

**West Lancashire Borough Council
Yew Tree Farm Masterplan SPD
Options**

**Sustainability Appraisal Report
October 2013**

**John Harrison, DipEnvP, MRTPI
Assistant Director Planning
West Lancashire Borough Council**

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WEST LANCASHIRE



LOCAL PLAN

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1. Meeting the requirements of the SEA Directive

This sustainability appraisal meets the requirements of a Strategic Environmental Assessment. We have outlined where these requirements have been met in table 1 below.

Further details about West Lancashire Borough Councils approach can be found in the Local Plan scoping report on the council's web pages at www.westlancs.gov.uk

Information required in the Environmental Report.	Evidence of information.
Contents, objectives and relationship with other plans and programmes.	Summarised in Appendix 1 of this report. Full details can be found within the Local Plan Scoping Report.
Current state of the environment and implications without the supporting SPD.	Baseline data and appendix 2.
Characteristics likely to be affected.	Baseline data and appendix 2.
Existing environmental problems.	Baseline data and appendix 2.
Environmental protection objectives that are relevant to the SPDs.	Appendix 1 key policy documents
Likely significant effects on the environment	Options Appraisal Section 9.
Measures to offset significant adverse effects on the environment	Appendix 3.
Reasons for selecting the alternatives, describing how the assessment was undertaken.	Section 8.
Measures envisaged concerning monitoring.	To be addressed in SA Report for Final SPD

2. Purpose of the sustainability appraisal

It is a requirement that SA is undertaken in-line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004, which were prepared in order to transpose the EU Strategic Environmental Assessment (SEA) Directive. The Regulations require that a report is published for consultation alongside the options document that 'identifies, describes and evaluates' the likely significant effects of implementing 'the masterplan, and reasonable alternatives'. The report must then be taken into account, alongside consultation responses, when finalising the plan.

In-line with the Regulations the report - which for the purposes of SA is known as the 'SA Report' – must essentially answer **four questions**:

1. What's the scope of the SA?
2. What has Plan-making / SA involved up to this point?
– Preparation of the draft plan must have been informed by at least one earlier planmaking / SA iteration at which point 'alternatives' are appraised.
3. What are the appraisal findings at this current stage?
– i.e. in relation to the options for the masterplan.
4. What happens next?

Sustainable development is central to the reformed planning system. The purpose of a SA is to promote sustainable development through the integration of social, environmental and economic considerations into the preparations of new or revised Supplementary Planning Documents (SPDs) and Development Plan Documents (DPDs).

This is confirmed within Para 165 of the National Planning Policy Framework (NPPF). A sustainability appraisal ensures that sustainability and sustainable development is achieved within plans, policies and programmes. It provides a methodology of assessing strategy and policy, in this case the Yew Tree Farm Masterplan. Investigating which such documents are likely to promote a sustainable pattern of development, and where possible, avoid or mitigate any negative social, environmental and economic affects of plans, policies or programmes by enhancing the integration of sustainability considerations throughout the preparation and adoption of the SPDs.

In order to establish the most important sustainability issues, we draw upon the Local Plan Sustainability Appraisal for the whole Borough and review evidence and baseline data to inform and back up our decisions.

A range of options for site the parameters and principles for the Yew Tree Farm Masterplan SPD have been taken addressing the environmental social and economic impacts.

In summary Sustainability Appraisal Report does the following:

- Describes the purpose of the SPD, and the policy context within which they sit.
- Outline the approach to sustainability methods.
- Provide signposts to the evidence supporting the SPD.
- Outline and evaluate the Local plan objectives with those in the SPD.
- Outline the environmental, economic and social impacts.
- Set out monitoring arrangements
- Explain how the Sustainability Appraisal has influenced the SPD.

3. Planning Policy Context

The Localism Act 2011 reformed the planning system with the introduction of the NPPF. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking.

West Lancashire Borough Council adopted their Local Plan on 16th October 2013, this included a site allocation for at least 500 dwellings and 10ha of employment land at Yew Tree Farm through policy SP1 and SP3 which are planned to be delivered within the plan period (2027); with a further 500 dwellings and 10ha of land safeguarded for beyond 2027.

The Sustainability Appraisal that was undertaken for the Local Plan summarised the impacts for Policy SP3 as follows:

“Policy SP3 (Yew Tree Farm, Burscough – A Strategic Development Site) sets out the need to ensure that any development on the Yew Tree Farm site considers its impact on nearby heritage assets and implements appropriate measures to mitigate any negative impacts. This will contribute towards ensuring that heritage assets in the area are protected.

The policy proposes significant growth towards the south of the town. The policy highlights how a new primary school, local convenience shops and a new youth and community centre will be developed as part of the strategic development site. The inclusion of these services will reduce the need for people moving to the area to travel in order to access key services. This will have a less significant impact on reducing CO2 emissions from new development within Burscough.

A linear park / cycle route across the site to link in with a wider Ormskirk to Burscough linear park / cycle route will be delivered as part of new development on the site. This will encourage walking and cycling between Ormskirk and Burscough and will contribute towards a positive impact on the air quality and transportation topic area.

Support for the construction of local convenience shops and a new youth and community centre, will help to promote social inclusion.

The policy supports improvements to education provision in Burscough through the creation of a new primary school, which will benefit children through offering a better quality learning environment, although it is recognised that a new primary school will only be required because of the increased demand that development of the strategic site would generate.

Policy SP3 will deliver an extended employment area (10ha during the Plan period and 10ha post 2027) which would provide opportunities for new businesses and existing businesses from neighbouring areas to relocate. Improving the rail service facilities between Ormskirk and Burscough will facilitate access to wider employment opportunities for the people of West Lancashire. The development of the Yew Tree Farm site fills the spatial gap between the town and the existing employment area.

The policy involves the release of 74ha Green Belt land for residential and employment development, although 30ha of this would be safeguarded from development until at least 2027. Policy EC1 indicates that a further 10ha of land will be extended into the Green Belt at the Burscough industrial estates. Importantly the West Lancashire Green Belt Study (May 2011) found that Yew Tree Farm which is the subject of Policy SP3 does not hold any high

biodiversity or landscape value, therefore adverse impacts on biodiversity and landscape are unlikely at this site.”

Local Plan Policy SP3 identifies land to the west of Burscough, known as Yew Tree Farm, to meet some of the Borough’s housing and employment needs over the period to 2027. The policy also requires a masterplan to be produced to help shape the delivery of this site and to ensure the development is sustainable and well thought out. This document is the first stage in the development of this masterplan and is known as the “Options” stage. It has been published for consultation in order to seek the views of the community, stakeholders and other interested parties. The Council welcomes comments on all aspects of the document and in particular the options, main issues and the responses to these issues.

Following consultation, all views will be considered and a “Preferred Option” selected for inclusion in the final masterplan before a further round of consultation before adoption later in 2014. Figure 1 sets out the process and timescales for the development of the Yew Tree Farm Masterplan. The final document will be a Supplementary Planning Document (SPD) which means that it will form part of the planning decision making framework when applications for development are submitted to the Council in respect of this site.

This Sustainability Appraisal Report covers the forthcoming Supplementary Planning Document. Supplementary Planning documents are more informal documents that provide supplementary detail and guidance in respect of policies in Development Plan Documents. Masterplans and site development briefs identify the themes and issues facing the borough.

4. Our approach to the Sustainability Appraisal

Sustainability Appraisals are produced in five clear tasks which are outlined within Government guidance, although this is out of date it is still common practice to follow these stages; these include:

Stages of the Sustainability Appraisal Process

Further stages of the Sustainability Appraisal Process	
Stage A	Scoping Report
Stage B	Developing and refining options and assessing effects
Stage C	Preparing the Sustainability Report
Stage D	Consulting on the preferred options of the SPD and SA
Stage E	Monitoring the significant effect of implementing the SPD

This Sustainability Appraisal Report draws from Stage A of the Local Plan Sustainability Appraisal Scoping report and the evidence study that was undertaken during the site options stage of the Local Plan and continues to and includes Stage B, developing and refining options and assessing affects.

Stage B involves:

B1: Testing the SPD objectives against the SA Framework

B2: Developing the options

B3/B4: Predicting and evaluating the effects of the SPD

B5: Considering ways of mitigating adverse effects and maximising beneficial effects.

B6: Proposing measures to monitor the significant effects of implementing the SPD.

5. Evidence from the Local Plan Scoping Report

The first stage of the appraisal process involved reviewing the Local Plan Scoping Report and considering objectives and key issues in relation to the SPD. We also took this opportunity to review some of the baseline data that was applicable to the background evidence of the SPD that was out of date.

In accordance with Task A1 a review of update key documents and policy context was undertaken which can be found in Appendix 1. A number of key issues and messages were identified as part of a 'contextual review' of key plans, strategies and other evidence. These have been used for consideration when establishing the key suitability issues and the appraisal frameworks.

