

URS

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Strategic Environmental Assessment / Sustainability Appraisal of the West Lancashire Local Plan Preferred Options Paper 2012-27

Technical Appendices

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Appendix 1 – Procedural Review of Local Plan Preferred Options Paper SEA/SA Report

This table is taken from the recent PAS SA guidance document¹. Assessment findings are colour coded as follows:

	Requirement is satisfactorily covered in this report
	Requirement is partially covered in this report
	Requirement is not adequately covered in this report

Does the Local Plan Preferred Options Paper ...	Commentary
Scoping Report	
Describe the emerging plan and summarise the Scoping Report?	Yes – see Chapter 1 Section 1.3 and Section 1.4, which respectively describe the basic content of the Local Plan Preferred Options Paper and the SEA/ SA Scoping Report.
Account for the recommendations included in the review of the scoping report?	Yes – see Chapter 1 Section 1.5 The recommendations of the review of the Scoping Report were incorporated into a number of Topic Papers and Spatial Papers which provide the relevant context, set out the baseline evidence (including maps and figures) and identify the likely future baseline and LDF issues.
Adequately summarise the scoping report?	Yes – see Chapter 1 Section 1.5
Test the Local Plan Objectives Against the SA Framework (Stage B1)	
Describe findings of stage b1 of the SA process?	Yes – see Chapter 3 and “What is the situation now?” in chapters 4-11
Test the compatibility of the plan objectives with the SA objectives?	Yes – see Chapter 3, which assesses the Local Plan Preferred Options Vision and Strategic Objectives against the SA objectives, demonstrating compatibility.
Develop the Options (Stage B2)	
Include reasonable options/alternatives in line with stage b2 of the SA process?	Yes – see Appendix 4, which assesses the preferred policy options and the alternative policy options considered against the relevant SA topics. This is summarised in Chapters 4-11 Section 6.

¹ Planning Advisory Service (PAS) and Scott Wilson, (2007), Local Development Frameworks: Guidance on Sustainability Appraisal

Does the Local Plan Preferred Options Paper ...	Commentary
Document the reasonable alternatives taking into account the objectives of the plan?	<p>Yes – see Appendix 4, as well as the Local Plan Preferred Options Paper itself, which sets out a number of realistic (i.e. complying with the objectives of the plan) alternative policy approaches considered but not taken forward. This is summarised in Chapters 4-11 Section 6.</p> <p>Appendix 6 and Chapter 12 also illustrate the appraisal process for alternative sites that were considered for allocation as “Plan B” Sites in the Local Plan.</p>
Include an outline of the reasons for selecting the alternatives dealt with?	<p>Yes – see Appendix 4, which outlines the sustainability factors leading to the choosing of the preferred option, as well as the Local Plan Preferred Options Paper itself, which outlines the broad reasons for discarding alternatives not chosen to be taken forward. This is summarised in Chapters 4-11: Section 6.</p> <p>Appendix 6 and Chapter 12 also illustrate how the allocated sites in the Local Plan have been appraised against a number of sustainability criteria which test the performance of sites in relation to economic, social and environmental SA/SEA objectives.</p>
Prediction, Evaluation and Mitigation of the Effects and Maximisation of Benefits Associated with the Options and Preferred Options (Stage B3 – B5)	
Describe the findings of Stage b3–b5 of the SA process?	<p>Yes – see Chapters 4 – 11: Section 3 and Chapter 13</p>
Ensure that all significant effects on the economy, community and environment are considered including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors?	<p>Yes – see Appendix 3 and Chapters 4– 11: Section 5, which assesses which policies are likely to have a significant affect on particular sustainability issues, and provides a discussion of the positive and negative impacts of these policies in combination.</p> <p>Appendix 6 and Chapter 12 also illustrate how the allocated sites in the Local Plan have been appraised against a number of sustainability criteria which test the performance of sites in relation to economic, social and environmental SA/SEA objectives.</p>
Predict effects in terms of their magnitude, geographical scale, the time period over which they	<p>Yes – see Chapters 4 – 11: Section 5</p>

