

West Lancashire Borough Council

Yew Tree Farm Masterplan SPD

Final Masterplan

Sustainability Appraisal Report

December 2014

John Harrison, DipEnvP, MRTPI
Assistant Director Planning
West Lancashire Borough Council
www.westlancs.gov.uk

WEST LANCASHIRE



LOCAL PLAN

Contents

Summary	3
1. Introduction	5
2. Our approach to SA	6
3. How Environmental Considerations have been integrated into the Local Plan	8
4. How opinions expressed through Public consultation have been taken into account	10
5. Context	12
6. What difference have the appraisal and consultation processes made?	14
7. Methodology	21
8. Sustainability Matrix – Summary of Impacts	23
9. Conclusions	36
10. Measures that are to be taken to monitor the significant environmental impacts of the implementation of the Yew Tree Farm Masterplan	38
11. Other Assessments	39
Appendix 1 - URS Sustainability Appraisal Review of Masterplan Options Document - December 2013	41
Appendix 2 – URS sustainability Appraisal Review of Draft Masterplan Document – July 2014	49
Appendix 3 – Review of relevant plans and programmes	59
Appendix 4 – Collection of relevant economic, social and environmental baseline data	75
Appendix 5 – Identifying sustainability issues	85

Summary

The Yew Tree Farm Masterplan SPD is a document that will assist in guiding the future development of the Yew Tree Farm site.

The overarching objectives of the masterplan are to:

- To create a sustainable, well planned, distinctive and interesting place that has its own identity and becomes a positive and integral part of the town and community of Burscough.
- To help meet the future housing, employment and community needs of Burscough and the surrounding area.
- To use land efficiently and creatively, making the most of existing landscape features, creating new ones and minimising the impact of site constraints.
- To safeguard 10ha of land for employment use and land sufficient for 500 dwellings post 2027.
- To reduce the need for travel to long distances by providing good links from residential areas to local employment areas, community facilities, the town centre and to the public transport network for journeys to employment and other services beyond the town.
- To provide a range of social and community facilities including a small local centre and allowing for the provision of a primary school if required beyond 2027.
- To ensure, through good design, that the residential environment is not dominated by cars.
- To be based on a network of well designed, attractively landscaped and interconnected streets, paths and walkways through the Linear Park and open spaces which encourage walking and cycling into Burscough and the surrounding areas.
- To develop the Linear Park, providing a multifunctional green space for walking and cycling from Burscough to Ormskirk.
- To enhance native biodiversity (the number and variety of plant and animal species) and range of habitats within the area and address the impact of development on the biodiversity and environmental quality of the surrounding countryside.
- To promote an energy efficient new development that has minimal impact on the causes of climate change, and which takes advantage of appropriate renewable technologies.

Sustainability Appraisal Report

The Planning and Compulsory Purchase Act 2004 requires the completion of a Sustainability Appraisal (SA) for all development plan documents and some SPDs. All SAs must meet the requirements of the EU Strategic Environmental Assessment (SEA) directive. The purpose of the SA and SEA is to ensure that the principles of sustainable development are applied to planning policies, allocations and guidance and to provide a framework for decision making. The main difference between the SA and SEA is that while the latter only takes into account the impacts of a plan or programme on the environment, the former also takes into account economic and social impacts.

Appraisal Methodology

The Sustainability Appraisal Scoping Report initially set out a framework for which the sustainability impacts of the Masterplan proposals can be assessed.

The Sustainability Appraisal adopted the same framework and methodology developed for the Sustainability Appraisal Scoping Report for the West Lancs Local Plan.

Many of the sustainability issues addressed by the appraisal framework developed for the Local Plan were not relevant for the proposals at Yew Tree Farm. However the appraisal has adopted many of the indicators and objectives for consistency.

The Yew Tree Farm Masterplan SPD SA assesses all the criteria set out in the sustainability framework allocating a score of negative or positive impact on each criterion if implemented.

Appraisal Results

The overall conclusion of the Appraisal is that the Final Masterplan is the most sustainable with minimal impact upon the environment, economy and social sectors.

Very positive – Out of 30 criterion there were 8 very positive impact scores for the Final Masterplan the same as the Draft Masterplan.

Positive - There were 18 positive impact scores for the Final Masterplan which provides the same number of positive impact scores as the Draft Masterplan.

Neutral – The 2 neutral impact scores were associated with criterion relating to biodiversity and the wider transport network.

Negative – 2 negative impacts were identified, however, these were scored the same as those in the Draft Masterplan as the principle of the proposal had not changed.

Very negative – There were no very negative impacts for the Yew Tree Farm Final Masterplan proposal.

1. Introduction

- 1.1 West Lancashire Borough Council is seeking adoption of the Yew Tree Farm Masterplan SPD. In parallel with the preparation of the SPD, the Council has carried out a series of appraisals and consultation exercises in relation to the environment and sustainability to inform the development of the SPD. These studies are the Sustainability Appraisal (SA) and Habitats Regulation's Assessment (HRA).
- 1.2 Under the European Parliament Directive 2001/42/EC, Councils are required to undertake formal Strategic Environmental Assessments (SEA) of plans and programmes which are likely to have significant effects on the environment or sustainability. This SEA Directive has been incorporated into the process of preparing the SPD under the Environmental Assessment of plans and Programmes Regulation 2004, and through guidance published by CLG in 2005. Sustainability Appraisals are a requirement of the Planning and Compulsory Purchase Act (2004) and incorporate the environmental requirements of a SEA, but broaden to also include social and economic considerations.
- 1.3 Through the SA process, significant effects can be predicted, evaluated, mitigated and monitored, whilst also ensuring that opportunities for public involvement are provided.
- 1.4 Once a SPD is adopted, the SEA Directive required the authority responsible to make information available on how environmental and/or sustainability issues and consultation responses have been considered in preparing the document. The reasons for choosing the SPD in the light of other reasonable alternatives and how the SPD's implementation will be monitored in the future. In this context, the specific environmental consultees are Natural England, the Environment Agency and English Heritage.
- 1.5 This statement will therefore respond to these requirements and will introduce the purpose and importance of Sustainability Appraisal conducted for the Yew Tree Farm Masterplan SPD. The statement will further extend to include the Habitats Regulation Assessments also undertaken in parallel.
- 1.6 This report also includes a statement of what changes the Council has taken to the Yew Tree Farm Masterplan Sustainability Appraisal in light of the previous URS review. As the principles of the Masterplan have not changed since the 'Draft Masterplan' and all the information required by the SEA Directive is the same, only minor changes have been made to the Masterplan document. Therefore it is not required to undertake another Sustainability Appraisal. However, in demonstrating that there are no changes to the final Yew Tree Farm Masterplan from the assessment of the 'Draft Masterplan Option' we have included a sustainability assessment table in section XX and detailed how the Council have followed the advice of URS in the assessment of the Yew Tree Farm Masterplan.

2. Our approach to the Sustainability Appraisal

2.1 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:

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

2.2 This Sustainability Statement provides an update on how all of the stages have been met in the production of the Yew Tree Farm Masterplan.

2.3 The Statement draws from **stage A** of the Local Sustainability Appraisal Scoping report and the evidence study <http://www.westlancs.gov.uk/planning/planningpolicy/the-local-plan/the-local-plan-2012-2027/sustainability-appraisals.aspx> 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 effects; through to Stage C preparing the sustainability report.

Stage B involved:

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.

Stage C involves:

C1: Preparing the Environmental Report - To present the predicted environmental effects of the plan or programme, including alternatives, in a form suitable for public consultation and use by decision-makers.

Stages C to E and builds on stages A and B which were completed in the SA report that accompanied the 'Options' and 'Draft Masterplan' document and was subject to consultation in February to March 2014 and October to November 2014.

Habitats Regulations Assessment

- 2.4 The requirement for Habitat Regulations Assessment (HRA) is set out within Article 6 of the EC Habitats Directive 1992, and interpreted into British Law by Regulation 48 of the Conservation (Natural Habitats) Regulations 1994 (as amended in 2007). The aim of an HRA is to “maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest” (Habitat Directive, Article 2(2)). This aim relates to habitats and species, not the European sites themselves, although the sites have a significant role in delivering favourable conservation status.
- 2.5 The Habitats Directive applies a precautionary principle to protected areas and the SPD can only be approved if it has been demonstrated that there will no adverse effect on the integrity of habitat sites.

3. How Environmental Considerations have been integrated into the Local Plan

3.1 The Yew Tree Farm Masterplan SPD was prepared by WLBC Planning Officers, alongside the SA and the HRA were carried out by the appointed consultants URS. The SA was reviewed by independently appointed consultants URS. This means that although reports were produced in parallel, as a mutually informative and iterative process, the sustainability and habitats assessments maintained a degree of independence from the formation of the SPD. This integrated process allowed the recommendations from the SA and HRA process to feed into and inform the SPD from the initial to final stages of its production. It also serves to provide an audit trail of the appraisal process.

3.2 The SA and HRA have been used to:

- develop and refine the Yew Tree Farm Masterplan
- assess the positive and negative effects of the options
- identify and revise some of the options and consider mitigation measures that address the effects and achieve more sustainable outcomes
- select the most sustainable option

3.3 The SA and HRA began at the start of the Yew Tree Farm Masterplan process this involved using the Scoping Report from the adopted Local Plan, in which the site was allocated under SP3 Yew Tree Farm, this was subject to consultation with the statutory bodies English Heritage, Environment Agency and Natural England for a 5 week period. The Scoping Report was then reviewed and refined in 2010 by URS.

3.4 To assess the impact of the Yew Tree Farm Masterplan to sustainability in the Borough, a series of 18 sustainability objectives for the Yew Tree Farm site were developed

SA Objective
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 and performance
To deliver urban 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 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 place, landscapes and buildings of historical, cultural and archaeological value
To protect and enhance biodiversity
To protect and improve the quality of both inland and coastal waters and protect against flood risk
To protect and improve noise and air quality

3.5 These objectives provided the framework for assessing the sustainability of the Yew Tree Farm Masterplan, as each of the options through to the final masterplan were assessed against objectives in terms of their potential significant effects.

3.6 The involvement of statutory consultees, with the addition of public consultation, continued throughout the preparation of the Masterplan. At each consultation stage, views were also invited on the SA and HRA, along with all other supporting documentation. Copies of the SA and HRA, along with all other supporting documentation are available at www.westlancs.gov.uk/YTF

4. How opinions expressed through Public consultation have been taken into account

4.1 A key component of the process is consultation with stakeholders, and consultation has been in accordance with:

- Article 6 of the European Directive 2001/42/EC
- Environmental Assessments of Plans and Programmes 2004
- West Lancashire Borough Council's Statement of Community Involvement

4.2 There have been 2 consultation exercises, each running for a minimum of 6 weeks – exceeding the statutory requirement for SEA/SA consultations. At each stage, the three key bodies (English Heritage, Environment Agency and Natural England) have been consulted and comments have helped to shape the development of the Masterplan.

4.3 At each preparation stage of the SPD, all consultees (statutory, general and public) have been informed of the publication of new documents, including SA and HRAs. The documents have been made available on the Council's website, at Council offices and local libraries. The table below provides a summary of the sustainability consultations undertaken at each stage of the SA and Masterplan process.