Task A2 Baseline information, can be found in Appendix 2, much of the original data is still evident from the original Local Plan Scoping report. However a review of census data and population statistic to name a few areas has been update to reflect the most up to date information available. This doesn't affect the issues or the framework but provides an up to date picture for the site.

Task A3, Sustainability Issues facing each of the SPD were identified in more detail from the original Local Plan. These are tabled below for each of the documents:

Yew Tree Farm Masterplan SPD issues:

Sustainability Issues for Yew Tree Farm Masterplan SPD
Surface and Waste Water Treatment
Decentralised Energy Network
Access, Highways & Public Transport
Linear Park and Public open Space
Protection of Ecology/Biodiversity
Education
Health
Elderly housing
Affordable housing

The Baseline Evidence Report detailed a thorough analysis of pertinent documents and data that was collated for and during the site allocation of Yew Tree Farm in the Local Plan. The key issues identified above have been drawn out of the baseline report; based on the available evidence and raised a number of issues that must answered through the preparation of the masterplan.

6. Consultation on the Local Plan Scoping Report

The initial Scoping Report for the (then) Core Strategy (which later became the Local Plan) was consulted upon for a period of 6 weeks in 2009. The evidence behind the Scoping Report has been constantly reviewed throughout the preparation of the Local Plan and of this SPD but no significant changes to the evidence base have been identified resulting in any change to the SA Framework and Objectives.

The Local Plan Scoping Report was sent to:

- Environment Agency
- Natural England
- English Heritage

We also invited comments from a wide-range of community groups and other stakeholders. This was to ensure that the appraisal was transparent, comprehensive and addressed the relevant issues.

7. Task B1: Testing the Core Strategy objectives against the sustainability appraisal framework

The Sustainability Objectives established in the Local Plan Scoping Report cover a full cross section of sustainability issues, including environmental, social and economic factors.

Sustainability Appraisal Objectives	Environmental	Social	Economic
To reduce the disparities in economic performance within the Borough		✓	✓
To secure economic inclusion		✓	✓
To develop and maintain a healthy labour market		✓	✓
To encourage sustainable economic growth	✓	✓	✓
To deliver urban renaissance	✓	✓	✓
To deliver rural renaissance	✓		✓
To develop and market the borough's image	✓	✓	
To improve access to basic goods and services	✓		✓
To improve access to good quality affordable and resource efficient housing		✓	✓
To reduce crime and disorder and the fear of crime		✓	
To reduce the need to travel, improve the choice and use of sustainable transport modes		✓	
To improve physical and mental health and reduce health inequalities	✓	✓	
To protect places, landscapes and buildings of historical, cultural and archaeological value	✓		
To restore and protect land and soil quality	✓		
To protect and enhance biodiversity	✓		
To protect and improve the quality of both inland and costal waters and protect against flood risk	✓		
To protect and improve noise air quality	✓		
To ensure the prudent use of natural resources, including the use of renewable energies and the sustainable management of existing resources	✓		

8. Methodology - Developing and appraising options

The Local Plan Scoping report and the evidence gathering assisted in the identification of the key issues for the SPD.

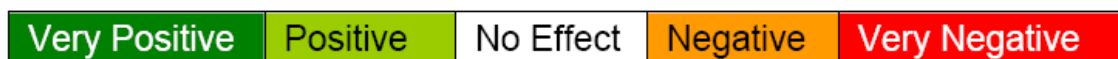
There are a number of ways in which the key issues could be addressed for the SPD, and so it would not be appropriate for us to simply choose an approach that we assumed would work best. Instead, in line with the requirements of national and EU SEA guidance the reasonable alternatives have been assessed and compared, to justify which approaches are likely to be most sustainable and deliver the best outcome overall for stakeholders.

In considering what is a reasonable alternative, the SPD must first be placed in the context of Local Plan Policy SP3, which requires any development of the site to deliver certain elements. Therefore, it would not be reasonable to consider an alternative that does not deliver those elements unless more recent evidence has identified why a particular element is no longer required or deliverable. As such, any alternative seeking to reduce the level of development on the site (particularly in relation to housing and / or employment development) or to develop it elsewhere would not be reasonable. With regard to infrastructure, there was a degree of flexibility in the scope of what should be delivered on-site and so the alternatives considered included different elements of infrastructure as relevant (and where evidence identifies it as potentially necessary or deliverable) to allow all reasonable alternatives to be assessed.

The formulation and testing of the reasonable alternatives is a key requirement of the SEA (Strategic Environmental Assessment) process, allowing for the consideration of options and various stakeholder groups and debate about the issues, ideas and ways of going forward.

This appraisal helps to assess the effects that each reasonable alternative would be likely to have on the issues covered by each Sustainability Objective. It does not reach any conclusions on which approach / option should be followed, but it will help as we develop a Preferred Option for our SPD in seeing which are the most sustainable options and alternatives.

The sustainability of each presented option was appraised against the social, economic and environmental objectives by members of the Councils 'Sustainability Appraisal' team, led by the Principal Planning Officer. The objective was to highlight the positive and negative effects on sustainability of each given option by assigning a score. Remedial scores that could be achieved through mitigation were also assigned. Scores were recorded using the following colours:



The sustainability appraisal framework tests the economic, environmental and social 'performance' of each option and the significance of the effects.

At this early stage it would not be accurate to fully determine all of the effects for each option, as they could differ depending upon the type of development and how it was implemented. Therefore, when considering the assumptions about the type, location and quantity of development, the assessment has generally adopted the overall principles when determining the likely outcomes.

Table of sub questions

SA Objective	Locally Distinctive Sub Criteria
<p>Objective 1: To reduce the disparities in economic performance within the Borough.</p>	<ul style="list-style-type: none"> • Will the plan / policy provide job opportunities in areas with residents most at need? • Will the plan / policy reduce economic disparities within the Borough and at the Regional level? • Will the plan / policy maximise local benefit from investment? • Will the plan / policy meet local needs for employment? • Will the plan / policy improve the quality of employment opportunities within the Borough?
<p>Objective 2: To secure economic inclusion</p>	<ul style="list-style-type: none"> • Will the plan / policy meet the employment needs of all local people? • Will the plan / policy encourage business start-up, especially from under represented groups? • Will the plan / policy improve physical accessibility to jobs through the location of employment sites and / or public transport links being close to areas of high unemployment? • Will the plan / policy reduce poverty in those areas and communities most affected?
<p>Objective 3: To develop and maintain a healthy labour market</p>	<ul style="list-style-type: none"> • Will the plan / policy address the skills gap and enable skills progression? • Will the plan / policy provide higher skilled jobs? • Will the plan / policy increase the levels of participation and attainment in education? • Will the plan / policy provide a broad range of jobs and employment opportunities?

SA Objective	Locally Distinctive Sub Criteria
Objective 4: To encourage sustainable economic growth	<ul style="list-style-type: none"> • Will the plan / policy help to diversify the Borough's economy? • Will the plan / policy promote growth in the key sectors of the Borough's economy? • Will the plan / policy attract new businesses to the Borough? • Will the plan / policy help develop the Borough's knowledge base? • Will the plan / policy improve the range of sustainable employment sites?
Objective 5: To deliver urban renaissance	<ul style="list-style-type: none"> • Will the plan / policy improve economic, environmental and social conditions in deprived urban areas and for deprived groups? • Will the plan / policy improve the quality of the built and historic environment? • Will the plan / policy improve the quantity and quality of open space? • Will the plan / policy improve the vitality and viability of Town Centres? • Will the plan / policy deliver Sustainable Communities? • Will the plan / policy deliver regeneration to urban areas and Market Towns
Objective 6: To deliver rural renaissance	<ul style="list-style-type: none"> • Will the plan / policy support sustainable rural diversification? • Will the plan / policy to encourage and support the growth of sustainable rural businesses? • Will the plan / policy promote the economic growth of market towns? • Will the plan / policy retain or promote access to and provision of services?

SA Objective	Locally Distinctive Sub Criteria
Objective 7: To develop and market the Borough's image	<ul style="list-style-type: none"> • Will the plan / policy support the preservation and/or enhancement of high quality built, natural and historic environments within the Borough? • Will the plan / policy promote the Borough as a destination for short and long term visitors, for residents and investors? • Will the plan / policy promote the use of locally produced goods and materials? • Will the plan / policy increase the economic benefit derived from the Borough's natural environment?
Objective 8: To improve access to basic goods and services	<ul style="list-style-type: none"> • Will the plan / policy improve the access, range and quality of cultural, recreational and leisure facilities including natural green spaces? • Will the plan / policy improve the access, range and quality of essential services and amenities? • Will the plan / policy improve the access to basic goods, promoting the use of those which are locally sourced?
Objective 9: To improve access to good quality, affordable and resource efficient housing	<ul style="list-style-type: none"> • Will the plan / policy provide for an appropriate mix of housing to meet all needs including affordable? • Will the plan / policy reduce the number of unfit empty homes? • Will the plan / policy support the development and operation of resource efficient housing?
Objective 10: To reduce crime and disorder and the fear of crime	<ul style="list-style-type: none"> • Will the plan / policy support community development? • Will the plan / policy improve relations between all members of the community? • Will the plan / policy reduce levels of crime? • Will the plan / policy reduce the fear of crime? • Will the plan / policy identify and engage with hard to reach groups?