Does the Local Plan Preferred Options Paper ...	Commentary
will occur, whether they are permanent or temporary, positive or negative, probable or improbable, frequent or rare, and whether or not there are secondary, cumulative and/or synergistic effects?	Cumulative and Synergistic Effects – see Chapter 13
Quantify predictions and evaluations of significance where possible, taking care to avoid false precision?	Yes – This is demonstrated throughout the SA report.
Ensure that qualitative judgement of predictions and evaluation of significance is supported by baseline evidence, such as likely effects on specific indicators, trends, targets or other evidence?	Yes – see Chapters 4 – 11: Section 3, which describes the baseline situation, Section 4 which describes the situation without the plan (i.e. continuation of likely future baseline) and Section 5 which describes likely impacts of the preferred policy options on sustainability criteria.
Highlight where a number of small, less significant effects may act in a cumulative or synergistic fashion to result in a significant effect?	Yes – see Chapter 13: Section 3
Compare options against sustainability criteria and each other and possibly a business-as-usual option?	<p>Yes – Chapters 4 – 11: Section 5 provides a lengthy discussion of impacts of preferred policy options on the relevant sustainability topic area.</p> <p>Appendix 4 compares options against each other in an assessment of the alternative policy approaches considered.</p> <p>Chapters 4 – 11: Section 4 describes the business-as-usual option (i.e. the situation without the plan).</p>
Consider and document ways of mitigating significant adverse effects and maximising beneficial effects?	Yes – see Chapters 4 – 11: Section 7 describes recommendations for enhancement of the positive effects envisaged and the mitigation of the negative effects expected as a result of the implementation of the preferred policy options.
Document any uncertainties or limitations in the information underlying both quantitative and qualitative predictions and evaluations of significance?	The uncertainties and limitations in the information underlying the quantitative and qualitative predictions and evaluations are contained within the scoping report.
Propose Measures to Monitor the Significant Effects of the Local Plan (Stage B6)	
Document stage b6 of the SA guidance?	Yes – see Chapters 4-11: Section 8
Include a description of the measures envisaged concerning monitoring?	Yes – see Chapters 4-11: Section 8
Other	
Contain a non-technical summary that is written in a way most likely to engage prospective readers?	See Non-Technical Summary

Does the Local Plan Preferred Options Paper ...	Commentary
Use simple, clear language and avoids or explains technical terms?	See Glossary
Is clear and concise in its layout and presentation?	Yes. The report presents the findings of the SA in a clear and concise format.
Use maps and other illustrations where appropriate?	Yes, although there are some instances in which to insert diagrams, maps and tables would be to repeat the content of the Scoping Report and Topic Papers and Spatial Papers. An extensive consideration of baseline information and illustrative material is contained within these documents.
Set out what happens next in the SA process?	Yes – see Chapter 14, which describes how the results and recommendations of this report will be taken forwards in the further preparation of the Local Plan.

Appendix 2 – Assessing the Local Plan Objectives against the SA framework

Topic Chapters	Heritage and Landscape	Biodiversity	Water and Land Resources	Climatic Factors and Flooding	Transportation and Air Quality	Social Equality, and Community Services	Local Economy and Employment	Housing
SA Objectives	13. To protect places, landscapes and buildings of historical, cultural and archaeological value	15. To protect and enhance biodiversity	14. To restore and protect land and soil quality	16. To protect and improve the quality of both inland and coastal waters and protect against flood risk	11. To reduce the need to travel, improve the choice and use of sustainable transport modes	2. To secure economic inclusion	1. To reduce the disparities in economic performance within the District	9. To improve access to good quality, affordable and resource efficient housing
			16. To protect and improve the quality of both inland and coastal waters and protect against flood risk	18. To ensure the prudent use of natural resources, including the use of renewable energies and the sustainable management of existing resources	17. To protect and improve noise air quality	5. To deliver urban renaissance	3. To develop and maintain a healthy labour market	
						6. To deliver rural renaissance	4. To encourage sustainable economic growth	
						8. To improve access to basic goods and services	5. To deliver urban renaissance	
						10. To reduce crime and disorder and the fear of crime	7. To develop and market the Districts Image	
Local Plan Strategic and Spatial Objectives						12. To improve physical and mental health and reduce health inequalities		
1 Safer and Stronger Communities						X		
2 Education, Training and the Economy						X	X	
3 Health			X			X		
4 Natural Environment	X	X	X	X	X	X		
5 Housing					X	X	X	X
6 Services and Accessibility					X	X	X	X
7 Location of Development and Built Environment	X		X					
8 Climate Change			X	X				
9 Skelmersdale			X			X	X	X

Note: The wording of the objectives in the table above is abbreviated for ease of reference - for full wording, please see the Local Plan Preferred Options Paper

