the southern part of the site is envisaged. The residential development would be expected to act as an enabling development to assist the delivery of the adjoining employment allocation. The development of this site for housing would improve the amenities for existing residents in the area.</p> <p>The site is derelict and potentially contaminated, having been used as a landfill site for inert foundry waste, and it needs to be remediated and reclaimed before it can be developed for employment use. As the site is Brownfield and given its location it is appropriate for development.</p>

Preferred proposed safeguarded sites

5.12 The preferred sites proposed for the allocation of safeguarded land were appraised.

Preferred proposed employment allocations	Type of Use	Sustainability Proforma Conclusion
Land off Church Lane/Rear of Croston Road	Safeguarded	Safeguarding land for future use is a sustainable approach to meet the needs of future communities.
South of Moss Lane	Safeguarded	Safeguarding land for future use is a sustainable approach to meet the needs of future communities.
Land off Leyland Lane/The Cawsey/Land South of Factory Lane	Safeguarded	Safeguarding land for future use is a sustainable approach to meet the needs of future communities.
Chainhouse Lane/Church Lane/Coote Lane/Lodge Lane/Apsley House	Safeguarded	Safeguarding land for future use is a sustainable approach to meet the needs of future communities.
Pickering's Farm - Part of site	Safeguarded	Safeguarding land for future use is a sustainable approach to meet the needs of future communities.

Preferred proposed village development sites

5.13 The preferred sites proposed for the allocation of village development were appraised.

Preferred proposed employment allocations	Type of Use	Sustainability Proforma Conclusion
Olive Farm	Village Development	<p>The Village Development is extremely important, as it allows for essential development that is needed in the village to take place, without the need to use Greenbelt. This land is necessary as Green Belt boundaries are drawn very tightly around the village boundaries.</p> <p>Such land is available for a range of uses. Whilst it does not score particularly well in the sustainability appraisal, the result would be the same for alternative sites just outside the settlement boundaries. Keeping this allocation would mean the Green Belt is protected.</p>
Land at Branch Road	Village Development	<p>The Village Development is extremely important, as it allows for essential development that is needed in the village to take place, without the need to use Greenbelt. This land is necessary as Green Belt boundaries are drawn very tightly around the village boundaries.</p> <p>Such land is available for a range of uses. Whilst it does not score particularly well in the sustainability appraisal, the result would be the same for alternative sites just outside the settlement boundaries. Keeping this allocation would mean the Green Belt is protected.</p>

Land at end of Northern Avenue	Village Development	<p>The Village Development is extremely important, as it allows for essential development that is needed in the village to take place, without the need to use Greenbelt. This land is necessary as Green Belt boundaries are drawn very tightly around the village boundaries.</p> <p>Such land is available for a range of uses. Whilst it does not score particularly well in the sustainability appraisal, the result would be the same for alternative sites just outside the settlement boundaries. Keeping this allocation would mean the Green Belt is protected.</p>
Land off Marfield	Village Development	<p>The Village Development is extremely important, as it allows for essential development that is needed in the village to take place, without the need to use Greenbelt. This land is necessary as Green Belt boundaries are drawn very tightly around the village boundaries.</p> <p>Such land is available for a range of uses. Whilst it does not score particularly well in the sustainability appraisal, the result would be the same for alternative sites just outside the settlement boundaries. Keeping this allocation would mean the Green Belt is protected.</p>
Land off Orchard Gardens	Village Development	<p>The Village Development is extremely important, as it allows for essential development that is needed in the village to take place, without the need to use Greenbelt. This land is necessary as Green Belt boundaries are drawn very tightly around the village boundaries.</p> <p>Such land is available for a range of uses. Whilst it does not score particularly well in the sustainability appraisal, the result would be the same for alternative sites just outside the settlement boundaries. Keeping this allocation would mean the Green Belt is protected.</p>
Land West of Liverpool Old Road	Village Development	<p>The Village Development is extremely important, as it allows for essential development that is needed in the village to take place, without the need to use Greenbelt. This land is necessary as Green Belt boundaries are drawn very tightly around the village boundaries.</p> <p>Such land is available for a range of uses. Whilst it does not score particularly well in the sustainability appraisal, the result would be the same for alternative sites just outside the settlement boundaries. Keeping this allocation would mean the Green Belt is protected.</p>

Land off Spinney Close	Village Development	<p>The Village Development is extremely important, as it allows for essential development that is needed in the village to take place, without the need to use Greenbelt. This land is necessary as Green Belt boundaries are drawn very tightly around the village boundaries.</p> <p>Such land is available for a range of uses. Whilst it does not score particularly well in the sustainability appraisal, the result would be the same for alternative sites just outside the settlement boundaries. Keeping this allocation would mean the Green Belt is protected.</p>
------------------------	---------------------	---

5.14 There were two sites that were put forward by the council that had not been suggested at the Issues and Options stage. These two sites have been safeguarded for new schools from the South Ribble Local Plan, one at Holland House and one at Walton Park. Both of the school sites score well on the SA scoring as they are close to residential areas where the population catchment is, will not have an adverse ecological effect and are deliverable for when the need materialises throughout the plan period. For full details of the SA proforma for the two sites put forward by the council, see the SA main report Appendix 6.

ASSESSMENT OF THE PREFERRED POLICIES

6.1 This section sets out how the preferred development management policies were chosen and predicts and evaluates the likely effects of the preferred policies, considers ways of mitigating any adverse effects that the policies may have and proposes measures to monitor the significant effects of implementing the policies.

6.2 The starting point for the preferred development management policies was the South Ribble Local Plan policies and an assessment as to whether the existing policies were still relevant or not was undertaken. See the main SA report for full details of the evolution of the local plan policies.

6.4 There are 32 preferred development management policies that have been appraised against the SA indicators. See Table 4.