SA Objective	Locally Distinctive Sub Criteria
<p>Objective 11: To reduce the need to travel, improve the choice and use of sustainable transport modes</p>	<ul style="list-style-type: none"> • To reduce the need to travel, and improve the choice and use of sustainable transport modes. • Will the plan / policy reduce vehicular traffic and congestion? • Will the plan / policy increase access to and opportunities for walking, cycling and use of public transport? • Will the plan / policy reduce freight movement? • Will the plan / policy improve access to and encourage the use of ICT? • Will the plan / policy improve the efficiency of the transport network?
<p>Objective 12: To improve physical and mental health and reduce health inequalities</p>	<ul style="list-style-type: none"> • Will the plan / policy improve physical and mental health? • Will the plan / policy reduce deaths in key vulnerable groups? • Will the plan / policy promote healthier lifestyles? • Will the plan / policy reduce health inequalities among different groups in the community? • Will the plan / policy reduce isolation for vulnerable groups in the community? • Will the plan / policy promote a better quality of life? • Will the plan / policy reduce poverty in those areas and communities most affected?
<p>Objective 13: To protect places, landscapes and buildings of historical, cultural and archaeological value</p>	<ul style="list-style-type: none"> • Will the plan / policy protect and enhance the character and appearance of the Borough's landscape strengthening local distinctiveness and sense of place? • Will the plan / policy improve access to buildings of historic and cultural value? • Will the plan / policy protect and enhance the accessibility of the landscape across the Borough? • Will the plan / policy protect Scheduled Ancient Monuments?

SA Objective	Locally Distinctive Sub Criteria
Objective 14: To restore and protect land and soil quality	<ul style="list-style-type: none"> • Will the plan / policy reduce the amount of derelict, contaminated, degraded and vacant / underused land? • Will the plan / policy encourage the development of brownfield land in preference to Greenfield? • Will the plan / policy reduce the loss of high quality Agricultural land to development? • Will the plan / policy maintain and enhance soil quality? • Will the plan / policy achieve the efficient use of land via appropriate density of development?
Objective 15: To protect and enhance biodiversity	<ul style="list-style-type: none"> • Will the plan / policy protect and enhance the biodiversity of the Borough? • Will the plan / policy protect and enhance habitats, species and damaged sites? • Will the plan / policy provide opportunities for new habitat creation? • Will the plan / policy protect and extend habitat connectivity and landscape permeability, suitable for species migration?
Objective 16: To protect and improve the quality of both inland and coastal waters and protect against flood risk	<ul style="list-style-type: none"> • Will the plan / policy reduce or manage flood risk? • Will the plan / policy maintain and enhance ground water quality? • Will the plan / policy improve the quality of coastal waters? • Will the plan / policy improve the quality of rivers and inland waters?
Objective 17: To protect and improve noise air quality	<ul style="list-style-type: none"> • Will the plan / policy maintain or, where possible, improve local air quality? • Will the plan / policy reduce noise and light pollution?

SA Objective	Locally Distinctive Sub Criteria
<p>Objective 18: To ensure the prudent use of natural resources, including the use of renewable energies and the sustainable management of existing resources</p>	<ul style="list-style-type: none"> • Will the plan / policy minimise demand for raw materials? • Will the plan / policy support the repair and re-use of existing buildings? • Will the plan / policy reduce the amount of waste generated by development? • Will the plan / policy promote the use of recycled, reclaimed and secondary materials? • Will the plan / policy promote the use of locally sourced materials? • Will the plan / policy minimise the need for energy? • Will the plan / policy maximise the production / proportion of renewable energy? • Will the plan / policy increase energy efficiency (e.g. energy efficiency in buildings, transport modes, etc) • Will the plan / policy minimise the use of fossil fuels?

9. Appraisal of the options -Yew Tree Farm Masterplan SPD options

					Option			
	Objective	Economic	Social	Environment	1 - Radial	2 – Central Focus	3 - Linear	4 - Cluster
1.	To reduce the disparities in economic performance within the Borough	Y	Y		The option allows for the provision of 10ha of employment land to come forward immediately for development and the safeguarding of 10 ha of employment land for development post 2027. This will assist in the delivery of meeting the local employment needs and improve employment opportunities within the Borough.	The option allows for the provision of 10ha of employment land to come forward immediately for development and the safeguarding of 10 ha of employment land for development post 2027. This will assist in the delivery of meeting the local employment needs and improve employment opportunities within the Borough.	The option allows for the provision of 10ha of employment land to come forward immediately for development and the safeguarding of 10 ha of employment land for development post 2027. This will assist in the delivery of meeting the local employment needs and improve employment opportunities within the Borough.	The option allows for the provision of 10ha of employment land to come forward immediately for development and the safeguarding of 10 ha of employment land for development post 2027. This will assist in the delivery of meeting the local employment needs and improve employment opportunities within the Borough.
2.	To secure economic inclusion	Y	Y		The Radial option assists in the delivery of employment opportunities to the local area. Although the employment allocation is	The Central Focus option will assist in meeting the needs of the local population. The central hub of the site would offer opportunities for	The Linear option will create a central boulevard leading to the employment area. The liner park will also allow for connections with	The Cluster option assists in the delivery of employment opportunities for local people through the allocation of

					located to the western part of the site which is furthest away from the town centre and main existing transport links.	public transport to alight at this location rather than the A59.	Ormskirk and wider transport routes, thus assisting in the delivery of employment needs for the local area.	employment land.
3.	To develop and maintain a healthy labour market	Y	Y		The allocation of employment land within this option will provide an opportunity to create a wider range of employment opportunities and higher skilled jobs within the local area. There will be provision made to assist in the delivery of educational facilities if they are required.	The allocation of employment land within this option will provide an opportunity to create a wider range of employment opportunities and higher skilled jobs within the local area. There will be provision made to assist in the delivery of educational facilities if they are required.	The allocation of employment land within this option will provide an opportunity to create a wider range of employment opportunities and higher skilled jobs within the local area. There will be provision made to assist in the delivery of educational facilities if they are required.	The allocation of employment land within this option will provide an opportunity to create a wider range of employment opportunities and higher skilled jobs within the local area. There will be provision made to assist in the delivery of educational facilities if they are required.
4.	To encourage sustainable economic growth	Y	Y	Y	The allocation of employment provision on the site would improve the range of sites on offer in the Borough. The 10 ha for employment use would encourage new Business and the additional population within the Burscough settlement	The allocation of employment provision on the site would improve the range of sites on offer in the Borough. The 10 ha for employment use would encourage new Business and the additional population within the Burscough settlement will assist in	The allocation of employment provision on the site would improve the range of sites on offer in the Borough. The 10 ha for employment use would encourage new Business and the additional population within the Burscough settlement	The allocation of employment provision on the site would improve the range of sites on offer in the Borough. The 10 ha for employment use would encourage new Business and the additional population within the Burscough settlement

					<p>will assist in diversifying the Borough's economy.</p> <p>The focus of this option looks to support the existing town centre by encouraging site occupiers to use services here.</p>	<p>diversifying the Borough's economy.</p> <p>The focus of service use within the site may slightly undermine the reliance on Burscough's main existing services in the centre. Whilst this impact is unlikely to be negative it would not be as positive as the other options which do not attempt to create a secondary central focus away from Burscough Town Centre</p>	<p>will assist in diversifying the Borough's economy.</p>	<p>will assist in diversifying the Borough's economy.</p>
5.	To deliver urban renaissance	Y	Y	Y	<p>The option will assist in the delivery of social and elderly housing provision within the local area. The site will deliver various open space uses, including Local Areas of Play, Allotments, formal and informal open space and a linear park. Due to the layout of the option there is a natural gravitational drift for any</p>	<p>Whilst this option will provide a large area of open space within the centre of the site, the design of this layout almost creates a new sense of place which potentially could affect the vitality and viability of Burscough town centre; this could detract from delivering regeneration to the</p>	<p>The option will assist in the delivery of social and elderly housing provision within the local area. The site will deliver various open space uses, including Local Areas of Play, Allotments, formal and informal open space and a linear park.</p> <p>The boulevard effect will create a legible route towards the A59 and</p>	<p>The option will assist in the delivery of social and elderly housing provision within the local area. The site will deliver various open space uses, including Local Areas of Play, Allotments, formal and informal open space and a linear park.</p> <p>The theory of clusters of development is that they are surrounded by open</p>