Appendix 3 – Assessing the Policy Impact

Topic Chapters		Heritage and Landscape	Biodiversity	Water and Land Resources	Climatic Factors and Flooding	Transportation and Air Quality	Social Equality, and Community Services	Local Economy and Employment	Housing
SA Objectives		13. To protect places, landscapes and buildings of historical, cultural and archaeological value	15. To protect and enhance biodiversity	14. To restore and protect land and soil quality	16. To protect and improve the quality of both inland and coastal waters and protect against flood risk	11. To reduce the need to travel, improve the choice and use of sustainable transport modes	2. To secure economic inclusion	1. To reduce the disparities in economic performance within the District	9. To improve access to good quality, affordable and resource efficient housing
				16. To protect and improve the quality of both inland and coastal waters and protect against flood risk	18. To ensure the prudent use of natural resources, including the use of renewable energies and the sustainable management of existing resources	17. To protect and improve noise air quality	5. To deliver urban renaissance	3. To develop and maintain a healthy labour market	
							6. To deliver rural renaissance	4. To encourage sustainable economic growth	
							8. To improve access to basic goods and services	5. To deliver urban renaissance	
							10. To reduce crime and disorder and the fear of crime	7. To develop and market the Districts image	
							12. To improve physical and mental health and reduce health inequalities		
Policy Number	Policy Title								
SP1	A Sustainable Development Framework for West Lancashire								
SP2	Skelmersdale Town Centre - A Strategic Development Site								
SP3	Yew Tree Farm, Burscough - A Strategic Development Site								
GN1	Settlement Boundaries								
GN2	Safeguarded Land								
GN3	Design of Development								
GN4	Demonstrating Viability								
GN5	Sequential Tests								
EC1	The Economy and Employment Land								
EC2	The Rural Economy								
EC3	Key Rural Development Sites								
EC4	Edge Hill University								
RS1	Residential Development								
RS2	Affordable Housing								

Topic Chapters		Heritage and Landscape	Biodiversity	Water and Land Resources	Climatic Factors and Flooding	Transportation and Air Quality	Social Equality, and Community Services	Local Economy and Employment	Housing
SA Objectives		13. To protect places, landscapes and buildings of historical, cultural and archaeological value	15. To protect and enhance biodiversity	14. To restore and protect land and soil quality	16. To protect and improve the quality of both inland and coastal waters and protect against flood risk	11. To reduce the need to travel, improve the choice and use of sustainable transport modes	2. To secure economic inclusion	1. To reduce the disparities in economic performance within the District	9. To improve access to good quality, affordable and resource efficient housing
				16. To protect and improve the quality of both inland and coastal waters and protect against flood risk	18. To ensure the prudent use of natural resources, including the use of renewable energies and the sustainable management of existing resources	17. To protect and improve noise air quality	5. To deliver urban renaissance	3. To develop and maintain a healthy labour market	
							6. To deliver rural renaissance	4. To encourage sustainable economic growth	
							8. To improve access to basic goods and services	5. To deliver urban renaissance	
							10. To reduce crime and disorder and the fear of crime	7. To develop and market the Districts image	
							12. To improve physical and mental health and reduce health inequalities		
RS3	Purpose-Built Student Accommodation								
RS4	Provision for Gypsies & Traveller and Travelling Show People								
IF1	Maintaining Vibrant Town and Local Centres								
IF2	Enhancing Sustainable Transport Choice								
IF3	Service Accessibility and Infrastructure for Growth								
IF4	Developer Contributions								
EN1	Low Carbon Development and Energy Infrastructure								
EN2	Preserving and Enhancing West Lancashire's Natural Environment								
EN3	Provision of Green Infrastructure and Open Recreation Space								
EN4	Preserving and Enhancing West Lancashire's Built Environment								

KEY	
	Significant Effect
	Less Significant Effect
	Little or no Effect

Appendix 4 – Local Plan Alternative Options

Within the Local Plan Preferred Options Paper (2011), each preferred option was selected from two or more options for each policy area. The options not taken forward are referred to as “alternatives”. An assessment of the sustainability of the alternative options is required under stage b2 of the SA process. This appendix provides that assessment; a summary of this assessment is provided in the main report.

Methodology for the Alternatives Assessment

Utilising a matrix approach the preferred policy option and alternatives for a specific policy area can be assessed as follows:

SA Topic	Preferred Policy Option	Alternative 1	Alternative 2
Focus assessment on the topics that the policy area had a direct impact on – those “driver” policies that have the most significant effect, i.e. scope out those topics where effect is minimal.	Briefly summarise the impact the preferred policy has on the topic, as assessed in the topic chapter.	Compare how the impact on this topic would change if the alternative were implemented instead of the preferred option.	Compare how the impact on this topic would change if the alternative were implemented instead of the preferred option.
Summary: Summarise the overall comparison between the preferred policy option and the alternatives and any justification for selecting the preferred policy if an alternative has actually been assessed as more sustainable than the preferred option.			

The following key is used to demonstrate within the matrix the individual effect of a preferred option or alternative on a topic.

Very Positive	Positive	No Effect	Negative	Very Negative
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Although there is a “no effects” category, there should be few (if any) “no effects” because the assessment has been narrowed to only consider those topics most affected by the policy area.

A separate matrix for each policy area has been prepared.