Table 4: Appraisal of preferred development management policies and the Sustainability Appraisal Objectives

Preferred Development Management Policies	Link to SA Objective	SA Obj.	Positive or negative effect	Outcome
Policy A1 Cross Borough Link Road	<p>This policy contributes to SA objective S1. by improving accessibility across the borough and to services such as hospitals and retail. It will increase public transport opportunities across the borough. Improved accessibility to this area of South Ribble will improve economic growth and access to jobs, in line with SA objective EC1.</p> <p>The location of the Cross Borough Link Road, in relative proximity to residential properties and proposed residential allocations. The road will allow greater accessibility to new residential sites and for those new residents to have greater accessibility to nearby services and jobs etc.</p>	S1. EC1. S4.	<p>+ social effect due to increasing accessibility which is an issue in the baseline, especially across the borough</p> <p>+ economic effect due to opening up opportunities to employment in South Ribble and greater access to the job market in Preston</p> <p>- potentially negative effect due to loss of greenspace and the predominance of car use</p>	Overall social and economic considerations outweigh the potential negative environmental effect. Also, the policies will be used holistically together and other environmental policies shown later will mitigate against this effect
Policy A2 The Completion of the Penwortham Bypass	<p>This policy contributes to SA objective S1. by improving accessibility across the Borough and to services such as hospitals and retail. It will increase public transport opportunities across the Borough. Improved accessibility to this area of South Ribble will improve economic growth and</p>	S1. EC1. S4.	<p>+ social effect due to increasing accessibility which is an issue in the baseline, especially across the borough</p> <p>+ economic effect due to opening up</p>	Overall social and economic considerations outweigh the potential negative environmental effect. Also, the policies

	<p>access to jobs, in line with SA objective EC1.</p> <p>The location of the Cross Borough Link Road, in relative proximity to residential properties and proposed residential allocations. The road will allow greater accessibility to new residential sites and for those new residents to have greater accessibility to nearby services and jobs etc.</p>		<p>opportunities to employment in South Ribble and greater access to the job market in Preston</p> <p>- potentially negative effect due to loss of greenspace and the predominance of car use</p>	<p>will be used holistically together and other environmental policies shown later will mitigate against this effect</p>
Policy B1 Existing Built-Up Areas	<p>The premise of the policy is to concentrate some new development within existing built-up areas to reduce the need to travel as new housing and services will be located close together. This will also enable better access to walking, cycling and public transport as there are more services within urban areas.</p> <p>The policy could also improve access to housing within existing built-up areas as it is one of the appropriate uses, as is new employment, community facilities and green infrastructure. The policy could also protect and promote access to open space and biodiversity through allowing provision for this type of use within the urban area.</p>	<p>S1. S2. S4. EN1. EC1.</p>	<p>+ social effect as this policy supports development within the existing built-up area close to services and facilities, reducing the need for the car and improving access to public transport</p> <p>+ economic effect as development within the existing built-up area promotes vitality and viability within the urban areas and provides employment opportunities close to public transport and residential properties</p> <p>+ environmental effect by keeping development within the existing built-up area and away from biological heritage sites and wildlife corridors etc. Reducing the need to travel will also have a beneficial environmental effect in terms of climate change and reducing air pollution</p>	<p>Overall positive effect</p>
Policy B2 Village Development	<p>This policy aims to allow for some development within villages, where there are very closely constrained Green Belt boundaries. The policy is intended to safeguard the vitality and viability of the villages by allowing appropriate uses such as community facilities, affordable housing etc. This will allow greater access to services, jobs and housing and reduce the need to travel as there will be more opportunities for existing or new residents within the village. However, the development will only be small scale so as not to prejudice</p>	<p>S1. S2. S4. EN1. EC1. EC3.</p>	<p>+ social effect as this policy supports development on the edge or within existing village settlements, close to existing services</p> <p>+ economic effect as the policy aims to enhance the future opportunities of villages and increase their vitality and viability</p> <p>+ environmental effect as the policy supports</p>	<p>Overall positive effect</p>

	the character of the existing village.		development on the edge of/ or within existing settlements rather than within the Green Belt. Supporting development close to existing services also have a + effect on climate change and air pollution by reducing the need to travel	
Policy B3 Design Criteria for New Development	<p>The policy aims to support good design in new development to safeguard existing communities and development by looking at issues such as siting, layout, overlooking etc.</p> <p>Additionally, the aim is to promote development that would not prejudice the existing highways or that could adversely affect listed buildings or conservation areas.</p> <p>The policy also seeks to safeguard trees, woodlands, hedgerows and promote landscaping, where appropriate.</p>	S3. EN2. EN3.	<p>+ social effect by promoting good design enables positive aesthetics and creates more attractive places for people to live. Can also have a positive effect on reducing crime through design layout and creates pride of place</p> <p>N/A economic effects</p> <p>+ environmental effect as the policy supports good design in terms of protecting the environment, layout, green infrastructure as well as building materials, mitigating climate change, energy use minimisation etc.</p>	Overall positive effect
Policy C1 Pickering's Farm, Penwortham	<p>This policy sets out specific criteria for what types of development would be appropriate on the partial area of the site that has been proposed for development during the plan period. The policy seeks a comprehensive Masterplan to safeguard the holistic development of the site to make sure the most appropriate development occurs.</p> <p>The policy also ensures that a phasing approach is undertaken so that any negative effects through construction are minimised and that infrastructure can be developed alongside new development. An infrastructure delivery schedule will accompany any development including such facilities as new health facilities, open space, bus routes and enhancements to a retail centre. This will have the benefit of reducing the need to travel by providing facilities on or near to</p>	S1. S2. S4. EN1. EN3. EC1. EC4.	<p>+ social effect through the infrastructure that will be provided by the development on site including new health facilities, access to new open space, contribution to the Penwortham Bypass, retail improvements to Tardy Gate.</p> <p>+ economic effect through bringing employment opportunities through its construction and use, access to new housing within the area and contributions to new roads which will open up this side of the borough and create better access for greater employment, residential and recreational opportunities</p>	Overall a mixed effect. However, as a result of latter environmental policies that will mitigate against the potential negative environmental effects this policy can be seen to meet the SA objectives and have a positive effect