					retail provision to be located in the eastern corner closest to the existing town centre, this is to minimise the impact upon the vitality and viability of the town centre.	existing town. The option will assist in the delivery of social and elderly housing provision within the local area.	further on towards Burscough town centre.	spaces which can take the form of formal and informal uses.
6.	To deliver rural renaissance	Y		Y	The principle of the radial option is to draw the new site towards the existing town centre of Burscough. With higher density development to the north eastern tip of the site fanning out to lower density development and employment uses. This also having a lesser impact upon the openness of the Green Belt. The provision of services within the existing town centre will be maintained and links from the site will be direct to the nearest sustainable transport	The Central focus option draws the activity of the site into the centre, by locating any retail elderly provision and large areas of open space in this nuclear hub of the site. The site could be well served by the new services and facilities; however the existing town centre will not be the focus of the layout. This option essentially seeks to create a development with its own sense of place rather than supporting	The Linear option creates a green space cutting across the site, improving access to the wider area and increase the access to and provision of services serving the development site from Burscough.	The Cluster option will only contain the minimal amount of ancillary retail development required to service the site. Sustainable routes (footpaths/cycle ways) will be located around the site assisting the Linear park in connecting Burscough with Ormskirk and promoting the provision of existing services and economic growth of the surrounding towns.

					modes.			
7.	To develop and market the Borough's image		Y	Y	Development on Yew Tree Farm will be to a high standard as set out in policy SP3 of the Local Plan, in adhering to the Code for Sustainable Homes and BREEAM the use of locally produced materials is encouraged. The delivery of the Linear Park will assist in improving the Borough's natural environment.	Development on Yew Tree Farm will be to a high standard as set out in policy SP3 of the Local Plan, in adhering to the Code for Sustainable Homes and BREEAM the use of locally produced materials is encouraged. The delivery of the Linear Park will assist in improving the Borough's natural environment.	Development on Yew Tree Farm will be to a high standard as set out in policy SP3 of the Local Plan, in adhering to the Code for Sustainable Homes and BREEAM the use of locally produced materials is encouraged. The delivery of the Linear Park will assist in improving the Borough's natural environment.	Development on Yew Tree Farm will be to a high standard as set out in policy SP3 of the Local Plan, in adhering to the Code for Sustainable Homes and BREEAM the use of locally produced materials is encouraged. The delivery of the Linear Park will assist in improving the Borough's natural environment.
8.	To improve access to basic goods and services	Y		Y	The Radial option allows for the provision of essential services and amenities to be located within the existing town centre with the higher density development drawn in this direction . The creation of natural spaces and the linear park increases access to services not only in Burscough but also the wider Borough. Provision will be made through	The Central Focus option offers the opportunity to improve access to a range of quality recreational and leisure facilities for the habitants of Yew Tree Farm and wider Burscough, the provision of footpaths and cycle ways will assist in this delivery. Provision will be made through on site or financial contributions	The Linear option offers the opportunity for the delivery of quality recreational and leisure facilities on the site. The Linear boulevard will act as a multifunctional space offering a foot and cycle path, whilst the site could potentially deliver a new primary school if the Local Education Authority evidence requires the extra population	The Cluster option allows for the provision of open space located throughout the site in small areas. Provision will be made through financial contributions for improvements to education and healthcare if services are required by the infrastructure providers.

					financial contributions for improvements to education and healthcare if services are required by the infrastructure providers.	for improvements to education and healthcare if services are required by the infrastructure providers.	generated by the site to do so.	
9.	To improve access to good quality, affordable and resource efficient housing		Y		The site will deliver a mix of housing to meet the local needs, whilst delivering 35% affordable housing and a 20% elderly housing provision.	The site will deliver a mix of housing to meet the local needs, whilst delivering 35% affordable housing and a 20% elderly housing provision.	The site will deliver a mix of housing to meet the local needs, whilst delivering 35% affordable housing and a 20% elderly housing provision.	The site will deliver a mix of housing to meet the local needs, whilst delivering 35% affordable housing and a 20% elderly housing provision.
10.	To reduce crime and disorder and the fear of crime		Y		No effect	No effect	No effect	No effect
11.	To reduce the need to travel, improve the choice and use of sustainable transport modes		Y		The Access point on Liverpool Road at the north east point of the site near to Higgins Lane allows for traffic to quickly join the main highway network, this option provides a focal access point to the site on the main route into Burscough, assisting with the integration of the	The main access into the site is shown to be taken through Meadowbrook by the removal of the property at Number 1 Meadowbrook. The Radial option provides for additional accesses to the site, increasing permeability and reducing the reliance on a single primary access	The Linear Option provides a clear through route for HGVs away from traffic from Higgins Lane, allowing for the road to be returned to its existing rural country lane status. This however could have an impact upon existing residents who currently access their properties	The Cluster option offers the opportunity to keep employment vehicles out of the residential areas and off the A59. Small access roads to the pockets of development off Higgins Lane reduce the need to travel through the site by residents; however this could create a rat run as

					site into the existing settlement.	and queuing along the A59 at peak times.	via Higgins Lane who would have to use the main Yew Tree Farm Access and move through the site before moving north into existing residential areas.	Higgins Lane would be open to traffic.
12.	To improve physical and mental health and reduce inequalities		Y	Y	The elderly provision of housing will assist in the reducing health inequalities and promoting healthier lifestyles through the provision of open space.	The elderly provision of housing will assist in the reducing health inequalities and promoting healthier lifestyles through the provision of open space.	The elderly provision of housing will assist in the reducing health inequalities and promoting healthier lifestyles through the provision of open space.	The elderly provision of housing will assist in the reducing health inequalities and promoting healthier lifestyles through the provision of open space.
13.	To protect places, landscapes and buildings of historical, cultural and archaeological value			Y	The provision of the linear park will assist in enhancing the accessibility of the landscape across Burscough and Borough wide.	The provision of the linear park will assist in enhancing the accessibility of the landscape across Burscough and Borough wide.	The provision of the linear park will assist in enhancing the accessibility of the landscape across Burscough and Borough wide.	The provision of the linear park will assist in enhancing the accessibility of the landscape across Burscough and Borough wide.
14.	To restore and protect land and soil quality			Y	The development of Yew Tree Farm will result in the loss of previous agricultural land.	The development of Yew Tree Farm will result in the loss of previous agricultural land; however there will be opportunities for	The development of Yew Tree Farm will result in the loss of previous agricultural land; however there will be opportunities for	The development of Yew Tree Farm will result in the loss of previous agricultural land.

						landscape permeability through the linear park and the central green space will provide a focal point for the site.	landscape permeability through the linear park and central boulevard throughout the site.	
15.	To protect and enhance biodiversity			Y	There will be opportunities for landscape permeability through the linear park and green spaces suitable for species migration.	Green spaces suitable for species migration will be provided if they are required.	Green spaces suitable for species migration will be provided if they are required.	There will be opportunities for landscape permeability through the linear park and green spaces suitable for species migration.
16.	To protect and improve the quality of both inland costal waters and protect against flood risk			Y	All surface water generated through the development of this site can be managed on site and discharged to the local watercourse attenuated at a greenfield run off rate. In addition, the site promoters have confirmed that it will be possible to remove a volume of water from the existing surface water network, equivalent to the volume of foul water flows	All surface water generated through the development of this site can be managed on site and discharged to the local watercourse attenuated at a greenfield run off rate. In addition, the site promoters have confirmed that it will be possible to remove a volume of water from the existing surface water network, equivalent to the volume of foul water flows	All surface water generated through the development of this site can be managed on site and discharged to the local watercourse attenuated at a greenfield run off rate. In addition, the site promoters have confirmed that it will be possible to remove a volume of water from the existing surface water network, equivalent to the volume of foul water flows	All surface water generated through the development of this site can be managed on site and discharged to the local watercourse attenuated at a greenfield run off rate. In addition, the site promoters have confirmed that it will be possible to remove a volume of water from the existing surface water network, equivalent to the volume of foul water