Summary List of Preferred Options Policies

Policy Title
SP1: A Sustainable Development Framework for West Lancashire
SP2: Skelmersdale Town Centre - A Strategic Development Site
SP3: Yew Tree Farm, Burscough – A Strategic Development Site
GN1: Settlement Boundaries
GN2: Safeguarded Land
GN3: Design of Development
GN4: Demonstrating Viability
GN5: Sequential Tests
EC1: The Economy and Employment Land
EC2: The Rural Economy
EC3: Key Rural Development Sites
EC4: Edge Hill University
RS1: Residential Development
RS2: Affordable Housing
RS3: Purpose-Built Student Accommodation
RS4: Sites for Gypsies & Travellers and Travelling Show People
IF1: Maintaining Vibrant Town and Local Centres
IF2: Enhancing Sustainable Transport Choice
IF3: Service accessibility and Infrastructure for growth
IF4: Developer Contributions
EN1: Low Carbon Development and Energy Infrastructure
EN2: Preserving and Enhancing West Lancashire's Natural Environment
EN3: Provision of Green Infrastructure and Open Recreation Space
EN4: Preserving and Enhancing West Lancashire's Built Environment

Policy SP1 – A Sustainable Spatial Development Framework for West Lancashire

SA Topic	Policy SP1 – A Sustainable Spatial Development Framework for West Lancashire	Option 1: Skelmersdale Focus	Option 2: Skelmersdale & Ormskirk Focus	Option 3: Skelmersdale & Burscough Focus	Option 4: Rural Dispersal	Option 5: Cross Boundary
Heritage and Landscape	<p>Policy SP1 anticipates that some development will have to take place on Green Belt and Greenfield land within the Borough. Information within the West Lancashire Green Belt Study (2011) and the site specific SA in this report² highlights that on the whole, new development on Green Belt land both during and beyond the plan period is unlikely to have a significant negative impact on the landscape character of the Borough.</p> <p>The policy also incorporate measures to avoid negative impacts of delivering development on heritage and landscape assets where possible.</p>	<p>Focussing new development in Skelmersdale would increase the need for release of Green Belt around the town. This would place significant pressure on areas of landscape value surrounding the town.</p> <p>However, the result would be limited development in all other areas in the Borough, which would help to protect other areas of landscape value.</p>	<p>Focussing new development in Skelmersdale and Ormskirk would increase the need for release of Green Belt around these towns. This would place significant pressure on areas of landscape value surrounding the town.</p> <p>However, the result would be limited development in other areas of the Borough, which would help to protect other</p>	<p>Focusing new development predominately in Skelmersdale supported by Burscough would increase the need for release of Green Belt around these towns. This would place significant pressure on areas of landscape value surrounding the towns.</p> <p>However, the result would be limited development in other areas of the Borough, which</p>	<p>Spreading development throughout the Borough will lead to smaller but incremental Green Belt releases. This would place significant pressure on areas of landscape value within these locations.</p> <p>Furthermore, development in the northern, eastern and western parishes would potentially have a negative impact on the</p>	<p>This option will deliver less development within the Borough than in the other options. This will by default provide greater protection to the local environment and landscape within West Lancashire.</p>

² Please refer to Chapter 12 for a full description of the site appraisals and the consideration of alternative sites.

SA Topic	Policy SP1 – A Sustainable Spatial Development Framework for West Lancashire	Option 1: Skelmersdale Focus	Option 2: Skelmersdale & Ormskirk Focus	Option 3: Skelmersdale & Burscough Focus	Option 4: Rural Dispersal	Option 5: Cross Boundary
			areas of landscape value.	would help protect other areas of landscape value.	countryside character in these areas.	
Biodiversity	<p>Policy SP1 (A Sustainable Spatial Development framework) sets out the level of development that is proposed throughout the West Lancashire Borough across the plan period (2012-2027). Information within the West Lancashire Green Belt Study (2011) and the site specific SA in this report³ highlights that on the whole, new development on Green Belt land both during and beyond the plan period is unlikely to have a significant negative impact on areas of biodiversity value located throughout the Borough.</p> <p>The policy incorporates measures that aim to ensure that new development is located in appropriate</p>	<p>Focussing new development on Skelmersdale would lead to increased risk to areas of biodiversity value surrounding the town.</p> <p>However, limited development in all other areas in the Borough would help to protect other areas of biodiversity value.</p>	<p>Focussing new development in Skelmersdale and Ormskirk would lead to increased risk to areas of biodiversity value surrounding the town.</p> <p>However, limited development in all other areas in the Borough would help to protect other areas of biodiversity value.</p>	<p>Focusing new development predominately in Skelmersdale supported by Burscough would lead to increased risk to areas of biodiversity value, particularly Martin Mere.</p> <p>However, limited development in all other areas in the Borough would help to protect other areas of biodiversity value</p>	<p>Dispersing development throughout rural areas would have a negative impact on biodiversity value within rural areas, and more significant impact overall, as the majority of biodiversity value will be in these areas.</p>	<p>This option will deliver less development within the Borough than in the other options. This will by default provide greater protection to areas of biodiversity value located within West Lancashire.</p>

³ Please refer to Chapter 12 for a full description of the site appraisals and the consideration of alternative sites.