References to "Regulations" above are to the town and country Planning (Local Planning) (England) Regulations 2012.

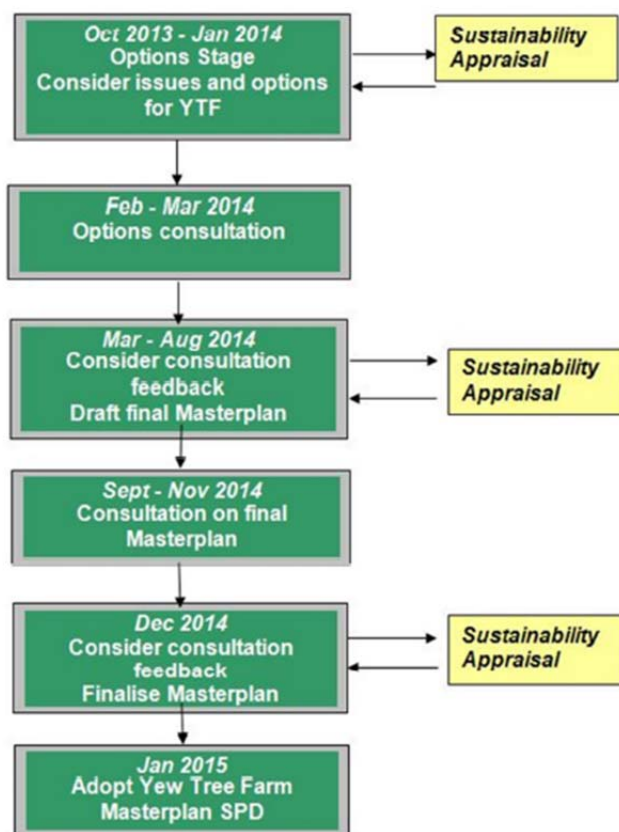


Figure 1 – Process and timetable for development of Yew Tree Farm Masterplan

4.4 Under the SEA Directive, the findings of the SA and the responses received to the consultation on the Masterplan must be taken into account by decision-makers. Representations made during consultation on the SA and HRA were recorded, analysed and, where appropriate, used to help inform and refine the Yew Tree Farm Masterplan. All of the representations received, and their responses, were made publically available. Feedback reports were also published to summarise comments which were received, and the Council's response to them.

5. Context

Planning Policy Context

- 5.1 The Localism Act 2011 reformed the planning system with the introduction of the National Planning Policy Framework (NPPF). At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking.
- 5.2 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.
- 5.3 The Sustainability Appraisal that was undertaken for the Local Plan summarised the impacts for Policy SP3 as follows:
- 5.4 "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.
- 5.5 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 could 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.
- 5.6 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.
- 5.7 Support for the construction of local convenience shops and a new youth and community centre, will help to promote social inclusion.
- 5.8 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.
- 5.9 Policy SP3 will deliver an extended employment area (10ha during the Plan period and 10ha post current Local Plan period) 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.

- 5.10 The policy involves the release of 74ha of 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.”
- 5.11 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 third and final stage in the development of this masterplan and is known as the “Final Masterplan” stage. The previous stages, the “Draft Masterplan” and “the Options”, were published for consultation in order to seek the views of the community, stakeholders and other interested parties. The Council welcomed comments on all aspects of the document and in particular the options proposed, the main issues identified and the responses to these issues.
- 5.12 Following consultation, all views were considered which has led to the formulation of the “Final Masterplan” this will not be subject to a further round of consultation as the principles and contents of the Masterplan have not changed only minor changes. It is anticipated that this final version of the Masterplan will be adopted in early 2015. 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.
- 5.13 This Sustainability Appraisal Statement covers the Yew Tree Farm Masterplan SPD.
- 5.14 Supplementary planning documents provide supplementary detail and guidance in respect of policies in Development Plan Documents. Masterplans and site development briefs identify the themes and issues relating to the site.

Sustainability Context

- 5.15 The Sustainability Appraisal process is governed by European and National legislation, which is supported by national policy. Sustainability appraisal of planning documents is required by Section (19)5 of the Planning and Compulsory Purchase Act 2004. The sustainability appraisal process incorporates the requirements of the EU SEA Environmental Assessment (SEA) Directive 2001/42/EC, but also assesses wider economic and social effects of plans. Sustainability appraisal performs a key role in establishing a sound evidence base for all local planning documents, including the Yew Tree Farm Draft Masterplan SPD. It forms an integrated part of the planning process, providing regular checks of social, economic and environmental impacts of a plan, leading to informed choices between alternatives.

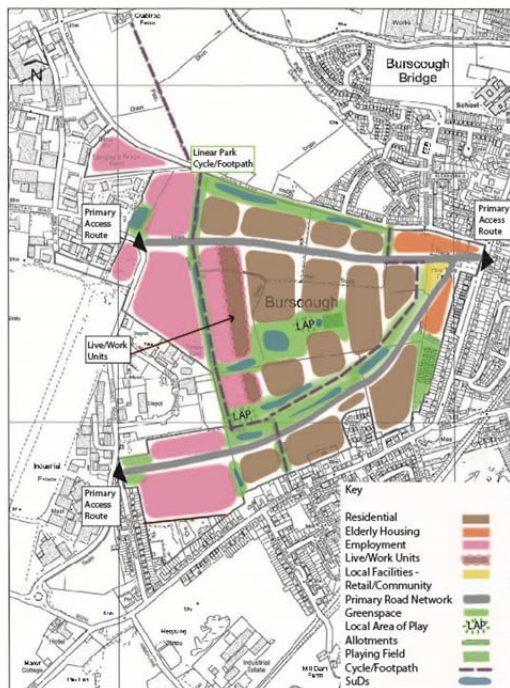
6. What difference have the appraisal and consultation processes made?

- 6.1 At the very start of the Masterplan process, the Local Plan scoping report was drawn upon to propose and agree the appraisal methodology and collate the information needed to carry out the Sustainability Appraisal of the Yew Tree Farm Masterplan site. The appraisal needed to be set within the context of existing plans and policies and an understanding of the current baseline situation was essential to predict effects and identify key sustainability issues and problems.
- 6.2 Consultation sought to ensure the proposed methodology suitably identified all relevant plans, policies and objectives; contained relevant baseline information; identified sustainability issues and proposed an appropriate assessment framework and objectives. This first stage of consultation included the statutory consultation bodies and other groups, including neighbouring local authorities and regional government offices.

Options

- 6.3 As part of the iterative Masterplan and SA process, 4 Options were presented for future development of the Yew Tree Farm site. These options were

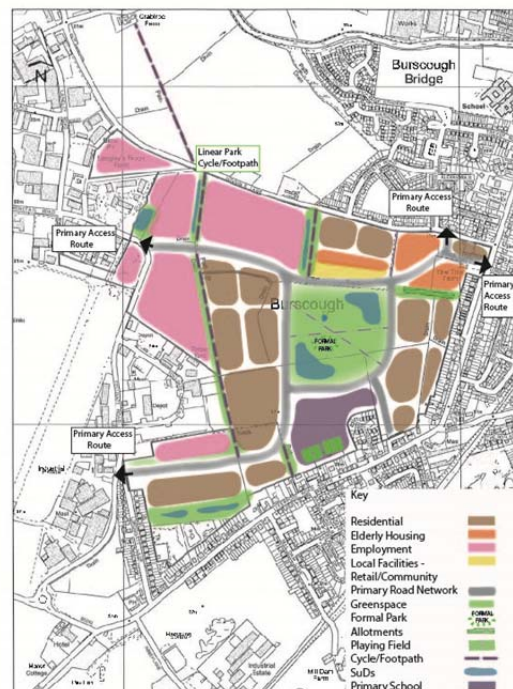
1. Radial option
2. Central Option
3. Linear Option
4. Cluster Option



© Crown Copyright. All Rights Reserved.
Licence No. 100024539. West Lancashire Borough Council 2013.

1:8,000

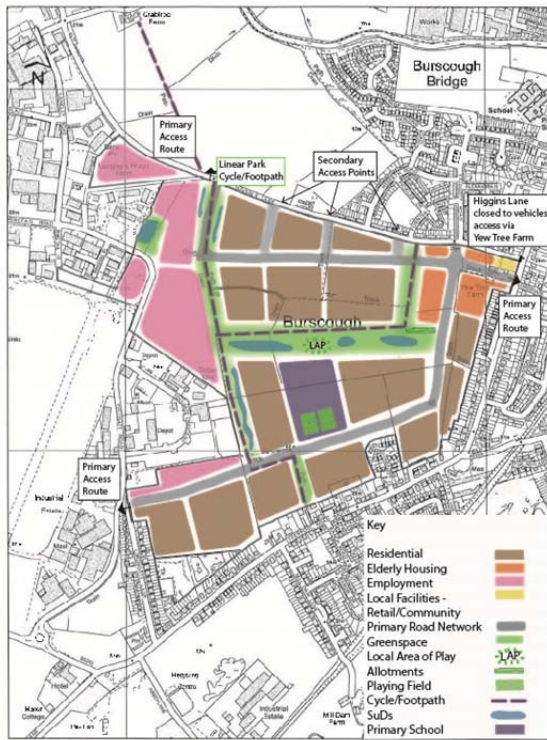
Radial Option



© Crown Copyright. All Rights Reserved.
Licence No. 100024539. West Lancashire Borough Council 2013.

1:8,000

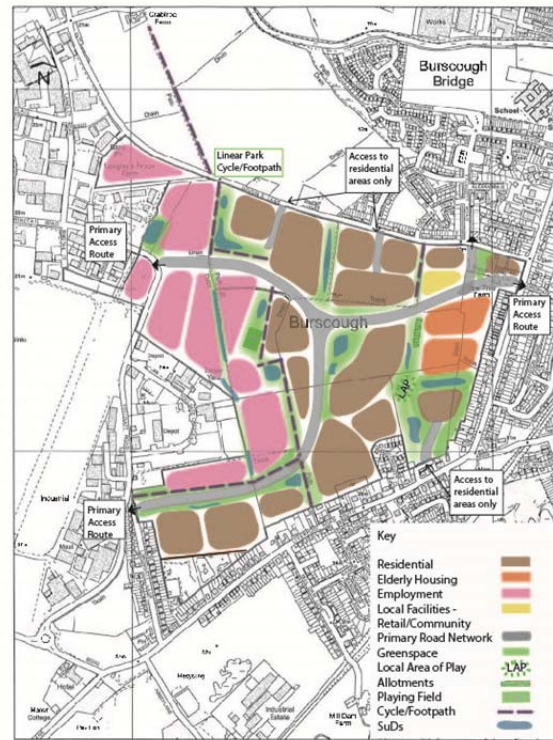
Central Option



© Crown Copyright. All Rights Reserved.
 Licence No. 10C024539. West Lancashire Borough Council 2013.

1:8,000

Linear Option



© Crown Copyright. All Rights Reserved.
 Licence No. 10C024539. West Lancashire Borough Council 2013.

1:8,000

Cluster Option

6.4 To accompany the Options paper, an Interim Sustainability Appraisal was prepared, alongside a Habitats Regulation Assessment. The Interim SA was prepared using the methodology set out in the Local Plan Scoping Report. Each of the 4 options were appraised in terms of their sustainability by assessing them against the Sustainability Framework objectives and against the other Options. This enabled decision makers to understand the impacts that each Option could have on environmental, social and economic sustainability if their general approaches were followed. The Sustainability Appraisal exercise was led by Planning Policy officers and an review was undertaken by a independent consultants URS.