	the site, improving access to health care facilities, encouraging greater public transport use, supporting recreation on open space for people and catering for biodiversity on and off site and mitigating the impacts of climate change that could be produced through construction of new development.		+/- mixed environmental effects. – effect through the development of the site which is currently Greenfield, however + effect through the landscaping potential, enhancement to biodiversity and trees and woodlands on site and improving accessibility	
Policy C2 Moss Side Test Track, Leyland	<p>This policy sets out specific criteria for what types of development would be appropriate on this mixed use site. The policy seeks a comprehensive Masterplan to safeguard the holistic development of the site to make sure the most appropriate development occurs.</p> <p>The policy also ensures that a phasing approach is undertaken so that any negative effects through construction are minimised and that infrastructure can be developed alongside new development. An infrastructure delivery schedule will accompany any development including such facilities as new health facilities, open space, bus routes and enhancements to a retail centre. This will have the benefit of reducing the need to travel by providing facilities on or near to the site, encouraging greater public transport use through improvements to Leyland Railway Station and supporting the opening of Midge Hall Station, supporting recreation on open space for people and catering for biodiversity on and off site and mitigating the impacts of climate change that could be produced through construction of new development.</p>	S1. S4. EN1. EN3. EC1. EC4.	<p>+ social effect through the infrastructure that will be provided by the development on site including new health facilities, access to new open space, contributions to railway station improvements and retail centres locally</p> <p>+ economic effect through bringing employment opportunities through its construction and use, access to new housing within the area, supporting midge hall station re-opening</p> <p>+/- mixed environmental effects. – effect through the development of the site which is currently vacant and used for wildlife in its brownfield form, however + effect through the landscaping potential, enhancement to biodiversity and trees and woodlands on site and improving accessibility that can be brought forward by sensitive redevelopment of the site</p>	Overall a mixed effect. However, as a result of latter environmental policies that will mitigate against the potential negative environmental effects this policy can be seen to meet the SA objectives and have a positive effect
Policy C3 Cuerden	<p>This policy sets out specific criteria for what types of development would be appropriate on this mixed use site. The policy seeks a comprehensive Masterplan to safeguard the holistic development of the site to make sure the most appropriate development occurs.</p> <p>This site is specifically for new employment opportunities, in an accessible part of the borough, close to existing transport</p>	S1. EN1. EC1.	<p>+ social effect through the infrastructure that will be provided by the development on site, opening up of the site in a key position with good access to motorways and Preston City Centre</p> <p>+ economic effect through bringing employment opportunities through its</p>	Overall a mixed effect. However, as a result of latter environmental policies that will mitigate against the potential negative environmental effects this policy can be seen to meet the SA

	connections. The policy will provide greater access to jobs for local people, reduce the need to travel by providing opportunities close to residential areas, encourage public transport by improving accessibility and also providing green infrastructure opportunities to buffer the site from existing communities.		<p>construction and use as a key employment site for South Ribble and with good access to motorways, Preston City Centre and Leyland Town Centre and residential areas</p> <p>+/- mixed environmental effects. – effect through the development of the site which is agricultural land, however + effect through the landscaping potential, enhancement to biodiversity and trees and woodlands on site and improving accessibility that can be brought forward by sensitive development of the site</p>	objectives and have a positive effect
Policy C4 BAE Systems, Samlesbury	This policy will be subject to consultation at a later date.	N/A	N/A	N/A
Policy D1 Allocation of Housing Sites	<p>This policy proposes sites for new residential development.</p> <p>The policy aims to provide a wider range of housing for people, including affordable housing, close to existing services and linking in greater infrastructure such as new roads, bus routes and railway station improvements that will be delivered as a result of new housing.</p>	S1. S4. EC1.	<p>Nb. Each of the sites have been appraised individually.</p> <p>+ social effects through providing much needed housing within the borough, including affordable housing which is an issue. Also, through the infrastructure that can be provided as a result of new development</p> <p>+ economic effect through the construction of new housing and the new population that will spend in the borough</p> <p>+/- mixed environmental effects as development can create pollution, pressures on recreational areas and threaten biodiversity, however the sites will all need to mitigate against any environmental effects they could cause and will also have to</p>	Overall mixed effects

			provide green infrastructure which will safeguard recreational areas and protect biodiversity.	
Policy D2 Phasing, Delivery and Monitoring	<p>This policy aims to manage the release of land for new development by setting in place a procedure for its release. Land will be anticipated for release in five year cycles with certain developments anticipated to come forward throughout the plan period, rather than all at the same time. This will have the benefit of allowing infrastructure to be provided alongside development as well as minimising the adverse impacts of developments such as air pollution.</p> <p>The policy will safeguard an appropriate level of development as matches the need in the borough so it will ensure appropriate access to housing and jobs, at appropriate times.</p>	S4. EN3. EC1.	<p>+ social effect through providing an infrastructure schedule of what is needed in the borough and how it can be delivered</p> <p>+/- mixed economic effect as the policy allows phasing of development which will mean spreading out economic benefits over the plan period</p> <p>+ limited environmental effect, however the phasing of the development does help reduce pollution, pressure on services, mitigates against climate change</p>	Overall mixed effect
Policy D3 Agricultural Workers' Dwellings	This policy seeks to provide accommodation for agricultural workers where there is a vital need. It will have the benefit of reducing the need for agricultural workers to travel by allowing their accommodation to be on site. It will also provide an appropriate mix of housing and access to jobs in a rural economy.	S1. S4. EC1. EC3.	<p>+ limited social effect as this is only small scale development but will allow access to housing for agricultural workers' where there is an identified need</p> <p>+ limited economic effect as this is relating only to small scale development but does support the rural economy</p> <p>- limited environmental effect as the development is small scale but will mean the loss of some agricultural land</p>	Overall mixed effect. Very small scale development and therefore effects are likely to be minimal
Policy E1 Allocation of Employment Land	<p>This policy proposes sites for new employment development.</p> <p>The policy aims to provide a wider range of jobs for people, including rural and urban, close to existing services and linking in greater infrastructure such as new roads, bus routes and railway station improvements that could be delivered as a result of new development.</p>	S1. EC1. EC2. EC3.	<p>Nb. Each of the sites have been appraised individually.</p> <p>+ social effects through providing much needed employment opportunities within the borough, which is an issue. Also, through the infrastructure that can be provided as a result</p>	Overall mixed effects

	<p>Access to new jobs across the borough will also reduce unemployment within the borough and help to reduce deprivation in areas where currently there is lower economic opportunities.</p>		<p>of new development</p> <p>+ economic effect through the construction of new employment developments and providing job opportunities within the borough</p> <p>+/- mixed environmental effects as development can create pollution, pressures on recreational areas and threaten biodiversity, however the sites will all need to mitigate against any environmental effects they could cause and will also have to provide green infrastructure which will safeguard recreational areas and protect biodiversity.</p>	
<p>Policy E2 Protection of Employment Areas and Sites</p>	<p>The aim of this policy is to protect existing employment sites and areas that already offer jobs and employment to local residents and those outside of the borough. By protecting these sites from being lost to alternative uses it should prevent the need for the loss of additional land for employment uses which would otherwise need to be allocated. The employment sites and areas already offer access to employment in accessible areas closer to residential areas and often have good links to public transport.</p> <p>Whilst older premises are not always suitable for modern business they are often appropriate as starter units due to lower rents and also can require a range of skills that local people may have.</p>	<p>EC1. EC2. EC3.</p>	<p>+ social effects through protecting access to services, facilities and employment opportunities within the borough</p> <p>+ economic effect through safeguarding employment sites and jobs</p> <p>N/A environmental effect as the policy seeks to protect existing employment areas</p>	<p>Overall positive effect</p>
<p>Policy E3 Leyland Town Centre</p>	<p>The policy seeks to protect Leyland Town Centre by encouraging traditional retail uses within the centre boundary, i.e. A1 use and also by promoting the evening economy through A3 use, cafes and restaurants. This will diversify the centre making it an attractive place in the day and evening</p>	<p>S1. S3. EC1. EC2. EC4.</p>	<p>+ social effect through safeguarding and enhancing the Town Centre</p> <p>+ economic effect through safeguarding jobs and concentrating new retail development in</p>	<p>Overall positive effect</p>