SA Topic	Policy SP1 – A Sustainable Spatial Development Framework for West Lancashire	Option 1: Skelmersdale Focus	Option 2: Skelmersdale & Ormskirk Focus	Option 3: Skelmersdale & Burscough Focus	Option 4: Rural Dispersal	Option 5: Cross Boundary
	locations whilst ensuring that valued biodiversity is protected.					
Water and Land Resources	<p>Policy SP1 (A Sustainable Spatial Development framework) sets out the level of development that is proposed throughout the West Lancashire Borough across the plan period (2012-2027). New development within the Borough coupled with the potential release of Green Belt and Greenfield land could pose a threat to water quality and land resources within the Borough.</p> <p>However, the policy does incorporate measures that aim to ensure that development is phased so that development on Greenfield land and Green Belt is only considered if there is insufficient brownfield land.</p>	<p>Focussing new development on Skelmersdale would lead to increased risk to water quality and land resources in and around the town.</p> <p>However, limited development in all other areas in the Borough would help to protect water and land resources located elsewhere in West Lancashire.</p>	<p>Focussing new development in Skelmersdale and Ormskirk would lead to increased risk to water and land resources in and around the town.</p> <p>However, limited development in all other areas in the Borough would help to protect water and land resources located elsewhere in West Lancashire.</p>	<p>Focusing new development predominately in Skelmersdale supported by Burscough would lead to increased risk to water and land resources surrounding the town.</p> <p>However, limited development in all other areas in the Borough would help to protect water and land resources located elsewhere in West Lancashire.</p>	<p>Spreading development throughout the Borough will lead to smaller Green Belt releases. This would place significant pressure on water and land resources within these locations.</p>	<p>This option will deliver less development within the Borough than in the other options. This will by default provide greater protection to water and land resources located within West Lancashire.</p>

SA Topic	Policy SP1 – A Sustainable Spatial Development Framework for West Lancashire	Option 1: Skelmersdale Focus	Option 2: Skelmersdale & Ormskirk Focus	Option 3: Skelmersdale & Burscough Focus	Option 4: Rural Dispersal	Option 5: Cross Boundary
Climatic Factors and Flooding	<p>Although the level of development promoted as part of this policy would lead to an increase in population and the need to travel, there are sufficient policy measures that will help to ensure that any negative impacts caused by increases in CO₂ emissions (through increases in travel) will be mitigated.</p> <p>The policy incorporates a section that highlights the importance of avoiding development in areas at risk of flooding. This contributes to a positive impact on the climatic factors and flooding policy.</p>	<p>Focussing development on Skelmersdale will help to ensure that key services and facilities are accessible to people living in and around this area. However, lack of development elsewhere in the Borough would increase the need to travel, which would lead to increases in CO₂ emissions through travel.</p> <p>Skelmersdale does not suffer from significant risk of flooding, so development in the town would perform well in relation to the flood risk element of this topic area.</p>	<p>Focussing development on Skelmersdale and Ormskirk will help to ensure that key services and facilities are accessible to people living in and around these towns. However, lack of development elsewhere in the Borough would increase the need to travel, which would lead to increases in CO₂ emissions through travel.</p> <p>Skelmersdale and Ormskirk do not suffer from significant risk of flooding, so development in these towns would perform well in</p>	<p>Focussing development on Skelmersdale and Burscough will help to ensure that key services and facilities are accessible to people living in and around these towns. However, lack of development elsewhere in the Borough would increase the need to travel for people, which would lead to increases in CO₂ emissions through travel.</p> <p>Skelmersdale and Burscough do not suffer from significant risk of flooding, so development in these towns</p>	<p>Spreading development throughout rural areas would increase the need to travel, particularly by private vehicle and would have a negative impact on CO₂ emissions.</p> <p>The northern parishes (where rural dispersal would occur) include areas that are at risk from flooding. Locating new development in these areas would have a negative impact on the flood risk element of this topic area.</p>	<p>Locating development in neighbouring LAs is likely to increase the need for people to travel to neighbouring areas in order to access employment opportunities and increase CO₂ emissions.</p>