The HRA was produced by URS.

The SA and HRA were published alongside the Options Paper.

Changes made as a result of the report

6.5 The options with the most positive and least negative sustainability impacts were recommended to the plan-makers and the strongest elements of each option prepared draft masterplan for the next stage of the development of the Yew Tree Farm Masterplan SPD.

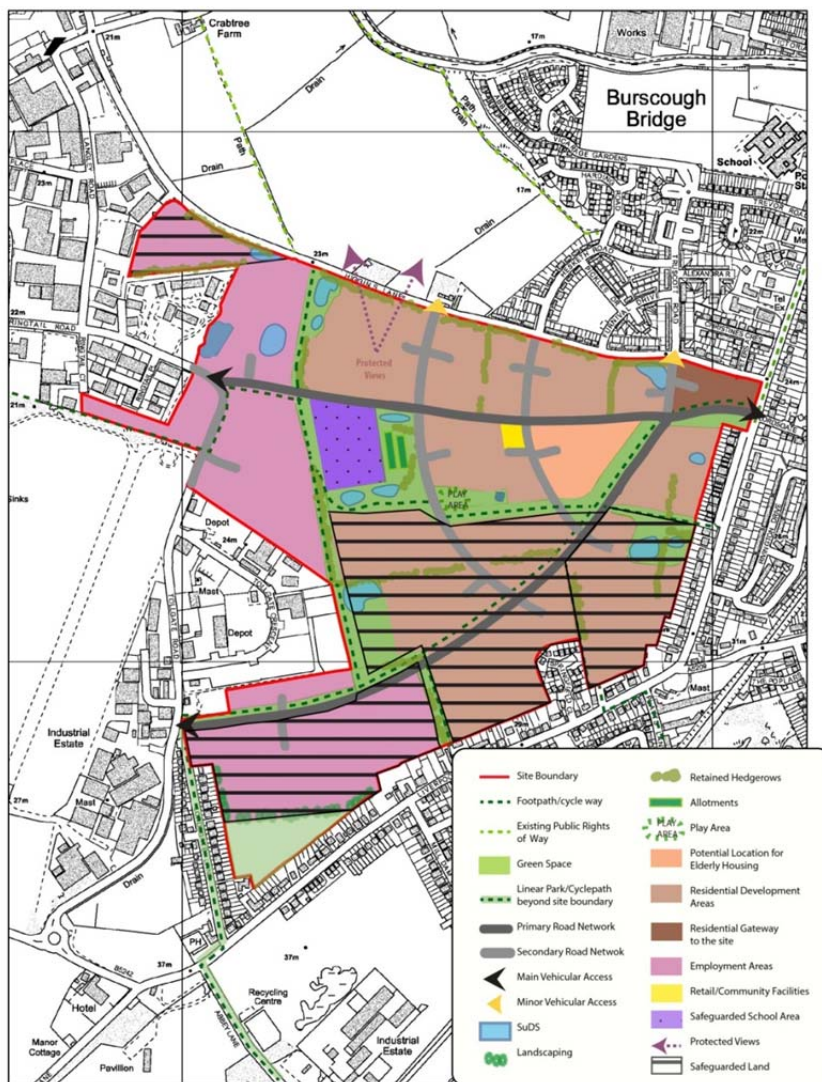
- HRA identified sites of habitat that need to be considered in relation to negative effects of any development. These were considered as the Masterplan process continued.

Changes made as a result of consultation

- Consultees recognised the importance of sustainability and comments supported the construction of the Draft Masterplan.

Draft Masterplan

6.6 Taking into consideration the comments from statutory bodies and the public on the Options, the Draft Masterplan was prepared and consulted upon. The reasons as to why the various components of the Draft Masterplan were included are summarised below, together with the reasons why the chosen layout was preferred over those consulted on previously:



© Crown Copyright. All Rights Reserved.
Licence No. 100024309. West Lancashire Borough Council 2013.

1:8,000

Draft Masterplan

Highways

- 6.7 The four options consulted on in February/March looked at the primary access to Yew Tree Farm located on the A59. This is the most logical access in order to permeate the site and to open it up for development. The location chosen in the preferred option is to the north eastern corner, where the vacant buildings are currently located. This location for the access point allows for traffic from Yew Tree Farm to quickly join the main highway network (A59). This also provides a focal access point to the new development on the main route assisting with the integration in to Burscough and the creation of a 'gateway' to the site.
- 6.8 The options considered various access points into the site, including one onto the A59 between Pippin Street and Square Lane. However, following consultation with Lancashire County Council (LCC), the local Highways Authority, it was concluded that access should be limited onto the stretch of the A59 between Pippin Street and Square Lane in order to limit the impact on this already congested stretch of trunk road. As such, just one access onto the A59, in the north-eastern corner of the site was selected. This junction should be signalised to assist with traffic flows and the cumulative impact the development may have on the A59 through Burscough.

Drainage

- 6.9 As the drainage network in Burscough and the Waste Water Treatment Works at New Lane suffer capacity issues, all options considered at the 'Options' consultation stage contained measures to manage drainage from the site. Additional waste water flows to the treatment works would need to be managed in the short term to allow United Utilities the opportunity to invest and upgrade the treatment plant. This could be achieved through the off-setting of new foul flows by removing some of the existing surface water from the system, which currently causes issues during heavy rainfall. In addition, the site is also required to manage and deal with its own surface water through an onsite Sustainable Drainage System (SuDS). The requirement has been included in the Draft Masterplan.

Energy

- 6.10 All of the options previously consulted upon encouraged the delivery of a decentralised energy network on site to assist with carbon reduction and future energy security benefits. This requirement is maintained within the Draft Masterplan and echoes Policy SP3 of the West Lancashire Local Plan.

Open Space

- 6.11 From the 'Options' consultation the responses indicated that green space was an important element of the development of Yew Tree Farm and this has been brought forward in the development of the Draft Masterplan. The Linear Park is a major contributor to green space, however this extends further on the Yew Tree Farm site to create not just the required Linear Park but a green gateway from the A59 (the entrance of the site) through to the linear park.

Ecology

- 6.12 Yew Tree Farm has the potential for dynamic ecology and ecological issues given its close proximity to Martin Mere. However, the Masterplan is unable to identify exact and current ecological matters and

give specific mitigation measures, due to the timeframe for the delivery of the site. A Habitats Regulation Assessment was undertaken for the 'Options' stage and a further HRA will be undertaken to assess the 'Draft Masterplan'.

Education

6.13 Of the four options previously consulted upon, only two included land allocated for a primary school, the linear and central option. The Local Education Authority – Lancashire County Council have provided high level analysis of the impacts of development at Yew Tree Farm on both primary and secondary provision. The analysis is clear that the assessment is a snapshot in time and may change as time progresses, given the fairly lengthy time span of the delivery of the site. Therefore, whilst the comments and assumptions have been made at this stage to give an indication, this may change in the future. Therefore, in order to have minimum impact upon education provision, land would be safeguarded for a school for it to be delivered post 2027, if there was a need to do so. If there wasn't a required need, the land could be used for residential development. The location of the school has been set within the site to avoid traffic congestion along the A59 and creating a 400m walking radius from the existing Lordsgate School.

Health

6.14 The 'Options' document considered two possible solutions to meet the requirement of an additional GP to serve the settlement area and meet the growth of the population. Option 1 included the expansion of an existing practice/health centre within Burscough, whereas option 2 looked at creating a new branch surgery on the site. The Draft Masterplan includes the proposal to expand the existing practice/health centre or relocate within a new central hub building in the event one becomes available near the existing Burscough centre.

Other Infrastructure

6.15 During the 'Options' consultation a number of questions were asked about the provision of community facilities. The question was asked regarding library provision and where it should be located, should it be within the Yew Tree Farm site or within Burscough. The response from the public was that library provision should be retained and enhanced in the existing centre. This was taken forward through to the Draft Masterplan.

6.16 Following the 'Options' consultation there was a mixed response to the provision of a new Youth Centre on the Yew Tree Farm site, there is an existing facility located near Tesco's in Burscough centre known as The Grove. As there is no requirement at present to provide such a facility the Draft Masterplan proposes to allocate a small section of land for community uses which will also cover retail provision in the event such facilities would be required.

6.17 The 'options' consultation suggested locating a small element of retail in the top north east corner to allow such a use a main road frontage. However, following consultation the feedback indicated that it may be preferable to locate the small retail element in the centre of the site to ensure the location is accessible on foot and when cycling via the linear park and is located within a suitable walking distance of the employment area.

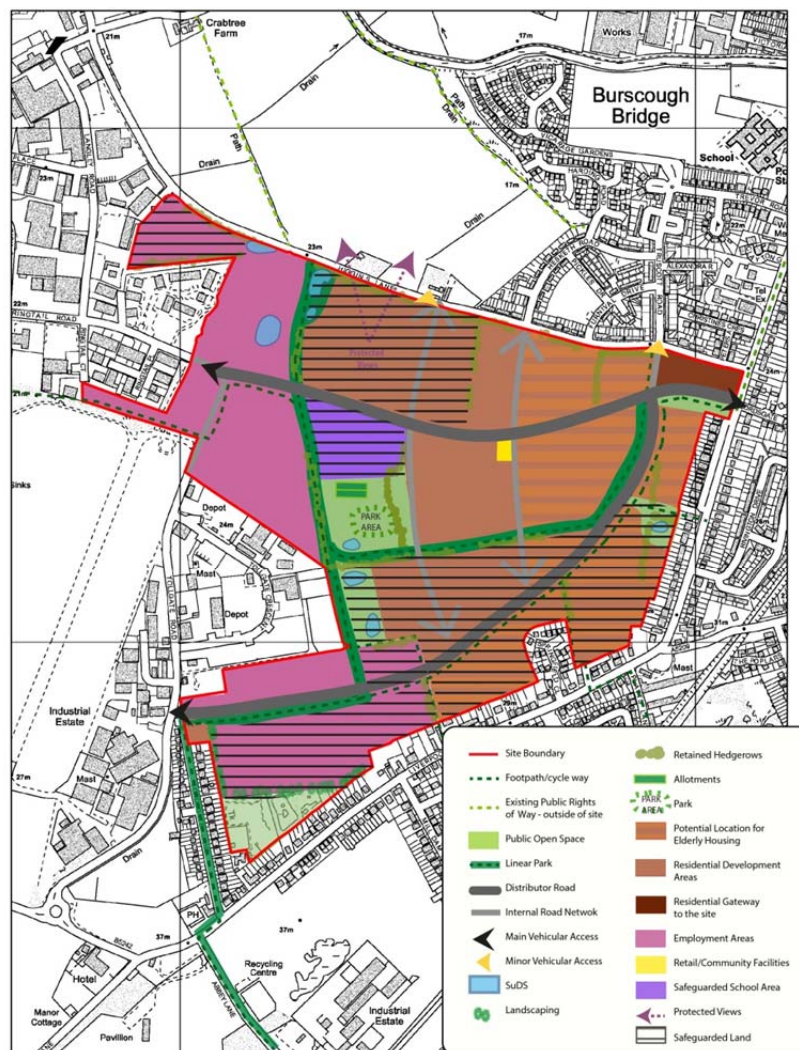
6.18 The 'Options' consultation provided 4 different layout examples, these ranged from a radial option drawing higher density development to the town centre, a central focus creating a new sense of place around a green space; to a linear grid like design and a clusters layout focused around small pockets of development. The general feedback was to draw on the best elements of each design. This included locating higher density development towards Burscough centre, whilst creating green space as a focal point in the site. The preference was for employment to be located towards the west of the site adjacent to the existing employment area and residential development to be located towards the east with a green buffer in-between.