	and could help to combat against crime within the evening if it is more widely used. The policy will also aim to increase the potential for vacant units and prevent wider retail uses outside of centre boundaries. The policy will also help to promote access to jobs and wider regeneration initiatives will promote greater accessibility to public transport and through links to Worden Park, greater accessibility to green infrastructure within the urban environment.		the retail core N/A environmental effect	
Policy E4 District Centres	The policy seeks to protect District Centres by encouraging traditional retail uses within the centre boundary, i.e. A1 use and also by promoting the evening economy through A3 use, cafes and restaurants. This will diversify the centre making it an attractive place in the day and evening and could help to combat against crime within the evening if it is more widely used. The policy will also aim to increase the potential for vacant units and prevent wider retail uses outside of centre boundaries. The policy will also help to promote access to jobs and wider regeneration initiatives will promote greater accessibility to public transport.	S1. S3. EC1. EC2. EC4.	+ social effect through safeguarding and enhancing the District Centres + economic effect through safeguarding jobs and concentrating new retail development in the retail core N/A environmental effect	Overall positive effect
Policy E5 Local Centres	The policy seeks to protect Local Centres by encouraging traditional retail uses within the centre boundary, i.e. A1 use and also by promoting the evening economy through A3 use, cafes and restaurants. This will diversify the centre making it an attractive place in the day and evening and could help to combat against crime within the evening if it is more widely used. The policy will also aim to increase the potential for vacant units and prevent wider retail uses outside of centre boundaries. The policy will also help to promote access to jobs and wider regeneration initiatives will promote greater accessibility to public transport.	S1. S3. EC1. EC2. EC4.	+ social effect through safeguarding and enhancing the Local Centres + economic effect through safeguarding jobs and concentrating new retail development in the retail core N/A environmental effect	Overall positive effect
Policy F1 Parking Standards	The policy aims to allow an appropriate level of car parking per different type of development by setting specific standards, rather than allowing unrestricted car parking across the borough. Whilst the council is committed to reducing the need to travel and reducing car use more	S2. S4. EC4.	+/- limited social effect as the policy supports additional car parking which can make access to facilities easier +/- limited economic effect as the policy	Overall mixed effect

	<p>generally there are situations where car use is the only or the most appropriate mode of transport. This balanced approach should restrict car use where it is not necessary but also provide for those situations where the car is the only appropriate mode.</p> <p>Appropriate car parking close to services such as hospitals, schools, and doctor's surgeries can help to reduce inaccessibility for people who cannot walk or cycle or use public transport.</p> <p>Appropriate car parking within retail centres can also help promote retail centres rather than lose shoppers to out of centre retail areas where car parking is traditionally in large supply and free.</p>		<p>supports additional car parking which could make access to employment opportunities easier</p> <p>+/- limited environmental effect. The policy does support car use, however limited effect as car parking is already allowed with development and the policy seeks to make sure no additional car parking is allowed than is required</p>	
Policy G1 Green Belts	The aim of this policy is to protect the existing Green Belt, to prevent urban sprawl, safeguard green spaces and prevent inappropriate development. There have been no alterations to Green Belt boundaries which will allow continued green spaces around urban areas, contributing to mitigating climate change and safeguarding biodiversity.	S2. EN1. EN3. EN4. EN5.	<p>+ limited social effect however access to open space between urban areas remains</p> <p>N/A economic effect</p> <p>+ positive environmental effect through protecting open space and preventing urban sprawl between settlements</p>	Overall positive effect
Policy G2 The Re-Use and Adaptation of Buildings in the Green Belt	Re-using and adapting existing buildings in the Green Belt, for Green Belt compliant uses offers the opportunity to make use of vacant and/ or derelict buildings and reducing the need for new development. There are some types of uses that are appropriate in the Green Belt, such as agriculture and forestry and this offers an opportunity for those buildings to become viable for appropriate uses and increase landscape aesthetic.	EN1. EC3.	<p>+ limited social effect however access to open space between urban areas remains through protecting the Green Belt</p> <p>+ economic effect as this allows the reuse of buildings that are vacant or under used and supports the rural economy</p> <p>+ positive environmental effect through protecting open space and preventing urban sprawl between settlements and limited development will not have a negative effect</p>	Overall positive effect

			on the integrity of the Green Belt	
Policy G3 Safeguarded Land	<p>The aim of this policy is to safeguard land for development for future need outside of the plan period. In the meantime the land will contribute to the borough's green infrastructure and no development that would prejudice the future development of the site would be acceptable.</p> <p>This policy helps to make sure that there is enough land to help meet future needs in a sustainable manner by not allowing significant development to occur now with no thought to future consequences and need.</p>	EN1. EN3. EN4. EN5.	<p>+ limited social effect through safeguarding land for future needs</p> <p>N/A economic effect</p> <p>+ positive environmental effect through protecting open space safeguarding land for future needs</p>	Overall positive effect
Policy G4 Protected Open Land	<p>This policy has been specifically created within the plan to offer protection to open spaces, between urban areas where Green Belt does not exist. The aim is to protect open land to help alleviate issues with flooding, create areas of green infrastructure for recreation and to support healthy lifestyles and for biodiversity. Additionally, the protection of open space offers the opportunity to mitigate climate change and enable the future use of the land in an appropriate manner.</p> <p>The Protected Open Land will also contribute to maintaining the soil quality and the water cycle by providing appropriate permeable surfaces for surface run off and ground water. Air quality will also be improved by protecting land within urban areas from development.</p>	EN1. EN2. EN3. EN4. EN5.	<p>+ limited social effect however access to open spaces near to urban areas for recreation</p> <p>N/A economic effect</p> <p>+ positive environmental effect through protecting open space</p>	Overall positive effect
Policy G5 Areas of Separation	<p>This policy has been specifically created within the plan to offer protection to open spaces, between urban areas where Green Belt does not exist. The aim is to protect open land to help alleviate issues with flooding, create areas of green infrastructure for recreation and to support healthy lifestyles and for biodiversity. Additionally, the protection of open space offers the opportunity to mitigate climate change and enable the future use of the land in an appropriate manner.</p> <p>The Areas of Separation will also contribute to maintaining</p>	EN1. EN2. EN3. EN4. EN5.	<p>+ limited social effect however access to open spaces near to urban areas for recreation</p> <p>N/A economic effect</p> <p>+ positive environmental effect through protecting open space</p>	Overall positive effect