SA Topic	Policy SP1 – A Sustainable Spatial Development Framework for West Lancashire	Option 1: Skelmersdale Focus	Option 2: Skelmersdale & Ormskirk Focus	Option 3: Skelmersdale & Burscough Focus	Option 4: Rural Dispersal	Option 5: Cross Boundary
			relation to the flood risk element of this topic area.	would perform well in relation to the flood risk element of this topic area.		
Transportation and Air Quality	<p>Policy SP1 sets the overall context as to where the main areas of new development in West Lancashire will be. It highlights Skelmersdale, Ormskirk and Burscough as the key locations for new development. This is sustainable in that they are the largest centres, with reasonable existing access to services and public transport.</p> <p>The policy will lead to growth within the Borough which could potentially have a negative effect on air quality due to the increase in development and population growth. However, the transport policies within the Local Plan seek to strengthen sustainable</p>	<p>Focussing development within Skelmersdale would have benefits for the town in terms of helping to deliver sustainable transport choice. However, risks to air quality within Skelmersdale would be high due to the increases in development.</p> <p>The impacts on other areas of the borough would be mixed. Minimal development elsewhere would not help to deliver sustainable transport choice in areas of the Borough outside of Skelmersdale.</p>	<p>Focussing development within Skelmersdale and Ormskirk would have benefits for these towns in terms of helping to deliver sustainable transport choice. However, risks to air quality within the two towns would be high due to the increases in development and therefore congestion.</p> <p>The impacts on other areas of the borough would be mixed. Minimal development</p>	<p>Focussing development within Skelmersdale and Burscough would have benefits for these towns in terms of helping to deliver sustainable transport choice. However, risks to air quality within the two towns would be high due to the increases in development.</p> <p>The impacts on other areas of the borough would be mixed. Minimal development elsewhere may</p>	<p>This alternative is unlikely to be sustainable as it will increase commuting times and distances.</p>	<p>Locating development in neighbouring LAs is likely to increase the need for people to travel to neighbouring areas in order to access employment opportunities. This does not represent a sustainable alternative as it would increase the need to travel, which would lead to a negative impact on air quality.</p>

SA Topic	Policy SP1 – A Sustainable Spatial Development Framework for West Lancashire	Option 1: Skelmersdale Focus	Option 2: Skelmersdale & Ormskirk Focus	Option 3: Skelmersdale & Burscough Focus	Option 4: Rural Dispersal	Option 5: Cross Boundary
	transport links within the Borough and support a modal shift. This should help mitigate the impacts on air quality.		elsewhere may help to improve air quality. However, lack of development would not help to deliver sustainable transport choice in areas of the Borough outside of Skelmersdale and Ormskirk and thus air quality may actually be reduced.	help to improve air quality. However, lack of development would not help to deliver sustainable transport choice in areas of the Borough outside of Skelmersdale and Burscough and thus air quality may actually be reduced.		
Social Equality and Community Services	Policy SP1 seeks to ensure that local services and facilities will be maintained at their current high level or improved and access to these will be maintained and improved through sustainable transport networks. The implementation of this policy will have a positive impact on access to services and facilities within the Borough.	Focusing new development in Skelmersdale will deliver improvements to the leisure, cultural and sports facilities in the town and will also provide the most investment and greatest opportunities to tackle social and transport infrastructure gaps within the town.	Focusing new development in Ormskirk and Skelmersdale will have a positive impact on improving local infrastructure and will help tackle deprivation issues particularly in Skelmersdale.	Focusing new development predominately in Skelmersdale supported by Burscough will help improve the public transport system (particularly rail services), access to open space facilities, and to services and	The implementation of Option 4 would improve and support rural services and help tackle deprivation in Skelmersdale. However this option reduces potential for growth of Key Service Centres in the	Focusing growth in Skelmersdale would have positive impacts on delivering improvements to the leisure, cultural and sports facilities in the town and will also provide the most investment and greatest opportunities to

SA Topic	Policy SP1 – A Sustainable Spatial Development Framework for West Lancashire	Option 1: Skelmersdale Focus	Option 2: Skelmersdale & Ormskirk Focus	Option 3: Skelmersdale & Burscough Focus	Option 4: Rural Dispersal	Option 5: Cross Boundary
		However, whilst Ormskirk and Burscough are recognised as Key Service Centres within the Borough and their status will be maintained under this option, their growth will be restricted to the use of windfall and infill sites within the settlement boundaries; this is unlikely to generate benefits in terms of social equality and community services.		facilities in the centre of Burscough.	Borough.	tackle social and transport infrastructure gaps within the town. However meeting extra development needs in neighbouring local authority areas may result in a loss of investment in the Borough with potential opportunities to address infrastructure issues and meet specific spatial objectives such as providing affordable housing lost. The implementation of this option could have a negative impact on community services across the Borough.