Changes made to the Sustainability Appraisal

6.19 LCC requested that the Lancashire and Blackpool Flood Risk Management strategy be included in the review of sub regional plans and programmes. This request has been incorporated into the document.

Changes made to the document

6.20 In reflection of the comments received during the Draft Masterplan consultation the Final Masterplan has been produced to take into consideration the comments received in the Draft Masterplan consultation. The revised illustrative layout is presented below:



Changes made as a result of the URS Review

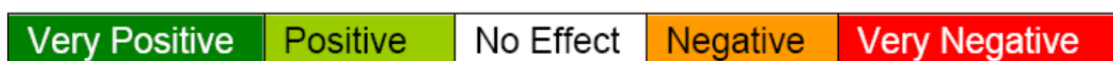
6.21 In order to demonstrate that the Council have met the requirements of the SEA Directive, URS were appointed to review the Draft Masterplan. An initial draft of the SA was sent to URS, who subsequently compiled a Review of the SA. This information then guided any changes to the document to produce the published version of the 'Draft Yew Tree Farm Masterplan SA' July 2014. In the table below is a summary of URS's comments and how the Council addressed these in the 'Draft Yew Tree Farm Masterplan' SA:

What the URS SA Review asked for...	What we did...
Include the objectives from the Masterplan which are in the summary	Included the objectives in the chapter on SPD context.
The SA report does not set out the sustainability 'context'. Reference is made to Appendix 1 of the Options SA Report. However to avoid a paper trail, it would be helpful if this report provided at least a summary of the sustainability context.	This was included in the 'Draft Masterplan Sustainability Appraisal' as appendix 2: Review of Relevant Plans and Programmes. This includes international, national, sub regional and local plans and programmes.
The SA failed to set out the baseline, only a reference was made to the Options SA Report. Some data included within the first initial 'Options Draft need making more locally/site specific and updating where updates were available.	The baseline information was update where relevant data was available and all baseline data was included within appendix 3 of the 'Draft Masterplan Sustainability Appraisal'.
A 'No Option' column was added into the sustainability index, URS asked that it was explained in the supporting text why this was included.	An explanation for the insertion of A 'No Option' column was included to test the effects if no Masterplan was produced. The purpose of including this was to highlight the implications and the impact on the environment in the event the Masterplan does not come forward; this is implemented to show how the SEA Directive is being complied with.
URS highlighted that in the first draft of the 'Draft Masterplan Sustainability Appraisal' the document did not identify the key issues that should be the focus of the SA. It only noted that the key issues were identified in Appendix 3 of the Options SA report.	In order to address the comments from URS the Key Issues were included in the 'Draft Masterplan SA Report as appendix 4 of the document allowing for an understanding of the findings to be achievable.

7. Methodology

The Final Yew Tree Farm Masterplan SA

- 7.1 The Final Yew Tree Farm Masterplan followed the methodology established early on in the development of the Masterplan.
- 7.2 The Local Plan SA Scoping report and the evidence gathering stage have assisted in the identification of the key issues for this SPD.
- 7.3 On the basis of the findings of the Draft Yew Tree Farm Masterplan SPD SA Report (2014) and in response to comments received on the Draft Yew Tree Farm Masterplan SPD consultation document, the Final Yew Tree Farm Masterplan (2014) has been prepared. This is intended to be adopted in January 2015. The Final Masterplan will be accompanied by this SA/SEA Statement, which uses the same SA framework as the Yew Tree Farm Masterplan SPD Options (February 2014) and Draft Yew Tree Farm SA Report (July 2014) whilst incorporating any recommendations made by URS consultants through the SA Review (Interim SA Report).
- 7.4 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 in sustainability terms.
- 7.5 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.
- 7.6 This appraisal helps to assess the effects that each reasonable alternative would be likely to have on the baseline/future baseline for each of the sustainability objectives. The findings of the appraisal of all options have helped to formulate the preferred option as set out within the Draft Masterplan and subsequently this Final Masterplan.
- 7.7 The sustainability of each presented option was appraised against the social, economic and environmental objectives by members of the Councils Strategic Planning and Implementation team. This also included the testing of the effects if no Masterplan was to be produced. The purpose of including “No Option” was to highlight the implications and the impact on the environment in the event to Masterplan SPD does not come forward.
- 7.8 The overall purpose of assessing each option was to highlight the positive and negative effects on the environment and sustainability of each of the given options by assigning a score. Remedial scores that could be achieved through mitigation were also assigned. Scores were recorded using the following colours:



- 7.9 The sustainability appraisal framework tests the economic, environmental and social 'performance' of each option and the significance of the effects. In this case what constitutes a significant effect is signified by the impact on the wider community, the land and strategic infrastructure. The effects of the proposal on the existing social, economic and environmental characteristics is guided by Schedule 1 of the SEA Directive and this can differ on each Sustainability Appraisal. However, this particularly focuses on the design concepts for Yew Tree Farm and its deliverability in the future. All of the categories are significant but colour has been used to demonstrate levels of significance. For example the darker green would have a very positive significant effect on the base line and orange would have a negative effect on the base line.
- 7.10 The independent URS review of the Options Sustainability Appraisal required a number of actions to be taken, including a section to be inserted on the objectives and scope of the Masterplan, reasons for selecting alternative options and monitoring. All of these sections have now been incorporated into this stage of the Sustainability Appraisal.

8. Sustainability Matrix – Summary of impacts

YTF Objectives	SA Questions	Draft Masterplan Preferred Option	Final Masterplan	No Masterplan
To reduce the disparities in economic performance within the Borough	Will the Masterplan provide job opportunities?	The draft Masterplan will deliver 10ha of sustainable employment land for the plan period and safeguard a further 10 ha for development post 2027. This will have a positive impact on creating more jobs assisting in lowering the 4.4% of people claiming JSA.	The Final Masterplan will deliver 10ha of sustainable employment land for the plan period and safeguard a further 10ha for development post 2027. This will have a positive impact on creating more jobs assisting in lowering the 4.4% of people claiming JSA.	No option will still allow the delivery of 10ha of employment land over the plan period and 10 ha post 2027. However the sites will be delivered on an adhoc basis and may not be located in the most sustainable areas of the site . The delivery of 10ha of employment land over the plan period will have a positive impact on creating more jobs assisting in lowering the 4.4% of people claiming JSA.
	Will the Masterplan meet local needs for employment?	The Draft Masterplan seeks to deliver employment opportunities which will meet some of the needs of the local people, assisting in lowering the 4.4% of people claiming job seekers allowance in the Burscough area.	The Final Masterplan option seeks to deliver employment opportunities which will meet some of the needs of the local people, assisting in lowering the 4.4% of people claiming job seekers allowance in the Burscough area.	If no Masterplan was produced the employment land would still be delivered. However the location of this on the Yew Tree Farm site would not be located in the most accessible location.
	Will the Masterplan improve the quality of employment	The Draft Masterplan will provide modern accessible and sustainable employment opportunities for Burscough; these will have a significant	The Final Masterplan will provide modern accessible and sustainable employment opportunities for Burscough; these will have a significant	If no Masterplan was produced there would still be a positive impact on employment opportunities. However this would be lower than if a

YTF Objectives	SA Questions	Draft Masterplan Preferred Option	Final Masterplan	No Masterplan
	opportunities within the Borough?	impact on the 4.4% of JSA in Burscough.	impact on the 4.4% of JSA in Burscough.	Masterplan was in place as it could possible not be in the most sustainable and accessible location if delivered on an adhoc basis therefore the impact on the 4.4% of JSA claimants may not be as significant.
To secure economic inclusion	Will the Masterplan meet the employment needs of all local people?	The Draft Masterplan seeks to deliver employment opportunities which will meet some of the needs of the local people, assisting in lowering the 4.4% of people claiming job seekers allowance in the Burscough area.	The Final Masterplan seeks to deliver employment opportunities which will meet some of the needs of the local people, assisting in lowering the 4.4% of people claiming job seekers allowance in the Burscough area.	If no Masterplan was produced there would still be the employment land delivered. However the location of this on the Yew Tree Farm site would not be located in the most accessible location.
	Will the Masterplan encourage business start-up?	The Draft Masterplan will designate 10ha of employment land for the plan period and a further 10ha post 2027 in the next plan period; this will have a positive effect on business start-ups and increase all occupation workers.	The Final Masterplan will designate 10ha of employment land for the plan period and a further 10ha post 2027 in the next plan period; this will have a positive effect on business start-ups and increase all occupation workers.	If no Masterplan is in place the land can still come forward for employment, however there is no control of where this would be located, therefore there would be a neutral impact on the business start up's.
To develop and maintain a healthy labour market	Will the Masterplan provide higher skilled jobs?	The Draft Masterplan will provide 10ha of employment land in an attractive sustainable and accessible location that will contribute to increasing the 37% of Burscough's higher occupation workers in line with the 38.6% of	The Final Masterplan will provide 10ha of employment land in an attractive and accessible location that will contribute to increasing the 37% of Burscough's higher occupation workers in line with the 38.6% of the Borough.	Adhoc planning applications will have no distinct influence on any specific skilled workers; therefore there would be a neutral impact on providing higher skilled jobs.