	the soil quality and the water cycle by providing appropriate permeable surfaces for surface run off and ground water. Air quality will also be improved by protecting land within urban areas from development.			
Policy G6 Central Park	<p>One of the Areas of Separation, between Lostock Hall and Bamber Bridge has been safeguarded for a new central park for residents of South Ribble. The park will encourage healthy lifestyles by providing recreational areas close to existing residential areas, reducing the need for people in this area to travel to parks and green spaces. The safeguarding of land from development will also offer the opportunity to mitigate the impacts of development across the borough and by reducing the impact of climate change.</p> <p>The park will also contribute to maintaining the soil quality and the water cycle by providing appropriate permeable surfaces for surface run off and ground water. Air quality will also be improved by protecting land within urban areas from development.</p>	EN1. EN2. EN3. EN4. EN5.	<p>+ social effect through the creation of a new park and greater recreational access for residents within the urban core of the borough</p> <p>N/A economic effect</p> <p>+ positive environmental effect through protecting open space and encouraging walking and recreation</p>	Overall positive effect
Policy G7 Green Infrastructure – Existing Provision	There is a wide network of existing green infrastructure within South Ribble creating significant opportunities to promote healthy lifestyles, provide recreation and leisure opportunities, mitigate climate change, respond to flooding and hydrological issues and air quality and create safe and vibrant areas for habitats and species. The decision was taken to protect the existing green infrastructure for these reasons and continue to support and enhance it, in line with policies G8 and G10.	EN1. EN2. EN3. EN4. EN5.	<p>+ social effect through the protection of existing green infrastructure which has a positive effect on health and wellbeing and leisure and recreational opportunities</p> <p>N/A economic effect</p> <p>+ positive environmental effect through protecting open space and encouraging walking and recreation. Also + for biodiversity to enable ecological networks throughout the urban core and beyond and safeguarding existing areas that are important for biodiversity. + to help combat climate change</p>	Overall positive effect
Policy G8	There is a need for future green infrastructure within South	EN1.	+ social effect through the creation of green	Overall positive effect

<p>Green Infrastructure – Future Provision</p>	<p>Ribble to create further significant opportunities to promote healthy lifestyles, provide recreation and leisure opportunities, mitigate climate change, respond to flooding and hydrological issues and air quality and create safe and vibrant areas for habitats and species. The decision was taken to protect the existing green infrastructure for these reasons and continue to support and enhance it, in line with policies G7 and G10.</p> <p>All new developments will be required to contribute to new green infrastructure provision to create better ecological frameworks, access to new green infrastructure closer to residential areas and employment areas and mitigate against the impacts of development.</p>	<p>EN2. EN3. EN4. EN5.</p>	<p>infrastructure which has a positive effect on health and wellbeing and leisure and recreational opportunities</p> <p>N/A economic effect</p> <p>+ positive environmental effect through the creation of open spaces and encouraging walking and recreation. Also + for biodiversity to enable ecological networks throughout the urban core and beyond and safeguarding existing areas that are important for biodiversity. + to help combat climate change</p>	
<p>Policy G9 Worden Park</p>	<p>Worden Park is an existing park within South Ribble, within the urban area of Leyland and offers existing access to recreation for people within South Ribble. There are plans for a future expansion of Worden Park, to be funded through new residential development within the vicinity. This will allow more people access to the park and mitigate against the impacts of new residential development within the locality. The safeguarding of the existing park and the extension will have a positive effect for people’s lifestyles, health and also for habitats and species within this area of the borough.</p>	<p>EN1. EN2. EN3. EN4. EN5.</p>	<p>+ social effect through the enhancement of Worden Park and greater recreational access for residents within the urban core of the borough</p> <p>N/A economic effect</p> <p>+ positive environmental effect through protecting open space and encouraging walking and recreation</p>	<p>Overall positive effect</p>
<p>Policy G10 Green Infrastructure Provision in Residential Developments</p>	<p>There is a need for future green infrastructure within South Ribble to create further significant opportunities to promote healthy lifestyles, provide recreation and leisure opportunities, mitigate climate change, respond to flooding and hydrological issues and air quality and create safe and vibrant areas for habitats and species. The decision was taken to protect the existing green infrastructure for these reasons and continue to support and enhance it, in line with policies G7 and G8.</p> <p>All new residential developments will be required to contribute to new green infrastructure provision to create better</p>	<p>EN1. EN2. EN3. EN4. EN5.</p>	<p>+ social effect through the creation of green infrastructure which has a positive effect on health and wellbeing and leisure and recreational opportunities</p> <p>N/A economic effect</p> <p>+ positive environmental effect through the creation of open spaces and encouraging walking and recreation. Also + for biodiversity to enable ecological networks</p>	<p>Overall positive effect</p>

	ecological frameworks, access to new green infrastructure closer to residential areas and employment areas and mitigate against the impacts of development.		throughout the urban core and beyond and safeguarding existing areas that are important for biodiversity. + to help combat climate change	
Policy G11 Green Corridors	Green corridors have been safeguarded throughout the borough, within the urban areas to offer small pockets of green space for a variety of reasons. To enhance the visual appearance and openness of the borough, provide recreational opportunities throughout the borough; provide permeable surfaces to alleviate flood risk and allow for surface run off and to provide interlinked pockets of open space for biodiversity.	EN1. EN2. EN3. EN4. EN5.	+ social effect through the protection of green corridors which has a positive effect on health and wellbeing and leisure and recreational opportunities N/A economic effect + positive environmental effect through the protection of green corridors encouraging walking and recreation. Also + for biodiversity to enable ecological networks throughout the urban core and beyond and safeguarding existing areas that are important for biodiversity. + to help combat climate change	Overall positive effect
Policy G12 Trees, Woodlands and Developments	Trees, woodlands and hedgerows are an important feature of our landscape for their visual appearance, their contribution to alleviate flooding, improving soil and air quality and for their biodiversity benefits. Trees will be safeguarded where they have special protection and at all times where their loss is avoidable. Where the loss of trees is unavoidable then it will be a requirement for new trees to be planted on or off site of a suitable type, size and number to be decided with the council.	EN1. EN2. EN3. EN4. EN5.	+ social effect for contribution to health and wellbeing N/A economic effect + environmental effect through mitigating against the effects of climate change and helping to minimise effects of new development on the climate	Overall positive effect
Policy G13 Unstable or Contaminated Land	The council is committed to the re-use of previously developed land and this policy stipulates that previous contamination is not a reason for sites to not come forward for development. The aim is to prevent the loss of Greenfield sites just because previously developed land needs some remediation or reclamation before works can continue. This is a sustainable approach as it seeks to re-use land that is	EN1. EN5.	N/A social effect N/A economic effect + environmental effect through bringing back into use contaminated land and reducing the need to release additional Greenfield sites or	Overall positive effect