					produced by the housing development. This is to assist in managing overall flows to the WWTW until improvements have been made by United Utilities. This approach will result in a net betterment in flows entering the system during periods of peak rainfall.	produced by the housing development. This is to assist in managing overall flows to the WWTW until improvements have been made by United Utilities. This approach will result in a net betterment in flows entering the system during periods of peak rainfall.	produced by the housing development. This is to assist in managing overall flows to the WWTW until improvements have been made by United Utilities. This approach will result in a net betterment in flows entering the system during periods of peak rainfall.	flows produced by the housing development. This is to assist in managing overall flows to the WWTW until improvements have been made by United Utilities. This approach will result in a net betterment in flows entering the system during periods of peak rainfall.
17.	To protect and improve noise air quality			y	The Radial option allows for a buffer of development separating the employment from residential uses, this will assist in reducing the noise from the existing and proposed development. The provision of formal and informal open space with landscaping will assist in mitigating the impact of the development upon local air quality. However the	The Central Focus option allows for a buffer of development separating the employment from residential uses through the implementation of the linear park connecting Burscough and the Yew tree Farm site to Ormskirk; this will assist in reducing the noise from the existing and proposed development. The provision of formal and informal open space with	The Linear option allows for a buffer of development separating the employment from residential uses through the implementation of the linear park connecting Burscough and the Yew tree Farm site to Ormskirk; this will assist in reducing the noise from the existing and proposed development. The provision of formal and informal open space	The Clusters option allows for a buffer of development separating the employment from residential uses through the implementation of the linear park connecting Burscough and the Yew tree Farm site to Ormskirk; this will assist in reducing the noise from the existing and proposed development. The provision of formal and informal open space

					overall impact on light, noise and air quality may be increased as this was previously a greenbelt site.	landscaping located throughout the site will assist in mitigating the impact of the development upon local air quality. However the overall impact on light, noise and air quality may be increased as this was previously a greenbelt site.	with landscaping located throughout the site will assist in mitigating the impact of the development upon local air quality. However the overall impact on light, noise and air quality may be increased as this was previously a greenbelt site.	with landscaping located throughout the site will assist in mitigating the impact of the development upon local air quality. However the overall impact on light, noise and air quality may be increased as this was previously a greenbelt site.
18.	To ensure the prudent use of natural resources, including the use of renewable energies and the sustainable management of existing resources			Y	Policy SP3 of the Local Plan sets the criteria for what is required to be delivered by the site and the Local Plan contains policies requiring that the Yew Tree Farm site delivers a minimum Standard for Code for Sustainable Homes and BREEAM. The Council actively promote the use of locally sourced materials, minimise the need for energy and maximising renewable energy opportunities, the site is encouraged to	Policy SP3 of the Local Plan sets the criteria for what is required to be delivered by the site and the Local Plan contains policies requiring that the Yew Tree Farm site delivers a minimum Standard for Code for Sustainable Homes and BREEAM. The Council actively promote the use of locally sourced materials, minimise the need for energy and maximising renewable energy opportunities, the site is encouraged to	Policy SP3 of the Local Plan sets the criteria for what is required to be delivered by the site and the Local Plan contains policies requiring that the Yew Tree Farm site delivers a minimum Standard for Code for Sustainable Homes and BREEAM. The Council actively promote the use of locally sourced materials, minimise the need for energy and maximising renewable energy opportunities, the site is encouraged to	Policy SP3 of the Local Plan sets the criteria for what is required to be delivered by the site and the Local Plan contains policies requiring that the Yew Tree Farm site delivers a minimum Standard for Code for Sustainable Homes and BREEAM. The Council actively promote the use of locally sourced materials, minimise the need for energy and maximising renewable energy opportunities, the site is encouraged to

					provide a decentralised energy network.	provide a decentralised energy network.	provide a decentralised energy network.	provide a decentralised energy network.
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10. Summary and recommendations

Option 1 – The Radial layout option for Yew Tree Farm would allow for the delivery of the requirements of policy SP3 of the Local Plan. The layout allows for the creation of the linear park which acts as a buffer between the employment and residential areas. A second corridor of greenspace flows from the eastern corner of the site out to less dense development. The focus for development is to be drawn up to the eastern corner with the principle being that there is minimal detracting from the existing town centre. The negative impacts include the loss of agricultural land which was justified during the Local Plan Examination in order for the site to be allocated. The Access point on Liverpool Road at the north east point of the site near to Higgins Lane allows for traffic to quickly join the main highway network, this option provides a focal access point to the site on the main route into Burscough, assisting with the integration of the site into the existing settlement.

Option 2 – The Central Focus option again allows for the delivery of the requirements of policy SP3 of the Local Plan. The layout draws all development in towards the centre of the site as a focal point, almost creating a new sense of identity for the site, as a separate development from Burscough. The negative impacts include the loss of agricultural land which was justified during the Local Plan Examination in order for the site to be allocated. The main access into the site is shown to be taken through Meadowbrook by the removal of the property at Number 1 Meadowbrook. This option provides for additional accesses to the site, increasing permeability and reducing the reliance on a single primary access and queuing along the A59 at peak times.

Option 3 – The Linear option also allows for the delivery of the requirements of policy SP3 of the Local Plan. The Linear grid like design provides a clear through route for HGVs away from traffic from Higgins Lane, allowing for the road to be returned to its existing rural country lane status. The negative impacts include the loss of agricultural land which was justified during the Local Plan Examination in order for the site to be allocated. This design score equally in sustainability terms to that of the Radial and Cluster option.

Option 4 – The Cluster options like those mentioned previously also allows for the delivery of the requirements of policy SP3 of the Local Plan. The Cluster option offers the opportunity to keep employment vehicles out of the residential areas and off the A59. Small access roads to the pockets of development off Higgins Lane reduce the need to travel through the site by residents. This option has the same negative impact as the previous options, which is the loss of agricultural land which was justified during the Local Plan Examination in order for the site to be allocated. The Cluster design scored equal to that of the Linear and Radial option.

The summary findings in the tables above show that, overall, Options for Yew Tree Farm have a positive effect on the sustainability of the development site. The lower scoring option was the Central Focus, mainly through the option creating a new focus for Burscough disjoining it from the main town and, whilst it is unlikely it will have a very negative impact on the vitality and viability of Burscough Town Centre, its positive impacts will be less than with the other options.

11. Who was involved in the appraisal of the spatial options?

The Planning Policy and Implementation Team coordinated and completed the appraisal. However a number of people were involved in the undertaking of the appraisal of the options for both the SPD and DPD. We gathered the thoughts of a number of Council Officers and Partner Organisations which have significant experience in specific aspects of sustainability.

An assessment of baseline information and professional knowledge assisted in determining the impacts and significance for each option.

APPENDIX 1: REVIEW OF RELEVANT PLANS AND PROGRAMMES

Strategy/Plan/Programme	Key Objectives relevant to Yew Tree Farm Masterplan	Key targets and indicators relevant to Yew Tree Farm Masterplan	Implications for Yew Tree Farm Masterplan	Implications for Sustainability Appraisal
INTERNATIONAL				
Johannesburg Declaration on Sustainable Development	<ul style="list-style-type: none"> • Commitment to building a humane equitable global community for all. • Renewable energy and efficiency • Sustainable construction. • Reducing impacts on biodiversity. 	<ul style="list-style-type: none"> • Greater resource energy efficiency. • Renewable energy. • Increase energy efficiency. 	<ul style="list-style-type: none"> • The Masterplan should encourage the use of energy efficiency resource and the use of renewables where possible. 	<ul style="list-style-type: none"> • The SA will be required to provide objectives relating to the environment and the use of natural resources and renewable energy.
Kyoto Protocol (1997)	<ul style="list-style-type: none"> • To prevent greenhouses gases and climate change. 	<ul style="list-style-type: none"> • Reduce emission levels 	<ul style="list-style-type: none"> • Encourage renewable energy 	<ul style="list-style-type: none"> • The SA will be required to provide objectives relating to the environment and the use of natural resources and renewable energy.
European Spatial Development Perspective	<ul style="list-style-type: none"> • Economic/Social cohesion. • Conservation of natural and cultural heritage. 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Consider the Directive within the SA.
Directive 2001/42/EC on the assessment of the affects of certain plans on the	<ul style="list-style-type: none"> • Protection of the environment. 	<ul style="list-style-type: none"> • Must apply to plans after 21/07/2006. 	<ul style="list-style-type: none"> • Develop a Masterplan taking account of Directives 	<ul style="list-style-type: none"> • Requirements of the Directive must be met within the SA.

Strategy/Plan/Programme	Key Objectives relevant to Yew Tree Farm Masterplan	Key targets and indicators relevant to Yew Tree Farm Masterplan	Implications for Yew Tree Farm Masterplan	Implications for Sustainability Appraisal
environment			requirements	
EU Air Quality Framework Directive 1996/62/EC and 1999/30/EC, 2000/3/EC	<ul style="list-style-type: none"> • Maintain good air quality and improve where possible. 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Develop Masterplan to take account of the requirements of the Directive. 	<ul style="list-style-type: none"> • Should include objectives to consider air quality.
EU Water Framework Directive 2000/60/EC	<ul style="list-style-type: none"> • Prevents deterioration of aquatic water systems. • Promotes sustainable water use. • Reduce underground pollution • Mitigate effects of flooding and droughts. 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Develop Masterplan to take account of the requirements of the Directive. 	<ul style="list-style-type: none"> • Should include objectives to consider water quality.
Drinking Water Directive	<ul style="list-style-type: none"> • Quality of drinking water 	<ul style="list-style-type: none"> • Standards are legally binding 	<ul style="list-style-type: none"> • Develop Masterplan to take account of the requirements of the Directive. 	<ul style="list-style-type: none"> • The SA should consider water quality.
Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)	<ul style="list-style-type: none"> • To ensure conservation of wild flora and fauna species and habitats. Special attention should be given to 	<ul style="list-style-type: none"> • No targets identified 	<ul style="list-style-type: none"> • Develop Masterplan to take account of the requirements of the Directive. 	<ul style="list-style-type: none"> • The SA should consider the natural environment and biodiversity issues.