YTF Objectives	SA Questions	Draft Masterplan Preferred Option	Final Masterplan	No Masterplan
		the Borough.		
	Will the Masterplan provide a broad range of jobs and employment opportunities?	The Draft Masterplan will provide 10ha of sustainable and accessible employment land for the plan period and 10ha for the next plan period that will increase the economic activity of Burscough and the Borough as a whole alongside the % of JSA claimants.	The Final Masterplan will provide 10ha of sustainable and accessible employment land for the plan period and 10ha for the next plan period that will increase the economic activity of Burscough and the borough as a whole alongside the % of JSA claimants.	The site even without the Masterplan will still be able to deliver 10 ha of employment land over the plan period and 10ha safeguarded post 2027, however delivery on an adhoc basis would have a neutral effect on a broad range of jobs and opportunities as the required infrastructure would not be guaranteed to be in place.
To encourage sustainable economic growth and performance	Will the plan attract new businesses to Burscough?	The Masterplan will offer employment land that will be set in attractive accessible and sustainable locations. These will be located in close proximity to the existing industrial estate in Burscough creating a hub of employment activity with access to the A59. This offer will attract new businesses to the area and create additional jobs.	The Final Masterplan offers employment land that will set in an attractive, accessible and sustainable location. These will be located in close proximity to the existing industrial estate in Burscough creating a hub of employment activity with access to the A59. This offer will attract new businesses to the area and create additional jobs.	No Masterplan would not encourage businesses to Burscough in particular if the site lacks a vision and an attractive environment, this would have a negative impact.
	Will the Masterplan address the issues of meeting primary educational needs in the	The Masterplan safeguards land for a primary school if required in the next plan period. Over the plan period developers will contribute to meeting local education needs through S106 contributions.	The Draft Masterplan safeguards land for a primary school if required in the next plan period. Over the plan period developers will contribute to meeting the local education needs through S106 contributions.	With no Masterplan in place, there would be a significant negative impact on meeting the issue of primary educational needs. Adhoc planning applications would not allow for any forward planning at

YTF Objectives	SA Questions	Draft Masterplan Preferred Option	Final Masterplan	No Masterplan
	area?			educational establishments and the delivery of sufficient means to deal with an increase in the younger people's population.
	Will the Masterplan improve the range of sustainable employment sites?	The Draft Masterplan option positively improves the range of sustainable employment sites in Burscough, offering an accessible 10 ha of employment land.	The Final Masterplan positively improves the range of sustainable employment sites in Burscough, offering an accessible 10ha of employment land.	If there was no Masterplan in place, the employment uses could still be delivered on Yew Tree Farm. However they may not be delivered in the most sustainable and accessible locations, no Masterplan would not deliver the linear park and this would hinder walking and cycling routes to the site.
To deliver urban renaissance	Will the Masterplan improve the quality of open space?	The Masterplan will actively deliver the linear park on the site and through developer contributions will contribute to delivering the linear park connecting Burscough to Ormskirk. The site will also be required to deliver open space in line with the most up to date Open Space SPD.	The Masterplan will actively deliver the linear park on the site and through developer contributions will contribute to delivering the linear park connecting Burscough to Ormskirk. The site will also be required to deliver open space in line with the most up to date Open Space SPD.	If no Masterplan is produced the site would come forward on an adhoc basic and with this approach the delivery of the linear park would not be achievable through the site, developer contributions could however, still be collected to assist in the delivery of the elements of the park outside of the site and general open space would be delivered in accordance with the Open Space SPD.
	Will the Masterplan	The Masterplan will deliver 500 dwellings over the plan period to	The Final Masterplan will deliver 500 dwellings over the plan	The absence of a Masterplan would not allow for supportive

YTF Objectives	SA Questions	Draft Masterplan Preferred Option	Final Masterplan	No Masterplan
	deliver Sustainable Communities?	the existing 3383 (2001 census), the Masterplan will create a sustainable community by adding to the identity and character of the area ensuring sufficient infrastructure is in place to deal with the increase in population, including roads, drainage, education facilities, green space etc. whilst not detracting from Burscough Town Centre. The location of the community facilities in the centre of the site do not detract from the existing town centre.	period to the existing 3383 (2001 census), the Masterplan will create a sustainable community by adding to the identity and character of the area ensuring sufficient infrastructure is in place to deal with the increase in population, including roads, drainage, education facilities, green space etc. whilst not detracting from Burscough Town Centre. The location of the community facilities in the centre of the site do not detract from the existing town centre.	infrastructure to be provided if adhoc planning applications were approved, this would impact on the wider area of Burscough and failure to create a sustainable community.
	Will the Masterplan retain or promote access to and provision of services?	The Draft Masterplan promotes connections to existing services offered in Burscough Town Centre, yet providing an element of small scale community/retail facilities on the site this however is limited in order not to detract from the Town Centre. There are a number of links via the linear park, existing and proposed footpaths and new road network to access the town centre.	The Final Masterplan promotes connections to existing services offered in Burscough Town Centre, yet providing an element of small scale community/retail facilities on the site this however is limited in order not to detract from the Town Centre. There are a number of links via the linear park, existing and proposed footpaths and new road network to access the town centre	The absence of a Masterplan would not allow for supportive infrastructure to be provided if adhoc planning applications were approved, this would impact on the wider area of Burscough and failure to create a manageable provision of services.
To develop and market the Borough's image	Will the Masterplan support the	The Draft Masterplan will create a well-designed, distinctive and attractive place in its own right,	The Final Masterplan creates a well-designed, distinctive and attractive place in its own right,	The likelihood of no Masterplan would allow for planning applications to be brought

YTF Objectives	SA Questions	Draft Masterplan Preferred Option	Final Masterplan	No Masterplan
	preservation/ enhancement of high quality built and natural environment within the Burscough?	and one that also integrates and benefits Burscough. The new buildings will be required to be built to the high design quality whilst community focused place making principles will allow for adaptation in later life. The layout of the site is not car dominated and 'greenery' is largely promoted in the site building upon its previous green uses. Code for Sustainable Homes and BREEAM along with the use of locally produced materials is encouraged. The delivery of the Linear park will assist in improving the natural environment.	and one that also integrates and benefits Burscough. The new buildings will be required to be built to the high design quality whilst community focused place making principles will allow for adaptation in later life. The layout of the site is not car dominated and 'greenery' is largely promoted in the site building upon its previous green uses. Code for Sustainable Homes and BREEAM along with the use of locally produced materials is encouraged. The delivery of the Linear park will assist in improving the natural environment.	forward anywhere on the site, therefore, not able to strategically locate green infrastructure and services.
To develop and market the Borough's image	Will the Masterplan promote the Borough as a destination for residents and investors?	The Draft Masterplan for the Masterplan will offer high quality, sustainable and accessible residential and employment land for Burscough providing opportunities for residents and investors.	The Final Masterplan for the Masterplan will offer high quality, sustainable and accessible residential and employment land for Burscough providing opportunities for residents and investors.	Having no Masterplan would not promote Burscough as a destination for residents and investors. It would not be possible to create a vision and objectives for the development of Yew Tree Farm without a Masterplan. The Masterplan sets out principles for development where adhoc planning applications would not achieve a sustainable and accessible community.
To improve	Will the	The Draft Masterplan creates a	The Final Masterplan creates a	Having no Masterplan in place

YTF Objectives	SA Questions	Draft Masterplan Preferred Option	Final Masterplan	No Masterplan
access to basic goods and services	Masterplan improve the access, range and quality of cultural, recreational and leisure facilities including natural green spaces?	path of green towards the linear park as you enter the site from the main Access on the A59. The linear park then creates a multifunctional greenspace the assists in the delivery of the park which is proposed to connect Burscough to Ormskirk. The Masterplan 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.	path of green towards the linear park as you enter the site from the main Access on the A59. The linear park then creates a multifunctional greenspace the assists in the delivery of the park which is proposed to connect Burscough to Ormskirk. The Masterplan 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.	would have a negative impact upon the delivery of open space and access. Individual planning application would not be able to plan for and take account of wider infrastructure needs that require part of the site in order to be delivered such as the linear park.
	Will the Masterplan improve the access range and quality of essential services and amenities?	The Draft Masterplan allows for the provision of essential service and amenities to be located within the existing town centre with the higher density development drawn in this direction. Provision will be made through financial contributions for improvements to education and healthcare services are required by the infrastructure providers. However a site has been safeguarded for educational uses post 2027should it be required at that time.	The Final Masterplan allows for the provision of essential service and amenities to be located within the existing town centre with the higher density development drawn in this direction. Provision will be made through financial contributions for improvements to education and healthcare services are required by the infrastructure providers. However a site has been safeguarded for educational uses post 2027should it be required at that time.	Without a Masterplan in place the provision of services and amenities will be delivered on an adhoc basis therefore not providing any opportunities to benefit the wider community and provide services for Burscough.
To improve access to good	Will the Masterplan	The site will deliver a mix of housing to meet the local needs,	The site will deliver a mix of housing to meet the local needs,	The site will deliver a mix of housing to meet the local needs,

YTF Objectives	SA Questions	Draft Masterplan Preferred Option	Final Masterplan	No Masterplan
quality, affordable and resource efficient housing	provide for an appropriate mix of housing to meet all needs including affordable?	whilst delivering 35% affordable housing and a 20% elderly housing provision.	whilst delivering 35% affordable housing and a 20% elderly housing provision.	whilst delivering 35% affordable housing and a 20% elderly housing provision.
	Will the Masterplan support the development and operation of resource efficient housing?	Policy SP3 of the local plan requires that BREEAM and Code for Sustainable Homes level 3 be met, increasing in line with building regulations. The site also offers the opportunity for district heating and CHP, a Masterplan can encourage this through a strategic development approach.	Policy SP3 of the local plan requires that BREEAM and Code for Sustainable Homes level 3 be met, increasing in line with building regulations. The site also offers the opportunity for district heating and CHP, a Masterplan can encourage this through a strategic development approach.	Policy SP3 of the local plan requires that BREEAM and Code for Sustainable Homes level 3 be met, increasing in line with building regulations. Adhoc applications limit energy efficient opportunities such as district heating and ECP.
To reduce the need to travel, improve the choice and use of sustainable transport modes	Will the Masterplan reduce vehicular traffic and congestion?	The highways information suggests that traffic flows will be slightly increased through the development of the Yew Tree Farm site, however mitigation measures will be implemented to minimise this impact which will include junction and signalling improvements. There are a number of walking and cycling routes including the linear park that enhance the permeability of the site.	The highways information suggests that traffic flows will be slightly increased through the development of the Yew Tree Farm site, however mitigation measures will be implemented to minimise this impact which will include junction and signalling improvements. There are a number of walking and cycling routes including the linear park that enhance the permeability of the site.	If planning applications were received on an adhoc basic without the assessment of wider traffic and transport implications there would be a significant impact upon congestion particularly the A59. Multiple access points without an internal road network hierarchy would create pinch points and problem areas. It would also have an impact upon the delivery of walking and cycling routes that cross multiple ownerships.