	appropriate rather than essentially 'waste it'. The council recognises that this land may take longer to come forward, another reason for Policy D2.		the Green Belt	
Policy G14 Derelict Land Reclamation	The council is committed to the re-use of previously developed land and this policy stipulates that previous contamination is not a reason for sites to not come forward for development. The aim is to prevent the loss of Greenfield sites just because previously developed land needs some remediation or reclamation before works can continue. This is a sustainable approach as it seeks to re-use land that is appropriate rather than essentially 'waste it'. The council recognises that this land may take longer to come forward, another reason for Policy D2.	EN1. EN5.	N/A social effect N/A economic effect + environmental effect through bringing back into use derelict land and reducing the need to release additional Greenfield sites or the Green Belt	Overall positive effect
Policy H1 Protection of Health, Education and Other Community Services and Facilities	<p>The policy safeguards land for two new schools that will be needed throughout the plan period to cater for new pupils. Access to education is important to enable future people to have the right skills to access the job market.</p> <p>The policy also safeguards existing health and community facilities being lost to other uses where there is a continued need for them. This safeguards the social requirements of existing and new communities. By protecting existing facilities and providing new facilities close to existing built-up areas this will reduce the need to travel by car and also promote greater opportunities for walking and cycling.</p>	S1. S2. EC2.	+ social effect as this policy supports the use and protection of health, education and community facilities as well as providing sites for two new schools + limited economic effect as any development is very small scale, however does support the need to skill the workforce through the protection of educational facilities - limited environmental effect as very small scale development	Overall positive effect

WHAT HAS CHANGED AS A RESULT OF THIS SA?

7.1 The following table illustrates how the SA objectives and the need to balance environmental, economic and social concerns throughout the Site Allocations document have been taken into account. The following policies were altered or created as a direct result of assessing the earlier editions of these policies against the SA objectives to ensure that all aspects were covered and the document – both the sites proposed and the preferred development management policies are as sustainable as possible, in line with other planning considerations.

Table 5: What has changed as a result of the SA of the preferred Development Management Policies?

Preferred Development Management Policies	Changes as a result of a full SA
Policy A1 Cross Borough Link Road	To ensure protection of natural assets and green infrastructure, the decision was taken to include a policy on the provision of future green infrastructure provision alongside all new developments, to combat any negative environmental impacts.
Policy A2 The Completion of the Penwortham Bypass	To ensure protection of natural assets and green infrastructure, the decision was taken to include a policy on the provision of future green infrastructure provision alongside all new developments, to combat any negative environmental impacts.
Policy B1 Existing Built-Up Areas	Wording was included within Policy B1 ‘the development will be in keeping with the character and appearance of the area’ to respect the local distinctiveness of the area and to prevent any adverse effects for green and open spaces.
Policy B2 Village Development	Wording was included about the type of uses that would be appropriate in these village areas, to cater for the specific needs of the communities such as affordable housing and community facilities. Not all uses would be appropriate as the reason for allowing some development was to enable the future economic, social and environmental sustainability of these villages. Specific wording added ‘uses including local affordable housing, health care, community facilities or employment’. There was an emphasis on new uses being accommodated within the ‘built-up’ areas of the existing villages.
Policy B3 Design Criteria for New Development	Specific wording was included within this policy to ensure that the character of areas and in particular historic assets was protected and where unavoidable, mitigation measures would be put in place, ‘in some circumstances some circumstances where on balance it is considered acceptable to remove one or more of these features then mitigation measures to replace the feature/s will be required either on or off-site’.
Policy C1 Pickering’s Farm, Penwortham	A decision was made to only allocate part of the site for development within the plan period to lesser the environmental impacts of developing the site. The section that has been proposed for allocation is subject to the preferred development management policy which has specifically included the need for a Masterplan to be submitted on application for a holistic and comprehensive approach to the sustainable development of the site. Additionally, the policy wording has included the ‘phasing and infrastructure delivery schedule’ which recognises the need to phase the development throughout the plan period to mitigate any negative impacts as well as provide a full range of infrastructure to complement the area and to increase accessibility to future residents and for existing communities. Such types of infrastructure may include: a health centre, nursery and primary education provision and priority bus

	<p>routes that will be supported and improvement to Tardy Gate District Centre and importantly a strong green infrastructure emphasis. This green infrastructure provision, including bridleways, cycleways and footpaths will be a useful recreation asset for future residents, ensure the successful retention of habitats and species on site and importantly act as a buffer between this new development and existing communities.</p>
<p>Policy C2 Moss Side Test Track, Leyland</p>	<p>The site that has been proposed for allocation is subject to the preferred development management policy which has specifically included the need for a Masterplan to be submitted on application for a holistic and comprehensive approach to the sustainable development of the site. Additionally, the policy wording has included the 'phasing and infrastructure delivery schedule' which recognises the need to phase the development throughout the plan period to mitigate any negative impacts as well as provide a full range of infrastructure to complement the area and to increase accessibility to future residents and for existing communities. Such types of infrastructure may include: a small retail centre, support for regeneration initiatives for Leyland Town Centre, improvement to Leyland railway station, supporting the opening of Midge Hall railway station, priority bus routes and green infrastructure. This green infrastructure provision, including bridleways, cycleways and footpaths will be a useful recreation asset for future residents, ensure the successful retention of habitats and species on site and importantly act as a buffer between this new development and existing communities.</p>
<p>Policy C3 Cuerden</p>	<p>The policy has specifically included the need for a holistic, comprehensive Masterplan of the site to ensure its sustainable development. Policy wording was also included to add in the need for phasing and an infrastructure delivery schedule. Whilst this site is employment led, it also supports the need for future green infrastructure provision especially to buffer any employment uses from existing communities in the area.</p>
<p>Policy C4 BAE Systems, Samlesbury</p>	<p>This policy will be subject to consultation at a later date.</p>
<p>Policy D1 Allocation of Housing Sites</p>	<p>The policy sets out the preferred location for housing development over the plan period yet wording was included to ensure that infrastructure that was needed to make the sites sustainable is added alongside any future development. ** All sites that have been included within this policy have been subject to their own SA as part of this process. See full results in the SA main body Appendix 5.</p>
<p>Policy D2 Phasing, Delivery and Monitoring</p>	<p>This policy was included to control the release and phasing of sites to minimise the potential impacts that development could have if unmanaged. Wording was included to 'ensure that the scale and timing of development is co-ordinated within the provision of new infrastructure that is required'. The aim of the policy was to ensure that sustainable communities were delivered at appropriate times as they were needed during the plan period. Development should not come forward without appropriate infrastructure or in an unmanaged way, all at the start of the plan period for example as this would not have met the SA objectives of the plan. Therefore, the inclusion of this policy safeguarded against that potential effect to ensure the delivery of sustainable communities in a comprehensive approach throughout the plan period.</p>
<p>Policy D3 Agricultural Workers' Dwellings</p>	<p>The purpose of this policy is to ensure that there is appropriate housing for agricultural workers near to their place of work to increase access to jobs, reduce the need to travel and importantly, support agriculture and forestry and generally the rural economy. Specific wording was included 'the siting of the proposed dwelling is well related to the existing farm buildings or its impact on the landscape could be minimised. The policy also ensures that this type of accommodation is only for this type of need and there is not encroaching development in the countryside for other types of uses.</p>