Strategy/Plan/Programme	Key Objectives relevant to Yew Tree Farm Masterplan	Key targets and indicators relevant to Yew Tree Farm Masterplan	Implications for Yew Tree Farm Masterplan	Implications for Sustainability Appraisal
	<p>endangered and vulnerable species, included endangered and vulnerable migratory species.</p> <p>There are three main aims:</p> <ol style="list-style-type: none"> 1. Conserve wild flora, fauna and Natural Habitats. 2. To promote co-operation between states. 3. To give particular attention to vulnerable/endangered species. 			
EU Directive on the Conservation of Wild Birds 79/409/EEC	<ul style="list-style-type: none"> • Identification of endangered species for which Member States are required to designate Special Protection Areas. 	<ul style="list-style-type: none"> • Creation of protected areas; • Upkeep and Management; • Re-establishment of destroyed biotopes. 	<ul style="list-style-type: none"> • Develop Masterplan to take account of the requirements of the Directive. 	<ul style="list-style-type: none"> • The SA should consider biodiversity issues.
EU Directive on the Conservation of Natural Habitats and Wild Flora and Fauna 92/43/EEC	<ul style="list-style-type: none"> • To conserve natural habitats; • Identification of areas of conservation and maintain landscape 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Develop Masterplan to take account of the requirements of the Directive. 	<ul style="list-style-type: none"> • The SA should consider the protection of landscape benefit for ecological issues.

Strategy/Plan/Programme	Key Objectives relevant to Yew Tree Farm Masterplan	Key targets and indicators relevant to Yew Tree Farm Masterplan	Implications for Yew Tree Farm Masterplan	Implications for Sustainability Appraisal
	features; <ul style="list-style-type: none"> • Protection of Species. • The consideration of Appropriate Assessments. 			
RAMSAR Convention on Wetlands of International Importance (1971)	<ul style="list-style-type: none"> • The conventions mission statement is 'the conservation and wise use of all wetlands through local, regional and national actions and international co-operation, as a contribution to sustainable development throughout the world'. 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Develop Masterplan to take account of the requirements of the Directive. 	<ul style="list-style-type: none"> • The SA should consider the protection of the environment.
EU Framework Waste Directive 75/442/EEC (as amended)	<ul style="list-style-type: none"> • Seeks to prevent and reduce the production of waste and its impacts; • Where necessary waste should be 	<ul style="list-style-type: none"> • Promoting of the development of clean technologies to process waste; • Promote re-cycling and re-use 	To develop policies and programmes which take account of the Directive's requirements and consider recycling and treatment of	<ul style="list-style-type: none"> • The SA should include the minimisation of waste.

Strategy/Plan/Programme	Key Objectives relevant to Yew Tree Farm Masterplan	Key targets and indicators relevant to Yew Tree Farm Masterplan	Implications for Yew Tree Farm Masterplan	Implications for Sustainability Appraisal
	disposed of with creating environmental problems.		waste?	
Aarhus Convention (1998)	<ul style="list-style-type: none"> • Contribute to the protection of the right of every person and future generations to live in an environment adequate to his / her health and well being by: <ol style="list-style-type: none"> 1. Access to Information; 2. Public Participation in Decision Making; 3. Access to Justice. 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Ensure public are consulted at relevant stages. 	<ul style="list-style-type: none"> • Ensure the public are consulted at the relevant stages.
NATIONAL				
NPPF	<ul style="list-style-type: none"> • An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the 	<ul style="list-style-type: none"> • Making it easier for jobs to be created in cities, towns and villages; • Moving from a net loss of bio-diversity to achieving net gains for nature;6 	<ul style="list-style-type: none"> • To develop the Masterplan to take account of the NPPF. 	<ul style="list-style-type: none"> • Ensure that the Masterplan is economically, socially and environmentally sustainable.

Strategy/Plan/Programme	Key Objectives relevant to Yew Tree Farm Masterplan	Key targets and indicators relevant to Yew Tree Farm Masterplan	Implications for Yew Tree Farm Masterplan	Implications for Sustainability Appraisal
	<p>right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;</p> <ul style="list-style-type: none"> • A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's 	<ul style="list-style-type: none"> • Replacing poor design with better design; • Improving the conditions in which people live, work, travel and take leisure; and • Widening the choice of high quality homes. 		

Strategy/Plan/Programme	Key Objectives relevant to Yew Tree Farm Masterplan	Key targets and indicators relevant to Yew Tree Farm Masterplan	Implications for Yew Tree Farm Masterplan	Implications for Sustainability Appraisal
	<p>needs and support its health, social and cultural well-being; and</p> <ul style="list-style-type: none"> • An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy. 			
SUB REGIONAL				
Lancashire Minerals and Waste Local Plan	<ul style="list-style-type: none"> • To resist minerals or waste developments where they could cause unacceptable 	<ul style="list-style-type: none"> • A variety of targets and indicators are referred to relating to a minerals 	<ul style="list-style-type: none"> • The Masterplan should take into account the key objectives of the 	<ul style="list-style-type: none"> • The SA should consider, where appropriate, the need for objectives

Strategy/Plan/Programme	Key Objectives relevant to Yew Tree Farm Masterplan	Key targets and indicators relevant to Yew Tree Farm Masterplan	Implications for Yew Tree Farm Masterplan	Implications for Sustainability Appraisal
	<p>impact on people and the environment;</p> <ul style="list-style-type: none"> • To minimise the adverse impact of minerals or waste developments and seek where appropriate environmental and social benefits; • To identify the requirements for, and ensure a supply of land to meet necessary local, regional and national supplies of minerals; • To safeguard minerals resources for the future; • Increased emphasis on waste minimisation, re-use and recycling whilst ensuring that adequate provision 	<p>production, waste minimisation and recycling relates.</p>	<p>Minerals and Waste Local Plan where relevant.</p>	<p>relating to minerals and waste.</p>

Strategy/Plan/Programme	Key Objectives relevant to Yew Tree Farm Masterplan	Key targets and indicators relevant to Yew Tree Farm Masterplan	Implications for Yew Tree Farm Masterplan	Implications for Sustainability Appraisal
	<p>is made for the treatment and disposal of waste;</p> <ul style="list-style-type: none"> • To ensure that minerals and waste development are reclaimed to a high standard, to enable an acceptable after the use to be implemented; • To encourage the use of secondary materials; • To minimise the adverse impacts from the transport of minerals and waste; and • To facilitate the establishment of installations and sites needed to minimise waste requiring final disposal. 			

Strategy/Plan/Programme	Key Objectives relevant to Yew Tree Farm Masterplan	Key targets and indicators relevant to Yew Tree Farm Masterplan	Implications for Yew Tree Farm Masterplan	Implications for Sustainability Appraisal
<p>A landscape strategy for Lancashire – Landscape Character Assessment (2000)</p>	<ul style="list-style-type: none"> • To outline how the landscape of Lancashire has evolved in terms of physical forces and human influences; • To classify the landscapes in district landscape types identifying key characteristics and sensitivities and providing principles to guide landscape change; • To describe the current appearance of the landscape, classifying it into district zones of homogenous character, summarising the key features of each landscape character area; • To describe the 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • To incorporate landscape enhancement into the Masterplan. 	<ul style="list-style-type: none"> • To include protection of landscapes in the Masterplan.

Strategy/Plan/Programme	Key Objectives relevant to Yew Tree Farm Masterplan	Key targets and indicators relevant to Yew Tree Farm Masterplan	Implications for Yew Tree Farm Masterplan	Implications for Sustainability Appraisal
	principal urban landscape types across the County, highlighting their historical development.			
Lancashire County Council Local Transport Plan	<ul style="list-style-type: none"> • Reduce road casualties; • Improve access to jobs and services; • Improve air quality; • Improve the condition of transport infrastructure; • Reduce delays on journeys; • Increase journeys by bus and rail; and • Increase active travel. 	<ul style="list-style-type: none"> • The Plan includes a wide range of targets and indicators relating to areas such as traffic growth, air quality and public transport use, cycling and walking rates, congestion and accessibility. 	<ul style="list-style-type: none"> • Develop the Masterplan in relation to improving the accessibility to services, encouraging the provision and use of public transport and cycling and walking. 	<ul style="list-style-type: none"> • Include sustainability objectives in relation to improving traffic issues.
LOCAL				
West Lancs Local Plan 2012-2027	<ul style="list-style-type: none"> • Stronger and safer communities • Education, training and the economy • Health 	<ul style="list-style-type: none"> • The Plan includes a wide range of targets and indicators. 	<ul style="list-style-type: none"> • Develop the Masterplan in relation to the objectives of the Local Plan. 	<ul style="list-style-type: none"> • To include objectives in the Masterplan.