SA Topic	Policy SP1 – A Sustainable Spatial Development Framework for West Lancashire	Option 1: Skelmersdale Focus	Option 2: Skelmersdale & Ormskirk Focus	Option 3: Skelmersdale & Burscough Focus	Option 4: Rural Dispersal	Option 5: Cross Boundary
Local Economy and Employment	<p>The implementation of Policy SP1 will have a number of very positive impacts on local economy and employment across West Lancashire.</p> <p>Policy SP1 seeks to support the role of Skelmersdale as a regional town, Ormskirk/Aughton as a Borough town and Burscough as a market town respectively. The economic impacts of this policy are positive and potentially very high in the long-term as improved town centres will boost the economy in a number of ways.</p> <p>The dispersal of housing and employment development across the Borough will bring economic benefits for all of the Borough.</p>	<p>Concentrating development and investment in Skelmersdale would undoubtedly improve the economic sustainability of the town.</p> <p>However, focusing economic development solely in Skelmersdale could restrict the economy in other areas of the Borough.</p>	<p>Development under Option 2 would have a positive economic impact on both Skelmersdale and Ormskirk.</p> <p>The growth of Edge Hill University would provide a number of exciting opportunities for the Borough.</p>	<p>Development under Option 3 would have a positive economic impact on both Skelmersdale and Burscough.</p>	<p>Option 4 could potentially reduce economic growth as rural sites are unlikely to be attractive to developers needing access markets outside the borough.</p>	<p>Whilst still facilitating opportunities for economic growth in the Borough, a degree of investment would be lost through the implementation of Option 5; this would have a negative impact on the Borough's economy.</p>
Housing	<p>Policy promotes the development of new housing in the borough in sustainable locations and therefore has a</p>	<p>The delivery of additional housing as part of this alternative will further help to</p>	<p>The delivery of additional housing as part of this alternative will</p>	<p>The delivery of additional housing as part of this alternative will</p>	<p>The delivery of additional housing as part of this alternative will</p>	<p>Delivering new housing outside the Borough would fail to</p>

SA Topic	Policy SP1 – A Sustainable Spatial Development Framework for West Lancashire	Option 1: Skelmersdale Focus	Option 2: Skelmersdale & Ormskirk Focus	Option 3: Skelmersdale & Burscough Focus	Option 4: Rural Dispersal	Option 5: Cross Boundary
	very positive impact on the housing SA topic.	ensure that housing choice is provided within the Borough. However focusing development solely in Skelmersdale would fail to meet housing needs in other parts of the Borough.	further help to ensure that housing choice is provided within the Borough. However focusing development solely in Skelmersdale and Ormskirk would fail to meet housing needs in other parts of the Borough.	further help to ensure that housing choice is provided within the Borough. However focusing development solely in Skelmersdale and Burscough would fail to meet housing needs in other parts of the Borough.	further help to ensure that housing choice is provided within the Borough. However focusing development solely in Skelmersdale and Burscough would fail to meet housing needs in other parts of the Borough.	address housing need in the Borough.
<p>Summary</p> <p>Policy SP1 will have a significantly positive impact on the housing and local economy and employment SA topic areas. Although alternative option 5 would ensure that key environmental and heritage assets are protected it will not facilitate the growth required to meet locally-determined targets.</p> <p>It is considered that alternatives 1-3 would fail to meet housing needs across the Borough. Option 4 scores poorly on most of the SA objectives.</p> <p>Overall Policy SP1 is the most sustainable option as it will ensure the sustainable growth of the Borough over the plan period.</p>						

Policy SP2 – Skelmersdale Town Centre – A Strategic Development Site

SA Topic	Policy SP2 – Skelmersdale Town Centre – A Strategic Development Site	Alternative Option 1: A strategic site based on the town centre area as set out in the SPD and using the SPD Masterplan as the Preferred Option.
Heritage and Landscape	The implementation of Policy SP2 will have a positive impact on protecting landscape assets as it will help ensure that new development is contained within Skelmersdale Town Centre. The policy also highlights the importance of delivering high quality design in terms of buildings and the public realm within Skelmersdale.	The implementation of alternative option 1 will have a positive impact on protecting landscape assets as it will help ensure that new development is contained within Skelmersdale.
Water and Land Resources	The implementation of Policy SP2 will have a positive impact on protecting water and land resources as it will help ensure that new development is contained within Skelmersdale Town Centre.	The implementation of alternative option 1 will have a positive impact on protecting water and land resources as it will help ensure that new development is contained within Skelmersdale Town Centre.
Climatic Factors and Flooding	The implementation of policy SP2 will have a positive impact. Although the policy could potentially lead to an increase in traffic throughout the town, the policy incorporates a measure that will help to promote sustainable travel. This will have a positive impact in terms of minimising CO ₂ emissions.	The implementation of alternative option 1 is likely to have a similar impact to policy SP2.
Transportation and Air Quality	The implementation of this policy will have a positive impact on the transportation and air quality sustainability theme through ensuring that development is delivered within Skelmersdale Town Centre. This will help to ensure that the need to travel to access services is reduced. It will also help to ensure that development is located in a sustainable location that is well served by public transport.	The implementation of alternative option 1 is likely to have a similar impact to policy SP2.