YTF Objectives	SA Questions	Draft Masterplan Preferred Option	Final Masterplan	No Masterplan
	Will the Masterplan increase access to and opportunities for walking, cycling and the use of public transport?	The site will retain all footpath and created additional walking and cycling routes including the linear park in the Draft Masterplan.	The site will retain all footpath and created additional walking and cycling routes including the linear park in the Final Masterplan.	Absence of a Masterplan could create a layout for the site which would not lend itself to public transport for example numerous access points and a network of small integral roads. The delivery of walking and cycling routes would also have a very negative impact as they may not connect to the wider networks and allow maximum permeability of the site.
	Will the Masterplan improve the efficiency of the transport network?	The Draft Masterplan will introduce signalling and junction improvements that will assist in elevating some of the surrounding congestion. This will ultimately allow traffic to flow along the A59 whilst creating and enhancing walking and cycling routes. These measures with the increased volume of traffic will create a neutral impact.	The Final Masterplan will introduce signalling and junction improvements that will assist in elevating some of the surrounding congestion. This will ultimately allow traffic to flow along the A59 whilst creating and enhancing walking and cycling routes. These measures with the increased volume of traffic will create a neutral impact.	No Masterplan would not improve the efficiency of the surrounding transport networks; in relation to car travel there could be additional traffic flows that would not receive mitigation or any relief improvements.
To improve physical and mental health and reduce health inequalities	Will the Masterplan improve physical and mental health?	The Draft Masterplan offers walking and cycling routes together with areas of formal and informal open space. The layout is simple with connecting roads which in theory should assist those who struggle to work their way around estates to recognise	The Final Masterplan offers walking and cycling routes together with areas of formal and informal open space. The layout is simple with connecting roads which in theory should assist those who struggle to work their way around estates to recognise	Without a Masterplan in place the site would still deliver elements of open space in line with the Open Space SPD. However the connections and permeability of the site would not be implemented as no strategic site

YTF Objectives	SA Questions	Draft Masterplan Preferred Option	Final Masterplan	No Masterplan
		nodes and landmarks.	nodes and landmarks.	wide approach would be taken.
	Will the Masterplan promote a better quality of life?	Elderly housing, green open spaces and the linear park will help to create a better quality of life for future residents of Yew Tree Farm and the wider Burscough area through the Draft Masterplan.	Elderly housing, green open spaces and the linear park will help to create a better quality of life for future residents of Yew Tree Farm and the wider Burscough area through the Final Masterplan.	Without a Masterplan in place the site would still deliver elderly housing and an element of open space; however this would not necessarily be located in the most sustainable locations i.e. near to walking and public transport routes.
To protect places, landscapes and buildings of historical, cultural and archaeological value	Will the Masterplan protect and enhance the character and appearance of the Borough's landscape strengthening local distinctiveness and sense of place?	The character of the area in the preferred option draws on the radial pull towards Burscough, with higher density development in the north eastern tip filtering out to lower density development the further the site moves towards the linear park. The Green strip visible entering the site will offer an enhancement of open space and distinctive character of the area, drawing in the previous uses which gave a green visual appearance for surrounding residents. Whilst creating a sense of place in the Yew Tree Farm site the adaptation of the radial option links the new site with the existing town of Burscough.	The character of the area in the preferred option draws on the radial pull towards Burscough, with higher density development in the north eastern tip filtering out to lower density development the further the site moves towards the linear park. The Green strip visible entering the site will offer an enhancement of open space and distinctive character of the area, drawing in the previous uses which gave a green visual appearance for surrounding residents. Whilst creating a sense of place in the Yew Tree Farm site the adaptation of the radial option links the new site with the existing town of Burscough.	In the absence of a Masterplan planning applications will not be brought forward in any order of have any specific design code to follow, adhoc delivery could detract from the distinctiveness of burscough and create a stagnant inclusive development.

YTF Objectives	SA Questions	Draft Masterplan Preferred Option	Final Masterplan	No Masterplan
To protect and enhance biodiversity	Will the Masterplan protect and enhance the biodiversity of the area?	The Draft Masterplan provides opportunities for landscape permeability through the linear park and green spaces suitable for species migration. A HRA and appropriate mitigation for all types of biodiversity is required.	The Final Masterplan provides opportunities for landscape permeability through the linear park and green spaces suitable for species migration. A HRA and appropriate mitigation for all types of biodiversity is required.	Adhoc planning applications and the absence of a Masterplan will make it difficult for the protection of species as cumulative impacts may not be address over the whole site. This could potentially have a significant impact on the protection and enhancement of biodiversity.
	Will the Masterplan protect and enhance habitats and species?	Habitats and species will be protected and enhanced in the Draft Masterplan through the creation of the linear park and any mitigation measures that are required following the submission of planning applications. The preferred option also retains most of the original hedgerows where possible.	Habitats and species will be protected and enhanced in the Final Masterplan through the creation of the linear park and any mitigation measures that are required following the submission of planning applications. The preferred option also retains most of the original hedgerows where possible.	If a Masterplan approach was not taken forward there would be significant implications for protecting and enhancing the habitat on Yew Tree Farm, hedge rows would be lost to create multiple accesses and mitigation measures would be lost as the site rolled out.
	Will the Masterplan create opportunities for new habitat creation?	New habitat creation will be encouraged in the Draft Masterplan through the green routes, including the linear park and areas of open space.	New habitat creation will be encouraged in the Final Masterplan through the green routes, including the linear park and areas of open space.	The absence of a Masterplan would not allow for sufficient ecological mitigation measures if each individual application was considered, a cumulative approach needs to be taken.
To protect and improve the quality of both inland and	Will the Masterplan assist is addressing	The Draft Masterplan will ensure that all surface water generated through the development of this site can be managed on site and	The Final Masterplan will ensure that all surface water generated through the development of this site can be managed on site and	Having no Masterplan would result in a very negative effect on surface water in the site. Although policy SP3 requires SuDs to be

YTF Objectives	SA Questions	Draft Masterplan Preferred Option	Final Masterplan	No Masterplan
coastal waters and protect against flood risk	issues of surface water flooding?	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.	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.	delivered on site this would need to be delivered at a site wide level in order to gain optimum results, adhoc planning applications would not achieve this.
To protect and improve noise and air quality	Will the Masterplan reduce noise and air pollution?	The Draft Masterplan allows for a buffer of green space, the linear park to separate the employment allocation from residential uses, this will assist in reducing the noise from residential proposals. The multifunctional green space which will be referred to as the linear park can also provide mitigation for the impact of the development on local air quality. There may be a slight increase in noise and air quality from the	The Final Masterplan allows for a buffer of green space, the linear park to separate the employment allocation from residential uses, this will assist in reducing the noise from residential proposals. The multifunctional green space which will be referred to as the linear park can also provide mitigation for the impact of the development on local air quality. There may be a slight increase in noise and air quality from the	If no Masterplan was in place for this site there would be no measures in place to allocate which portions of the site were for housing or employment use, an over engineered road network could also be implemented which would increase both air and noise pollution.

YTF Objectives	SA Questions	Draft Masterplan Preferred Option	Final Masterplan	No Masterplan
		present levels due the site previously being allocated greenbelt, however the levels will not be significant enough to affect the amenity of existing residents.	present levels due the site previously being allocated greenbelt, however the levels will not be significant enough to affect the amenity of existing residents.	

9. Conclusions

- 9.1 In conclusion, it is considered that the Yew Tree Farm Masterplan achieves a sustainable balance between making provision for the layout of development to meet local needs and the requirements of the site as set out in Policy SP3. This is when factoring in infrastructure requirements and the physical and environmental constraints of the area and building in flexibility to respond to changing circumstances across the lifetime of the Masterplan and beyond.
- 9.2 The total of the number of significant effects for each alternative of the Yew Tree Farm Masterplan can be found in the table below:

Option	Very Positive	Positive	Neutral	Negative	Very Negative
Draft Masterplan	8	18	2	2	0
No Masterplan	2	3	4	9	13
Final Masterplan	8	18	2	2	0

- 9.3 The scoring in the Final Masterplan, is the same as that of the Draft Masterplan as only minor changes have been implemented in the Final Masterplan, such as which areas are to be safeguarded for development in the next plan period and the relocation of open space to allow it to function better.
- 9.4 The only negative significant effects of the 'Final Masterplan' would be regarding traffic congestion and air pollution. These factors could be monitored and mitigation could be implemented in order to address the negative issues through the Annual Monitoring Report (AMR).

Highways

- 9.5 The implementation of the Masterplan will inevitably increase traffic flows through the increased development and initial investigations undertaken by LCC, the Highways Authority, suggests that areas along the A59 may become more congested as a consequence of the new trip generations from the Yew Tree Farm site. Notwithstanding this point, LCC confirm that if adequate junction and signalling improvements are installed there would be an easing of the impact upon the particular junctions and the overall flow of traffic should be assisted.
- 9.6 The Final Masterplan draws on one main access off the A59 with two roads (network feeder roads) to take traffic across the site. The layout of the site offers maximum walking and cycling permeability opportunities to the surrounding area and contributes to wider connections. The linear park, connecting Burscough to Ormskirk will be delivered through the site.

Economic Growth, Social Inclusiveness and Key Infrastructure

- 9.7 One of the main thrusts of the Masterplan is to deliver housing land for 500 dwellings and 10 ha of employment land over the plan period with the remainder of the site safeguarded from development until such a time when this land may be required. The implementation of the masterplan is likely to have a very positive effect on the provision of housing and delivery of employment land.
- 9.8 The Final Masterplan layout set out in the Draft Masterplan for the Yew Tree Farm site provides strong connections to the existing town centre and draws on the character of the surrounding area, whilst creating a sense of identity for the site. Although it is not the intention of the masterplan to draw any trade from Burscough's existing centre, the site will offer the opportunity for a small element of retail. This has been strategically located in the centre of the site as it is envisaged that the occupants of the dwellings and the workers on the existing and proposed employment areas will make up the bulk of its custom.
- 9.9 The Final Masterplan will have a positive impact upon key infrastructure through the linear park, and safeguarding an area of land for the location of primary school should the need be required post 2027. Financial contributions will also be required from all development on the site to fund healthcare provision and library improvements. All of these uses should remain in the existing centre, further strengthening the support the development of the site will have in ensuring the viability and vitality of the existing centre of Burscough.
- 9.10 In essence, the Local Plan seeks to create healthy and liveable urban neighbourhoods, provide social infrastructure (such as health, community and sports facilities, and open space) and the Final Masterplan seeks to achieve this.

Climate Change

- 9.11 The Final Masterplan layout draws development towards the existing centre of Burscough and towards existing services. However, small scale facilities on site such as a small convenience shop and safeguarded land for a primary school assist in reducing the potential
- 9.12 The Masterplan alongside the Local Plan policies will provide a range of sustainability benefits such as green spaces, energy networks through policy SP3 even down to IF2 requiring electric vehicle charging points; this will help to militate against any negative impact of increased air pollution associated with increased vehicular traffic movements along the A59. The introduction of the linear park with off road walking and cycling routes will have a positive impact on air quality and climate change mitigation in Burscough by encouraging greater sustainable travel methods.
- 9.13 Overall, it is considered that the implementation of the Yew Tree Farm Masterplan will achieve a sustainable mixed used environment to live work and play.

10. Measures that are to be taken to monitor the Significant Environmental Impacts of the Implementation of the Yew Tree Farm Masterplan

- 10.1 Article 10 of the European Directive sets out the requirement to monitor Significant Environmental Impacts (SEI) and to take any necessary remedial action. It acknowledges that existing monitoring arrangements can be used where appropriate to avoid the duplication of monitoring.
- 10.2 As the SPD is an accompanying document of the Local Plan and specifically policy SP3 Yew Tree Farm the Masterplan will rely upon Appendix B of the Local Plan that provides the Objectives and indicators that comprise the monitoring framework. The purpose of the monitoring framework is to ascertain whether the strategy and policies of the Local Plan and the Masterplan are delivering their intended outcomes, and where they are not, recommend remedial action. The indicators will monitor a variety of environmental, social and economic effects of the Local Plan, encompassing the achievement of sustainability.
- 10.3 Due to the close relationships between the indicators of the Local Plan, and other more widely collected Council indicators, a number of the indicators are shared which has the advantage of removing the need to collect additional data and of providing a consistent data source.
- 10.4 The Council currently prepares an Annual Monitoring Report (AMR) setting out, amongst other things, the extent to which the policies set out in adopted DPDs and SPDs are being achieved. The significant effect indicators (for monitoring important effects identified by the SA) identified through the SA process can be monitored as part of the AMR process, which monitors the performance of the plan. Areas that are monitored through the AMR include; stronger safer communities, education training and the economy, health, natural environment, housing, accessibility and services, the built environment and climate change. It is envisaged that due to the only negative impacts arising from the preferred option being climate change and accessibility only these will need to be monitored closely as they are the areas identified for requiring mitigation. However the AMR will continue to monitor the other objectives as part of the overarching Local Plan where SP3 development of Yew Tree Farm sits.
- 10.5 The Localism Act removes the statutory requirement for Local Planning Authorities (LPAs) to submit AMRs to the Secretary of State, allowing LPAs the discretion to include whatever information they feel necessary and there is now more flexibility on the timescales for publication.