Strategy/Plan/Programme	Key Objectives relevant to Yew Tree Farm Masterplan	Key targets and indicators relevant to Yew Tree Farm Masterplan	Implications for Yew Tree Farm Masterplan	Implications for Sustainability Appraisal
	<ul style="list-style-type: none"> • Natural Environment • Housing • Services and Accessibility • Location of development and built environment • Climate Change 			
West Lancashire District Council Statement of Community Involvement	<ul style="list-style-type: none"> • Describes the various stages in document preparation when the Council will involve the community, the different groups to be contacted at each stage and for each type of document, and the different ways in which groups will be involved at each stage. • Explains how the Council will provide 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • The Masterplan consultation must comply with the SCI. 	<ul style="list-style-type: none"> • Ensure the consultation on the SA is undertaken in accordance with the SCI.

Strategy/Plan/Programme	Key Objectives relevant to Yew Tree Farm Masterplan	Key targets and indicators relevant to Yew Tree Farm Masterplan	Implications for Yew Tree Farm Masterplan	Implications for Sustainability Appraisal
	<p>feedback on any comments received.</p> <ul style="list-style-type: none"> • Provides a list of organisations and community groups that the Council will consult, both formally and informally. 			
Housing Needs Survey	<ul style="list-style-type: none"> • Provide accurate and robust information about the housing need requirements • Help support the Council's strategic housing role; • Help inform the Housing Strategy for the Masterplan; • Identify key priorities to creating a balanced housing market in the District, particularly addressing issues of affordability; • Provide an 	<ul style="list-style-type: none"> • 20% elderly provision and 35% affordable housing provision. 	<ul style="list-style-type: none"> • The Masterplan must address the issues of the Housing Needs Survey. 	<ul style="list-style-type: none"> • SA Framework should include for the development of affordable and elderly housing.

Strategy/Plan/Programme	Key Objectives relevant to Yew Tree Farm Masterplan	Key targets and indicators relevant to Yew Tree Farm Masterplan	Implications for Yew Tree Farm Masterplan	Implications for Sustainability Appraisal
	<p>assessment of housing markets in the District;</p> <ul style="list-style-type: none"> • Assess the specific housing needs of ethnic minorities, older people and key workers in the District; • Provide projections on future housing need. 			
West Lancashire Open Space Strategy	<ul style="list-style-type: none"> • To prioritise strategic sites for enhancement and development of open space and non-sports pitch facilities. • Provide quality targets and management targets for general open space and individual typologies. • Provide information that can be used within the LDF 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Masterplan must consider open space. 	<ul style="list-style-type: none"> • SA should take account of open space in the Masterplan.

Strategy/Plan/Programme	Key Objectives relevant to Yew Tree Farm Masterplan	Key targets and indicators relevant to Yew Tree Farm Masterplan	Implications for Yew Tree Farm Masterplan	Implications for Sustainability Appraisal
	process and supplementary planning documents. <ul style="list-style-type: none"> • Protect sites, which increase nature conservation and biodiversity, from over use. 			
West Lancashire Playing Pitch Assessment	<ul style="list-style-type: none"> • Analyse the current level of pitch provision in the District • Review the quantity and quality of pitches in the District • Identify how facilities can be improved • Identify the levels of demand • Set a local standard for playing pitches within the District. 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Masterplan must consider open space 	<ul style="list-style-type: none"> • SA should take account of open space in the Masterplan.

APPENDIX 2: COLLECTION OF RELEVANT ECONOMIC, SOCIAL AND ENVIRONMENTAL BASELINE DATA

Indicator - 1. Encourage sustainable economic growth and performance.

Indicator	Data Source	Data recent at	Locality	West Lancs	North West	England	Comments
All Economically Active	2011 Census	2011	N/A	81,601	5,184,216	3,881,374	
% claiming JSA	2010 Nomis	2010	4.4%	4.1%	4.5%	4.1%	

Indicator – 2. Secure Economic Inclusion

Indicator	Data Source	Data recent	Locality	West Lancs	North West	England	Comments
All Economically Active	2011 Census	2011	N/A	81,601	5,184,216	3,881,374	
% Claiming JSA	2010 Nomis	2010	4.4%	4.1%	4.5%	4.1%	
Higher Occupation workers	2009 Economic Study	2009	37	38.6	N/A	N/A	
Intermediate Occupation Workers	2009 Economic Study	2009	40.6	38.3	N/A	N/A	
Lower Occupation Workers	2009 Economic Study	2009	23.1	22.4	N/A	N/A	

Indicator – 3. To deliver Urban Renaissance

Indicator	Data Source	Data recent	Locality	West Lancs	North West	England	Comments
Burscough Town Centre Vacancy Numbers							No Data Available
Number of	2001 census	2001	3,383				

dwelling.							
Deficiency of public open space	Playing pitch strategy	2004	2.8 playing field pitches				Needs reviewing as may have changed over time.

Indicator – 4. To deliver Rural Renaissance

Indicator	Data Source	Data recent	Locality	West Lancs	North West	England	Comment
% of population within 5km of 5 basic services	LCC	2005		55.93%			
Proportion of new housing granted consent and completed within 400m of an existing / proposed bus stop	LCC	2007		78.9%			

Indicator - 5. To protect and improve the quality of inland and costal waters, and manage flood risk

Indicator	Data Source	Data recent	Locality	West Lancs	North West	England	Comment
Number of Planning Permissions permitted against	2012 AMR Environment Agency	2012		0			

Environment Agency Advice							
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Indicator – 6. To reduce the need to travel and improve the choice and use of sustainable transport modes.

Indicator	Data Source	Data recent	Locality	West Lancs	North West	England	Comment
Proportion of new housing granted consent and completed within 400m of an existing / proposed bus stop	WLDC Housing Land Database	2011/2012		65%			
Average distance (km) travelled to a fixed place of work..							Question not asked in 2011 census.
Length of Public Footpaths within the District	LCC GIS	2007		144km			
Length of cycle ways within the District	LCC GIS	2007		6km			
Number of people travelling to work within the borough	West Lancs AMR	2011		63%			

Indicator – 7. To minimise the requirement for energy, promote efficient energy use and increase the proportion of energy from renewable sources

Indicator	Data Source	Data relevant	Locality	West Lancs	North West	England	Comments
Daily domestic use of the water supply.	Audit commission	2004		148 Litres		154.14 Litres	
Average annual consumption of gas in Kwh.	Audit commission	2004		22971	20828	20496 (GB)	
Average Annual Consumption of electricity in Kwh.	Audit commission	2004		4919	4393	4628 (GB)	

Indicator – 8. To protect, enhance and manage West Lancashire’s rich and diverse culture and built environment and archaeological assets.

Indicator	Data Source	Data relevant	Locality	West Lancs	North West	England	Comments
Number of Conservation Areas	Council Heritage List	2013	1	28			(Junction Lane CA)
Listed Buildings	English Heritage	2013	1	600			
Building of Local Importance	Council Heritage List	2013	6	120			

Indicator – 9. To protect and restore land and soil

Indicator	Data Source	Data relevant	Locality	West Lancs	North West	England	Comments
Proportion of land stock that is neglected,	AMR 2012	2012		29	680	4080	

underused or derelict.							
Proportion of land stock that is classified as contaminated land							No data
Amount of Contaminated land that has been remediated.	West Lancs			0			

Indicator – 10. To protect and enhance biodiversity and sites of geological importance

Indicator	Data Source	Data relevant	Locality	West Lancs	North West	England	Comments
Number of RAMSAR sites within the District.	West Lancs AMR	2012		2			
Number of SSSI's within the District.	West Lancs AMR	2012		6			
Number of TPOs	West Lancs AMR	2012		557			
Green Flag Awards	West Lancs AMR	2012	0	3			

Biological Heritage sites				5,111			
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Indicator – 11. To improve health and well-being and reduce health inequalities.