Policy E1 Allocation of Employment Land	<p>The policy sets out the preferred location for employment development over the plan period yet wording was included to ensure that infrastructure that was needed to make the sites sustainable is added alongside any future development. This policy supports new employment opportunities for the local economy and local residents. Specific wording was included within the justification to strengthen this point 'the sites listed within the policy above are allocated as new employment sites. These sites will ensure that there are the necessary employment opportunities in local areas including provision for new skills opportunities too. These sites have been allocated based on their appropriate and sustainable locations.</p> <p>** All sites that have been included within this policy have been subject to their own SA as part of this process. See full results in SA main body Appendix 5.</p>
Policy E2 Protection of Employment Areas and Sites	<p>This policy was included to maintain and protect existing employment sites within the borough to protect the local economy and local jobs for local people. Often employment uses come under threat from other more profitable land uses such as housing and so the decision was made to safeguard these employment sites for the future. It was also important as these developments have already occurred and land is already in use rather than allocating more land for employment uses than was needed if existing sites were protected.</p>
Policy E3 Leyland Town Centre	<p>The key point for this policy was to ensure the protection of A1 use to encourage the vitality and viability of the town centre and to attract businesses and residents. A decision was made to include wording to encourage the evening economy by supporting cafes and restaurants. Developer contributions will also be used to create better access links between the town centre and Worden Park, specifically for pedestrians and cyclists.</p>
Policy E4 District Centres	<p>The key point for this policy is to ensure the protection of A1 use to encourage the vitality and viability of the town centre and to attract businesses and residents. A decision was made to include wording to encourage the evening economy by supporting cafes and restaurants. ** These sites have been allocated through the Central Lancashire Core Strategy which has been subject to a full SA.</p>
Policy E5 Local Centres	<p>The key point for this policy is to ensure the protection of A1 use to encourage the vitality and viability of the town centre and to attract businesses and residents. A decision was made to include wording to encourage the evening economy by supporting cafes and restaurants. These sites have been proposed through the Site Allocations document to ensure that local residents have access to services close by and to reduce the need to travel to further destinations for local, everyday shopping needs.</p>
Policy F1 Parking Standards	<p>The Site Allocations document, alongside the Central Lancashire Core Strategy, which is part of the LDF, recognises the need for sustainable travel patterns and choices. However, it also recognises the need for car travel and how it is likely to play a valid role in transport modes for the foreseeable future. The parking standards policy aims to allow the appropriate standards for car parking, per use to limit the number of spaces where they are not required and to allow car parking in a comprehensive manner alongside supporting other transport modes. Specific wording was included to ensure that transport statements were supplied on application where required: 'The parking standards should be seen as a guide for developers and any variation from these standards should be supported by local evidence in the form of a transport statement'.</p>
Policy G1 Green Belts	<p>This policy was included, although there is national protection through PPG2: Green Belts, to ensure the protection of Green Belt land within South Ribble from inappropriate development. The protection of the boroughs green infrastructure and environmental</p>

	assets has been strengthened through this policy and all G policies.
Policy G2 The Re-Use and Adaptation of Buildings in the Green Belt	The purpose of this policy is to ensure that there are opportunities for rural businesses within the Green Belt, making use of existing buildings in an appropriate manner. Specific wording has been included within the justification text to explain the point: 'The re-use of existing buildings can offer the opportunity to accommodate new rural enterprises within the Green Belt without the need for new build. These rural businesses are essential in order to maintain a healthy and diverse rural economy in the Borough. The re-use of buildings can provide the opportunity for creating new commercial, industrial or recreational uses. Such re-use or adaptation can help to reduce demands for new buildings in the countryside'.
Policy G3 Safeguarded Land	To ensure that Green Belt boundaries will not need altering at the end of the plan period it is necessary to safeguard land between the urban areas and the Green Belt to meet the Borough's longer term development needs. This safeguarded land has been included to protect the Green Belt and also to allow for future development for the next generation outside of this plan period timeframe. Specific wording was included to reach this aim: 'planning permission will not be granted for development which would prejudice possible longer term, comprehensive development of the land'.
Policy G4 Protected Open Land	The Council wishes to protect valuable open areas of land to ensure natural breaks in the built-up areas and settlements. The policy aim is to retain the openness and natural character of local areas and to protect the land from development, to support the Green Belt intention. This land fulfils a key role in the character, appearance and openness of these settlements, and as such is worthy of protection in its own right. Its location has in some cases provided a break between settlements where there was no designated Green Belt land, to protect the character and openness of the area.
Policy G5 Areas of Separation	These sites follow on from their general designation within the Central Lancashire Core Strategy; however this policy goes further by setting out boundaries of the sites to be protected. Specific wording was included to meet this aim: 'The Council will protect this land from inappropriate development other than green infrastructure uses, leisure and recreational uses, which would not adversely impact on the visual or spatial continuity of the green infrastructure and separation area'. The Areas of Separation act as a mitigation buffer between the urban area and between the new proposed allocations.
Policy G6 Central Park	This site follow on from the general designation of Areas of Separation within the Central Lancashire Core Strategy; however this policy goes further by setting out boundaries of the site to be protected. A decision was made to have a separate policy on this initiative due to its importance and the additional recreational opportunities this site could provide. Specific wording was included within the justification text to support this point that 'the park will improve the natural environment and visual appearance of the existing built-up area of Lostock Hall and Bamber Bridge, creating new parkland and open spaces alongside housing and employment sites. Central Park will form a linear park with a range of uses and recreational spaces. The provision of a new park in this part of the Borough will attract further investment and enhance the health and wellbeing of both local residents and visitors'.