11. Other Assessments Health Impact Assessments

11.1 The Yew Tree Farm Masterplan supports Policy SP3 - Yew Tree Farm of the Local Plan, therefore the Masterplan does not impose any additional development than what was approved in the adoption of the Local Plan in October 2013. The Masterplan assists the development of the site by introducing guiding principles to aid its development.

Equality Impact Assessments

11.2 Each stage of the Yew Tree Farm Masterplan SPD preparation Equality Impact Assessments (EqIAs) were undertaken to assess the potential impacts of the Masterplan on equality groups within West Lancashire. Equality groups were defined into: gender, race, age, religion, disability and socio-economic status. The desktop review looked at whether each policy would have an adverse, neutral or positive effect on each equality group. Where an adverse impact was predicted, it considered any mitigation measures that could be taken.

11.3 Overall, the Yew Tree Farm Masterplan EqIA concluded that the policies would have no adverse effects on any of the equality groups, and broadly supported the need for housing, economic growth, improved transport services and a well-designed environment.

Further information

11.4 Full copies of the Local Plan documents, Sustainability Appraisals, Habitats Regulation Assessments, Equality Impact Assessments and Health Impact Assessments can be found at www.westlancls.gov.uk/YTF

Further information, or hard copies, can be obtained by phoning 01695 5577177 or emailing localplan@westlancls.gov.uk

Appendix 1

URS

Sustainability Appraisal Review

**Yew Tree Farm
Masterplan Options
Document**

(Interim SA Report)

Prepared for:
West Lancashire Borough
Council

UNITED
KINGDOM &
IRELAND



Rev	Date	Details	Prepared by	Approved by
2	December 2013	SA Review	Ian McCluskey <i>Senior Sustainability Consultant</i>	Alan Houghton <i>Associate</i>

Limitations

URS Infrastructure & Environment UK Limited (“URS”) has prepared this Report for the sole use of **West Lancashire Borough Council** in accordance with the Agreement under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by URS. This Report is confidential and may not be disclosed by the Client nor relied upon by any other party without the prior and express written agreement of URS.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by URS has not been independently verified by URS, unless otherwise stated in the Report.

The methodology adopted and the sources of information used by URS in providing its services are outlined in this Report. The work described in this Report was undertaken in December 2013 and is based on the conditions encountered and the information available during the said period of time. The scope of this Report and the services are accordingly factually limited by these circumstances.

Where assessments of works or costs identified in this Report are made, such assessments are based upon the information available at the time and where appropriate are subject to further investigations or information which may become available.

URS disclaim any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to URS’ attention after the date of the Report.

Certain statements made in the Report that are not historical facts may constitute estimates, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the Report, such forward-looking statements by their nature involve risks and uncertainties that could cause actual results to differ materially from the results predicted. URS specifically does not guarantee or warrant any estimate or projections contained in this Report.

Copyright

© This Report is the copyright of URS Infrastructure & Environment UK Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

TABLE OF CONTENTS

1	CRITICAL REVIEW OF THE SA REPORT FOR YEW TREE FARM MASTERPLAN.....	44
2	SUMMARY OF REVIEW AT THIS STAGE	47

1. CRITICAL REVIEW OF THE SA REPORT FOR YEW TREE FARM MASTERPLAN

The following table sets out a review of the (interim) SA Report for the Yew Tree Farm Masterplan ‘Options’ Document undertaken by URS.

The review is structured by the requirements of Schedule 2 (regulation 12[3]) of the *Environmental Assessment of Plans and Programmes Regulations 2004*.

Review criteria	Requirements	Findings
What’s the Plan seeking to achieve?	1. An outline of the contents and main objectives of the plan	There is no specific section that sets out the content and objectives of the SPD. A short section should be included in the Final SA Report that outlines what the SPD will include and what its purpose is. <i>(This can be copied from the SPD itself)</i> .
What’s the sustainability ‘context’?	2. The relationship of the plan with other relevant plans and programmes 3. The relevant environmental protection objectives, established at international or national level	Appendix 1 sets out a summary review of relevant plans, programmes and environmental protection objectives. The review does not include a number of relevant national documents. However, there is a signpost to the Scoping Report.
What’s the sustainability ‘baseline’ at the current time?	4. The relevant aspects of the current state of the environment 5. The environmental characteristics of areas likely to be significantly affected	The baseline review provided in the appendix covers the range of issues but less so at local level. It would be useful to make use of the Yew Tree Farm study or any other information about the immediate location / site <i>(although further detail is actually included in appendix 3)</i> . As a general point, some of the data is also quite old and should be refreshed if it is relevant to the SPD.

Review criteria	Requirements	Findings
What's the baseline projection?	6. The likely evolution of the current state of the environment without implementation of the plan.	The Baseline section in appendix 2 does not discuss how trends might be projected without the implementation of the SPD. However, appendix 3 does consider how some of the sustainability issues could affect the area in the longer term.
What are the key issues that should be a focus of SA?	7. Any existing environmental problems / issues which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance	The key sustainability issues are identified in appendix 3.
What has Plan-making / SA involved up to this point?	8. An outline of the reasons for selecting the alternatives dealt with (and thus an explanation of why the alternatives dealt with are 'reasonable') 9. The likely significant effects on the environment associated with alternatives / an outline of the reasons for selecting preferred options / a description of how environmental objectives and considerations are reflected in the draft plan.	The reasons for selecting the alternatives have not been made clear in the SA Report. These are outlined in the main consultation document, but need to be brought together in the SA to 'tell the story'. The reasons for selecting the preferred alternatives (including how the SA has influenced the Plan) have also not been made clear in the SA report. These aspects need to be completed to ensure the SA is not open to legal challenge.

Review criteria	Requirements	Findings
<p>What are the appraisal findings at this current stage?</p>	<p>10. The likely significant effects on the environment associated with the draft plan</p> <p>11. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the draft plan</p>	<p>The methodology section ought to be made clearer about what constitutes ‘significant’ and how this relates to the baseline position.</p> <p>The impacts identified seem generally fine in terms of whether there are positive or negative implications. However, it would be better to refer to the baseline position and identify which impacts are ‘significant’.</p> <p>Mitigation measures are outlined in Appendix 3 to outline how some of the key issues could be tackled. Possible mitigation/enhancement measures have also been identified in the appraisal where potential negative impacts have been identified.</p>
<p>What happens next (including monitoring)?</p>	<p>12. A description of the measures envisaged concerning monitoring</p>	<p>There is no consideration of measures concerning monitoring. At this stage, it is only necessary to set out the measures ‘envisaged’. Would suggest that a section is included in the SA Report outlining ‘what happens next’. This could discuss consultation and set out measures envisaged for monitoring (these should link to any significant impacts that are identified and ideally draw upon existing monitoring measures such as in the AMR or other council performance management system to avoid effort and duplication.</p>

2. SUMMARY OF REVIEW AT THIS STAGE

A screening exercise might conclude that an SA is not actually required for this SPD. However, given that an SA is being produced; it needs to be SEA compliant. Therefore, the main issues that need to be addressed to ensure that the SA is not open to legal challenge are as follows:

- There is a need to set out an explanation of the different options and why they have been determined as 'reasonable alternatives'. This is a crucial aspect of SA following various legal challenges on these grounds.
- Once the preferred approach is selected (in the Plan), there is also a need to outline the reasons for choosing this approach.
- The methodology for determining the 'significance' of the impacts compared to the baseline position ought to be made clearer.
- Care needs to be taken when 'scoring' options more or less positively where there are no objective differences. A clearer methodology would help to justify differences perhaps.
- Monitoring measures envisaged need to be outlined in the final SA Report.
- The SA Report ought to be structured so that it 'tells the story' of how the SPD has developed and how the issues and options were established and appraised.

At this stage, there is no requirement to produce an SA Report. Therefore, it is entirely possible to fill in the gaps before the final SA Report is published alongside the SPD.

It is fine to combine at an 'issues and options' stage as interim reports are not mandatory. However, each document should have its own SA Report when the plans are published.

Inspectors also don't tend to like to cross-reference between different SA Reports. Therefore, it is sensible to include all the relevant information in the final SA Report(s).

Appendix 2

URS

Sustainability Appraisal Review

**Yew Tree Farm Draft
Masterplan**

(Interim SA Report)

Prepared for:
West Lancashire Borough
Council

UNITED
KINGDOM &
IRELAND



Rev	Date	Details	Prepared by	Approved by
1	July 2014	SA Review	Sam Rosillo <i>Senior Planner</i> Anita Copplestone <i>Principal Planner</i>	Anita Copplestone <i>Principal Planner</i>

Limitations

URS Infrastructure & Environment UK Limited (“URS”) has prepared this Report for the sole use of **West Lancashire Borough Council** in accordance with the Agreement under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by URS. This Report is confidential and may not be disclosed by the Client nor relied upon by any other party without the prior and express written agreement of URS.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by URS has not been independently verified by URS, unless otherwise stated in the Report.

The methodology adopted and the sources of information used by URS in providing its services are outlined in this Report. The work described in this Report was undertaken in July 2014 and is based on the conditions encountered and the information available during the said period of time. The scope of this Report and the services are accordingly factually limited by these circumstances.

Where assessments of works or costs identified in this Report are made, such assessments are based upon the information available at the time and where appropriate are subject to further investigations or information which may become available.

URS disclaim any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to URS’ attention after the date of the Report.

Certain statements made in the Report that are not historical facts may constitute estimates, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the Report, such forward-looking statements by their nature involve risks and uncertainties that could cause actual results to differ materially from the results predicted. URS specifically does not guarantee or warrant any estimate or projections contained in this Report.

Copyright

© This Report is the copyright of URS Infrastructure & Environment UK Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

TABLE OF CONTENTS

- 1. CRITICAL REVIEW OF THE SA REPORT FOR YEW TREE FARM MASTERPLAN 52
- 2. SUMMARY OF REVIEW AT THIS STAGE 56

3. CRITICAL REVIEW OF THE SA REPORT FOR YEW TREE FARM MASTERPLAN

The following table sets out a review of the (interim) SA Report for the Yew Tree Farm Draft Masterplan Document undertaken by URS.

The review is structured by the requirements of Schedule 2 (regulation 12[3]) of the *Environmental Assessment of Plans and Programmes Regulations 2004*.