Indicator	Data Source	Data relevant	Locality	West Lancs	North West	England	Comments
Life expectancy males	West Lancs	2003-2005		77.7	76.0	77.7	
Life expectancy Female	West Lancs	2003-2005		80.6	804.4	81.8	

Indicator – 12. To protect and improve air, light and noise quality

Indicator	Data Source	Data relevant	Locality	West Lancs	North West	England	Comments
Numbers of Air Quality Management Zones	West Lancs	2009		1			Moor Street Ormskirk
% of moderate / higher pollutant days	West Lancs						Not recorded by West Lancs

Indicator – 13. To improve access to and the provision of basic goods, services and amenities.

Indicator	Data Source	Data relevant	Locality	West Lancs	North West	England	Comments
Amount of new residential development (completions) within 30	West Lancs			65%			

minutes public transport time of essential basic services (GP, Hospital, Primary, Secondary, Retail, Employment)							
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Indicator – 14. To develop strong and vibrant communities and reduce the fear of crime.

Indicator	Data Source	Data relevant	Locality	West Lancs	North West	England	Comments
Recorded Crime	Lancashire Profile – West Lancs	2008		38.3	58.4	53.7	
Violence Against the Person	Lancashire Profile – West Lancs	2008		1423			
Robbery	Lancashire Profile – West Lancs	2008		33			
Burglary Dwelling	Lancashire Profile – West Lancs	2008		329			
Theft of a Motor Vehicle	Lancashire Profile – West Lancs	2008		276			
Theft from a Motor Vehicle	Lancashire Profile – West Lancs	2008		497			

	Lancs						
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Indicator – 15. To improve access to a range of good quality affordable and resource efficient homes.

Indicator	Data Source	Data relevant	Locality	West Lancs	North West	England	Comments
Number of affordable housing units granted permission	West Lancs AMR	2012	15	330			
Brownfield conversions sites				233			
Greenfield agricultural conversion sites				17			

APPENDIX 3: IDENTIFYING SUSTAINABILITY ISSUES

Yew Tree Farm Masterplan SPD

Issue	Description of the Issue	Discussion on the relationship with other issues/plans and the reliance of action from other bodies	How can the issue be addressed?
Sustainable Drainage (waste water management strategy)	<p>Although the site is not located within the flood zone at risk from fluvial flooding (Flood Zone 2 and 3), due to network capacity issues, surface water flooding can occur in Burscough at times of extreme rainfall. The general capacity issue is worsened by pinch points in the network such as narrowing under the railway line and canal.</p> <p>In addition, waste (foul) water from the Burscough, Ormskirk, Scarisbrick and Rufford areas is treated at the New Lane Waste Water Treatment Works (WWTW) before discharging to BoatHouse Sluice where abstraction to the water course at Martin Mere takes place. Given the sensitivity of the area, discharge consent limits are tight and nearing capacity which limits how much foul water can be treated here in the future.</p>	<p>Careful consideration is needed in protecting areas from surface water flooding.</p> <p>The Council, along with Lancashire County Council and the Environment Agency will be required to work together to ensure new development and the existing area is protected.</p>	<p>United Utilities and the site promoters have confirmed (through the examination in public for the Local Plan) that all surface water generated through the development of this site can be managed on site and discharged to the local watercourse attenuated at a Greenfield run off rate. In addition, the site promoters have confirmed that it will be possible to remove a volume of water from the existing surface water network, equivalent to the volume of foul water flows produced by the housing development. This is to assist in managing overall flows to the WWTW until improvements have been made by United Utilities. This approach will result in a net betterment in flows entering the system during periods of peak rainfall.</p>
Energy Provision	The 'primary' electricity substation for the Yew Tree Farm site is located	Energy is a topical issue at the moment with increasing energy cost	In terms of on site infrastructure required, approximately three or

	<p>approximately 1.5km away and currently has enough capacity for the connection of the proposed development at Yew Tree Farm.</p>	<p>the, provision of a decentralised energy network is an option to be considered, with other renewable options.</p> <p>The Council will be required to fully engage with Electricity North West to establish what options would be suitable for the site.</p>	<p>four distribution substations would need to be installed at a cost to the developer. Given the rising cost of grid connected energy and possible future energy security, along with the policy requirement for the site to consider decentralised energy provision</p>
Highways, Access and Public Transport	<p>One of the main concerns for Burscough in terms of infrastructure is the impact of congestion. The road network through Burscough generally flows well unless a pinch point occurs as a result of a parked vehicle or school drop off, or around certain junctions during peak times. Opportunities for by-pass routes are limited due to funding and physical barriers such as the canal and rail lines. Further more, the current cycle facilities around the area are to some extent disjointed with no link between Ormskirk and Burscough.</p> <p>In terms of public transport, Burscough has 2 rail stations and 2 rail lines, although they are disconnected.</p>	<p>Congestion and the lack of inter connective public transport is an issue in Burscough. There are two train stations however these are located some distance apart and offer a sparse service. There are also a number of prime locations for congestions, for example at peak times around Lordsgate School and at pinch points in the town centre.</p> <p>The Council and Lancashire County Council must work in partnership, ensuring that the issue of congestion is addressed through assessing problem junctions and ensuring a sustainable public transport network functions to its full potential.</p>	<p>Studies have been undertaken to examine options to link the Southport to Manchester line with the Ormskirk to Preston line. Options are also being reviewed to extend the electrified Merseyrail line to Burscough.</p>
Public Open Space and the Linear	<p>Many of the residents of Burscough</p>	<p>There is an identified playing pitch</p>	<p>To support connectivity of the Yew</p>

Park	are beyond the recommended 10 minute walking distance to Formal park provision and Burscough, like many other settlements in the borough, has a deficiency in sports facilities.	<p>deficiency in the Burscough area, the updated Open Space Study will establish what requirement of formal and informal public open space will need to be delivered with the development of the site.</p> <p>Engagement with Leisure Services is key to the delivery of this and the Linear Park which will enhance sustainable networks to Ormskirk for walking and cycling.</p>	Tree Farm site and Burscough in general, a Linear Park between Ormskirk and Burscough would allow for the movement of people between both settlements and facilities, and access to the Leeds-Liverpool Canal at Burscough.
Ecology Issues	Yew Tree Farm is in close proximity to Martin Mere which is feeding habitat for pink-footed geese and whooper swans. Although the site is not currently identified as supporting habitat for the SPA/Ramsar site, it does have the potential to be and will need to be closely monitored. A pond within the site was identified as having potential for Great Crested Newts and the existing farm buildings may offer potential for bats, although a recent survey suggests this is currently not the case.	<p>The potential of the site as a feeding area for protected species will be assessed through the HRA.</p> <p>Liaison with Lancashire County Council and RSPB/Natural England will identify areas to be protected; these could be doubled up as areas of public open space.</p>	Habitat Regulations Assessment (HRA) to identify species on the site and any mitigation/provision for ecology on the site.
Education	The nearest educational facilities are Burscough Priory Science College. Secondary School and Lordsgate	The Council will have to liaise with Lancashire county Council in order to establish if a need for additional	Should the requirement be met - an extension to an existing facility or a new school? Implications for other

	Township Primary School. The Education Authority (LCC) has indicated that the development of Yew Tree Farm is likely to trigger the need for additional Primary School places although secondary provision is acceptable. Furthermore, existing highway issues on the A59 as a result of the “school runs” at Lordsgate School.	primary /secondary school places is required. If a new school is required on the Yew Tree Farm site this could assist in elevating the highways issues associated with pinch points at school drop off/pick up times.	schools. Review the educational requirements with Lancashire County Council. If a new school is required provide drop off facilities.
Health	Capacity within Burscough’s health centres is likely to be exceeded as a result of cumulative future growth. There are 3 health practices within Burscough, 2 of which operate out of the Burscough Health Centre.	Engagement with the Health providers will establish what requirements are needed.	Liaise with the healthcare providers to establish what provision if any is required and provide through planning obligations.
Other Infrastructure	The library in Burscough is considered inadequate due to the size and facilities available. In addition, Burscough Leisure Centre could benefit from improvement to meet the growth in population.	Engagement with the community and infrastructure providers is key to the delivery of associated community facilities/benefits such as the library and leisure centre.	Liaise with providers to establish the required need and either provide a facility onsite or within the town centre, through a planning obligation.
Allocation of Housing/Employment Land	Yew Tree Farm is required to deliver 500 dwellings and 10 ha of employment within the Plan period. The remainder of the site is to be safeguarded from development until 2027 when it may be required to deliver a further 500 dwellings and 10ha of employment land	The location of housing and employment land for development in this plan period and that which is to be safeguarded for development post 2027, will required engagement with all of the providers in each of the issues mentioned above.	Discussions with elderly care at West Lancs assessment of the needs and what type of elderly and affordable housing is required. Allocating of parameters of development for housing, employment and associated

	safeguarded for beyond 2027. Additional policy requirements include a need for 20% of all housing to be suitable for the elderly and for a minimum of 35% to be affordable housing provision.	It is essential to have the correct infrastructure in place for the development of residential and employment land.	infrastructure.
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