	The Central Park will also act as a mitigation buffer between the urban area and between the new proposed allocations.
Policy G7 Green Infrastructure – Existing Provision	This policy aims to protect existing green infrastructure within the borough. Specific criteria have been set to safeguard these areas and to ensure that any new development will not have a negative effect on existing green infrastructure and where it may be unavoidable that appropriate mitigation measures are set out to counter act these losses.
Policy G8 Green Infrastructure – Future Provision	<p>This policy aims to encourage future green infrastructure within the borough. Specific criteria have been set to safeguard these areas and to ensure that any new development will not have a negative effect on existing green infrastructure and where it may be unavoidable that appropriate mitigation measures are set out to counter act these losses.</p> <p>The Council will encourage further provision to extend the existing green infrastructure network, including delivery of various open spaces, Worden Park extension, green corridors and landscaping including general tree planting within developments. New green corridors are to link the existing wider green infrastructure network and adjoining urban areas and to act as vital buffers to deliver separation spaces between urban areas and maintain the natural attractiveness of the Borough.</p>
Policy G9 Worden Park	This policy was included to safeguard the key environmental asset at Worden Park and to specifically enhance its use and accessibility for local and wider populations. Some development that occurs through the borough, linked to developer contributions, will pay for future enhancements and improvements to accessibility as a way of mitigating against new development. This is seen as an important recreational space within the borough.
Policy G10 Green Infrastructure Provision in Residential Developments	This policy was specifically added in to ensure that all new residential development provides green infrastructure to standards set out within the policy, to mitigate against the loss of land through housing development.
Policy G11 Green Corridors	<p>The existing green corridor network across South Ribble includes land designated as green wedges in the South Ribble Local Plan. These green corridors will need to be enhanced and extended wherever possible to deliver a green corridor network which performs the role of important natural buffers between all urban areas and new development to protect the attractiveness of the Borough and enable communities to access these corridors for recreational purposes. Specific wording was included within the policy to meet this aim ‘development will not be permitted in areas designated as green corridors, which would prejudice their open character, visual amenity and purpose’.</p> <p>Green corridors are to remain significant features of the built-up areas. The green corridors form part of the Council’s overall policy of protecting and enhancing the natural and built environment.</p>
Policy G12 Trees, Woodlands and Developments	<p>This policy was specifically included to safeguard and protect the boroughs trees, woodlands and hedgerows as they are recognised as an important local environmental asset.</p> <p>Specific wording was included within the justification text to promote this point through the document : ‘Development will be required</p>

	<p>to provide new trees, woodlands and/or hedgerows to provide a wide range of benefits, including health and wellbeing, tackling climate change, landscaping and noise proofing, amenity value. Developers will be required to provide trees, woodlands and/ or hedgerows of an appropriate type and maturity for the site, to be decided in liaison with the Council’.</p> <p>As well as the policy text ‘there will be a presumption in favour of the retention and enhancement of existing tree, woodland and hedgerow cover on site; Where there is an unavoidable loss of trees on site, replacement trees will be required to be planted on site where appropriate’.</p>
Policy G13 Unstable or Contaminated Land	This policy follows on from the Core Strategy emphasis on re-use of previously developed land. The aim is that constraints such as contamination should not be seen as a barrier to development but should be overcome to bring forward previously developed land sites for appropriate use whilst dealing safely with any identified hazards.
Policy G14 Derelict Land Reclamation	This policy follows on from the Core Strategy emphasis on re-use of previously developed land. The aim is that constraints such as derelict land should not be seen as a barrier to development but should be overcome to bring forward previously developed land sites for appropriate use whilst dealing safely with any identified hazards.
Policy H1 Protection of Health, Education and Other Community Services and Facilities	This policy safeguards two sites for new schools for future pupils in the borough in accessible locations, near to residential properties. The policy also aims to safeguard existing health, community and educational facilities from other uses so that there is appropriate social provision within accessible areas for existing and future residents.

MONITORING

Links to Other Tiers of Plans and Programmes

- 8.1 This section identifies any links with other tiers of plans or programmes and proposals for monitoring the significant effects on implementing the Site Allocations and Development Management Policies DPD.
- 8.2 This SA report has been prepared alongside the Site Allocations document. The purpose of the Site Allocations document is to determine specific sites for development and land to protect in accordance with the policies and general locations identified for development within the Central Lancashire Core Strategy. It also sets out a number of preferred development management policies that will assist in determining planning applications. The Central Lancashire Core Strategy and Site Allocations document form part of the Local Development Framework (LDF) for South Ribble.

Proposals for Monitoring

- 8.3 Monitoring will be undertaken in accordance with the requirements set out in the SEA Directive. This will allow the actual significant effects of implementing the Site Allocations document to be tested against those predicted. It ensures that problems that arise during implementation can be identified and future predictions made more accurately.
- 8.4 The SA testing has highlighted a number of baseline indicators, which can be monitored, that would be most likely to be affected by implementing the policies in the DPD. Detailed indicators for monitoring will be further worked up as part of the DPD preparation process, with the indicators deemed most appropriate to monitor the implementation of the DPD included.
- 8.5 The selected indicators will be monitored each year through the Annual Monitoring Report (AMR) so that a comparison can be made between the predicted effects of implementation of the Site Allocations document and the actual effects.
- 8.6 Monitoring will help to identify how well the policies are working and also identify any adverse effects. If any adverse effects arise due to implementation of the Site Allocations document then the policies will have to be reviewed or mitigation measures developed to overcome and prevent further adverse effects.

CONCLUSION

9.1 All of the preferred sites and preferred development management policies have been assessed against the sustainability indicators. The proposed sites have been included or removed from the process partially through the SA outcomes, although other wider planning considerations have also influenced this process. The preferred development management policies have been appraised against the SA indicators and positive or negative effects identified, then changes were proposed to mitigate against any effects in a further assessment. All sites and policies at this stage are deemed to have taken on board the requirements of the SA process and the SEA Directive.

What happens next?

9.2 This is an SA of the preferred sites and preferred development management policies at the Preferred Options stage of the preparation of the Site Allocations document. This document is now out for consultation until the 22 December 2011 for comments on its methodology, assessments and results. A further SA will be required at the next stage; Publication stage due out in 2012 to assess the final list of sites and policies.