Review criteria	Requirements	Findings
What's the Plan seeking to achieve?	13. An outline of the contents and main objectives of the plan	An outline of the SPD context is set out in section 6 of the SA report. Include the objectives from the Masterplan which are included in the Summary.
What's the sustainability 'context'?	14. The relationship of the plan with other relevant plans and programmes 15. The relevant environmental protection objectives, established at international or national level	The SA report does not set out the sustainability 'context'. Reference is made to Appendix 1 of the Options SA Report. However to avoid a paper trail, it would be helpful if this report provided at least a summary of the sustainability context.
What's the sustainability 'baseline' at the current time?	16. The relevant aspects of the current state of the environment 17. The environmental characteristics of areas likely to be significantly affected	The SA report does not set out the sustainability 'baseline'. Reference is made to Appendix 2 of the Options SA Report. However the SA Report produced at this stage should at least summarise the sustainability 'baseline', to set the scene for the reader and to avoid having to refer back to a previous report. The following comment from the URS review of the Yew Tree Farm Masterplan Options SA Report remains as it has not been addressed in the Draft Masterplan SA report (February 2014): <u>"The baseline review provided</u>

Review criteria	Requirements	Findings
		<p><u>in the appendix covers the range of issues but less so at local level. It would be useful to make use of the Yew Tree Farm study or any other information about the immediate location / site (although further detail is actually included in Appendix 3). As a general point, some of the data is also quite old and should be refreshed if it is relevant to the SPD.”</u></p>
<p>What’s the baseline projection?</p>	<p>18. The likely evolution of the current state of the environment without implementation of the plan.</p>	<p>It is noted that an additional column has been included in the appraisal “No Option”. Presumably this is to document the likely evolution of the current state of the environment without implementation of the SPD? If this is the reason why it has been included, this should be identified and explained in the accompanying text – to show how the SEA Directive is being complied with.</p>
<p>What are the key issues that should be a focus of SA?</p>	<p>19. Any existing environmental problems / issues which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance</p>	<p>The SA report does not identify key issues that should be the focus of the SA. It is noted that the key sustainability issues were identified in Appendix 3 of the Options SA report (October 2013). However, this SA Report should also include a section on sustainability issues as a reference point for understanding the findings of the appraisal.</p>

Review criteria	Requirements	Findings
<p>What has Plan-making / SA involved up to this point?</p>	<p>20. An outline of the reasons for selecting the alternatives dealt with (and thus an explanation of why the alternatives dealt with are 'reasonable')</p> <p>21. The likely significant effects on the environment associated with alternatives / an outline of the reasons for selecting preferred options / a description of how environmental objectives and considerations are reflected in the draft plan.</p>	<p>Section 7 of the SA Report addresses requirement 8 and 9 in part. However this discussion could be made much clearer. It would help if in the introductory sentences, it was explained why it is necessary to provide the commentary on the options – i.e. to meet the (quoted) requirements in the Directive. This provides a signpost to the reader as to why this information has been included. The text at paragraph 8.4 is a useful start and should be inserted here. It would also help to state clearly what the 4 high level options were, (those listed in Section 10) and provide a map/diagram to illustrate these. The commentary could then go on to describe what options were considered for each of the specific issues, i.e. highways, drainage, energy, open space etc at the earlier stage of development of the SPD.</p> <p>Under each heading, the commentary should clearly state why the options assessed were the 'reasonable ones' to consider and why the preferred option has been chosen – including by reference to the findings of the appraisal in section 10.</p> <p>As stated above, it would be helpful to include a map/diagrams to assist the reader with understanding this section.</p>

Review criteria	Requirements	Findings
<p>What are the appraisal findings at this current stage?</p>	<p>22. The likely significant effects on the environment associated with the draft plan</p> <p>23. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the draft plan</p>	<p>The significant effects outlined in section 10 should be drawn out in the conclusions (section 11). Note our comment in the SA Report that you need to define which ‘colour category’ relates to significant effects – as we are not sure whether there are in fact no ‘significant’ effects identified (because there are no ‘very positive’ or ‘very negative’ effects identified through the appraisal), or whether ‘positive’ or ‘negative’ effects are also considered significant.</p> <p>If there are in fact no significant adverse effects of implementing the preferred option it should be explicitly stated that this is the case in section 11 (conclusions), and a summary provided of the mitigation measures which are being put in place (or enhancement measures) to achieve this (e.g. in relation to travel SA objective and noise and air quality objective). This has been done to some extent in the conclusions section, but it would be more helpful if this was tied back to the SA objectives. Also, the conclusions section covers some topics but not others – it would be useful to say why others have not been singled out for discussion in the conclusion, or alternatively, to give a brief overview of the findings in section 10 for all SA objectives.</p>

Review criteria	Requirements	Findings
What happens next (including monitoring)?	24. A description of the measures envisaged concerning monitoring	There is no consideration of measures concerning monitoring. At this stage, it is only necessary to set out the measures 'envisaged'. Would suggest that the SA report outlines indicators for monitoring the significant effects identified in Section 10. This may be tied back to the Local Plan monitoring framework perhaps.

4. SUMMARY OF REVIEW AT THIS STAGE

A screening exercise might conclude that an SA is not actually required for this SPD. However, given that an SA is being produced; it needs to be SEA compliant. Therefore, the main issues that need to be addressed to ensure that the SA is not open to legal challenge are as follows:

- There is a need make clearer, the explanation of the different options and why they have been determined as 'reasonable alternatives' and to outline the reasons for choosing the preferred approach (combination of alternatives), including *in relation to the findings of the SA appraisal*. This particularly relates to the preferred option and the four reasonable alternatives that have been appraised at this stage.
- As we identified in our previous review, it would be helpful if the methodology for determining the 'significance' of the impacts compared to the baseline was made clearer. Care needs to be taken when 'scoring' options more or less positively where there are no objective differences.
- The SA report cross references information set out within the appendices to the Options SA report (October 2013). This information should be represented within this SA report to ensure completeness and prevent the need to refer back to previous reports. As we raised in our previous review, Inspectors do not like to cross-reference between different SA reports.
- Mitigation and measures for monitoring significant effects need to be outlined in the final SA Report.
- The SA Report ought to be structured so that it 'tells the story' of how the SPD has developed and how the reasonable alternatives were established

and appraised. It does this to some extent, but elements of the report need restructuring so that this story is clearer.

Appendix 3: 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 effects of	<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 	<ul style="list-style-type: none"> • Requirements of the Directive must be

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
certain plans on the environment			account of Directives requirements	met within the SA.
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 	<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>should be given to 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
	<ul style="list-style-type: none"> • features; • 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 disposed of with creating 	<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 waste?	<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
	environmental problems.			
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 right type is available in the right places and at the right time 	<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 • Replacing poor design with better design; 	<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>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 needs and support its health, social and cultural well-being; and • An environmental 	<ul style="list-style-type: none"> • 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>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.</p>			
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 impact on people and the environment; • To minimise the adverse impact of minerals or waste 	<ul style="list-style-type: none"> • A variety of targets and indicators are referred to relating to a minerals production, waste minimisation and recycling relates. 	<ul style="list-style-type: none"> • The Masterplan should take into account the key objectives of the Minerals and Waste Local Plan where relevant. 	<ul style="list-style-type: none"> • The SA should consider, where appropriate, the need for objectives relating to minerals and 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
	<p>developments and seek where appropriate environmental and social benefits;</p> <ul style="list-style-type: none"> • 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 is made for the treatment and disposal of waste; • To ensure that minerals and waste development are reclaimed to a high standard, to enable 			

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>an acceptable after the use to be implemented;</p> <ul style="list-style-type: none"> • 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. 			
A landscape strategy for Lancashire – Landscape Character Assessment (2000)	<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 	<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
	<p>identifying key characteristics and sensitivities and providing principles to guide landscape change;</p> <ul style="list-style-type: none"> • 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 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; 	<ul style="list-style-type: none"> • The Plan includes a wide range of targets and indicators relating to areas such as traffic 	<ul style="list-style-type: none"> • Develop the Masterplan in relation to improving the accessibility to services, 	<ul style="list-style-type: none"> • Include sustainability objectives in relation to improving traffic 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
	<ul style="list-style-type: none"> • Improve the condition of transport infrastructure; • Reduce delays on journeys; • Increase journeys by bus and rail; and • Increase active travel. 	<p>growth, air quality and public transport use, cycling and walking rates, congestion and accessibility.</p>	<p>encouraging the provision and use of public transport and cycling and walking.</p>	
Lancashire and Blackpool Local Flood Risk Management Strategy	<ul style="list-style-type: none"> • Roles and Responsibilities • Understanding Risk • Funding • Communication and Involvement • Sustainable Flood Risk Management 	<ul style="list-style-type: none"> • The plan includes a range of targets and indicators. 	<ul style="list-style-type: none"> • Develop the Masterplan taking into consideration the objectives of the Flood Risk Management Strategy 	<ul style="list-style-type: none"> • To include objectives in the Masterplan
LOCAL				
West Lancs Local Plan 2012-2027	<ul style="list-style-type: none"> • Stronger and safer communities • Education, training and the economy • Health • Natural Environment • Housing • Services and Accessibility 	<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"> • 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 feedback on any comments received. • Provides a list of organisations and community groups that the Council will 	<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 in 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
	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 assessment of housing markets in the District; • Assess the specific housing needs of ethnic minorities, older people and key workers in the 	<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
	District; <ul style="list-style-type: none"> • 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 process and supplementary planning documents. • Protect sites, which increase nature conservation and biodiversity, from over use. 	<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.
West Lancashire Playing Pitch Assessment	<ul style="list-style-type: none"> • Analyse the current level of pitch 	<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

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
	provision in the District <ul style="list-style-type: none"> • 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. 			space in the Masterplan.

Appendix 4: 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	2009 Economic Study	2009	40.6	38.3	N/A	N/A	

Workers							
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 dwellings.	2001 census	2001	3,383				
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 coastal 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							
---------------------------	--	--	--	--	--	--	--

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, underused or derelict.	AMR 2012	2012		29	680	4080	
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			

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	80.4	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 minutes public transport time of essential basic services (GP, Hospital,	West Lancs			65%			

Primary, Secondary, Retail, Employment)							
--	--	--	--	--	--	--	--

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			
----------------------------	---------------------------------	------	--	-----	--	--	--

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 5: 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</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</p>

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?
	water can be treated here in the future.		rainfall.
Energy Provision	The 'primary' electricity substation for the Yew Tree Farm site is located approximately 1.5km away and currently has enough capacity for the connection of the proposed development at Yew Tree Farm.	<p>Energy is a topical issue at the moment with increasing energy cost 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>	In terms of on site infrastructure required, approximately three or 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
Highways, Access and Public Transport	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	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	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.

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?
	<p>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>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>	
Public Open Space and the Linear Park	<p>Many of the residents of Burscough 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>	<p>There is an identified playing pitch 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</p>	<p>To support connectivity of the Yew 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.</p>

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 networks to Ormskirk for walking and cycling.	
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 Township Primary School. The Education Authority (LCC) has indicated that the development of Yew Tree Farm is likely to trigger the	The Council will have to liaise with Lancashire county Council in order to establish if a need for additional 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	Should the requirement be met - an extension to an existing facility or a new school? Implications for other schools. Review the educational requirements with Lancashire County Council.

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?
	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.	issues associated with pinch points at school drop off/pick up times.	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	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	Discussions with elderly care at West Lancs assessment of the needs and what type of elderly and affordable housing is required.

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?
	<p>2027 when it may be required to deliver a further 500 dwellings and 10ha of employment land safeguarded for beyond 2027.</p> <p>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.</p>	<p>with all of the providers in each of the issues mentioned above.</p> <p>It is essential to have the correct infrastructure in place for the development of residential and employment land.</p>	<p>Allocating of parameters of development for housing, employment and associated infrastructure.</p>