SA Topic	Policy SP2 – Skelmersdale Town Centre – A Strategic Development Site	Alternative Option 1: A strategic site based on the town centre area as set out in the SPD and using the SPD Masterplan as the Preferred Option.
Social Equality and Community Services	The implementation of Policy SP2 will have a very positive impact on increasing accessibility to services and facilities in the Borough and will have a positive impact on the health and lifestyle of residents. Policy SP2 contains an area larger than that previously outlined with the original SPD Masterplan (as in Option 1) which is likely to bring increased opportunity for investment in key infrastructure, such as public facilities and open space.	The implementation of Option 1 would have a very positive impact on improving community services in the Borough and would help reduce deprivation in Skelmersdale.
Local Economy and Employment	It is anticipated that the regeneration of Skelmersdale town centre through the implementation of Policy SP2 and a subsequent Masterplan / SPD will facilitate wider economic growth in the town and wider Borough through a diversification of the employment base and increased training and ‘up-skilling’ opportunities. Business investment in the town will help to improve the image and attractiveness of the town.	The implementation of the SPD as the Preferred Option would have a positive impact on the local economy and employment across the Borough. However, in the short term / in current market conditions, a strategic site based on the area set out within the SPD in the current market conditions would not be deliverable.
Housing	Policy has a very positive impact on delivering housing in the Borough, and will help to improve access to good quality, affordable and resource efficient housing.	Alternative Option 1 would have a positive impact on delivering housing in the Borough, however a strategic site based on the area set out within the SPD in the current market conditions would not represent a viable scheme. Failing to deliver new residential development in Skelmersdale would represent a missed opportunity to meet housing need in the Borough.

SA Topic	Policy SP2 – Skelmersdale Town Centre – A Strategic Development Site	Alternative Option 1: A strategic site based on the town centre area as set out in the SPD and using the SPD Masterplan as the Preferred Option.
<p>Summary:</p> <p>Policy SP2 is the most sustainable option and will have a significantly positive impact on the social equality and community services, housing and local economy and employment SA topic areas.</p> <p>Alternative option 1 would also have a positive impact on a number of the SA topic areas, however it is considered that a strategic site based on the area set out within the SPD would not represent a viable scheme in the current market conditions.</p>		

Policy SP3 – Yew Tree Farm, Burscough – A Strategic Development Site

SA Topic	Policy SP3 – Yew Tree Farm, Burscough - A Strategic Development Site	Alternative Option 1: To locate the development allocated on Yew Tree Farm in Policy SP3 on the edge of Burscough or around several sites on the edge of Burscough.	Alternative Option 2: A Strategic Development Site on up to 60 ha of Green Belt land to the south-east of Ormskirk, encompassing a similar amount of housing and employment land, a Sports Village and purpose-built, off campus student accommodation.
Heritage and Landscape	Development proposed on Burscough Strategic Development Site within SP3 would lead to release of Green Belt land. However, the West Lancashire Green Belt Study (2011) found that land at Yew Tree Farm does not fulfil the purposes of Green Belt land. The Yew Tree Farm site is not considered to hold any landscape character value. Therefore, the impacts on landscape are unlikely to be significant.	The location of new development on the edge of Burscough may lead to the loss of any land that is potentially of landscape value located on the outskirts of Burscough.	The implementation of this option would have a significant negative impact on the landscape character of Ormskirk, due to the significant level of development in this area.

SA Topic	Policy SP3 – Yew Tree Farm, Burscough - A Strategic Development Site	Alternative Option 1: To locate the development allocated on Yew Tree Farm in Policy SP3 on the edge of Burscough or around several sites on the edge of Burscough.	Alternative Option 2: A Strategic Development Site on up to 60 ha of Green Belt land to the south-east of Ormskirk, encompassing a similar amount of housing and employment land, a Sports Village and purpose-built, off campus student accommodation.
Biodiversity	Development proposed on the Burscough Strategic Development site within SP3 could potentially have a detrimental impact on the quality of the Martin Mere SPA, SSSI and Ramsar site due to increase in visitors to the site and through an increase in traffic. Areas of search include land adjacent to Edge Hill University, so this option may also have the potential to impact on the nearby Ruff Woods Biological Heritage site.	The implementation of this option is likely to have a detrimental impact on areas of biodiversity value located in and around Burscough (Martin Mere).	Although there are no statutory biodiversity sites close to the Ormskirk Strategic Site, the site is adjacent to Ruff Woods Biological Heritage site. There is potential for negative impact on this woodland habitat through an increase in users of the site.
Water and Land Resources	Development on the Burscough Strategic Development Site would lead to the loss of Green Belt land. The strategic site is also	The location of new development on one site on the edge of Burscough will lead to a loss in Green Belt land. Spreading development around several sites on the edge of Burscough will lead to the loss of Green Belt in several locations around the town rather than just one.	The implementation of this option would result in the loss of arguably the most valuable Green Belt land because it fulfils the purposes of the Green Belt better than the sites in the alternative option 1 and policy SP3.

SA Topic	Policy SP3 – Yew Tree Farm, Burscough - A Strategic Development Site	Alternative Option 1: To locate the development allocated on Yew Tree Farm in Policy SP3 on the edge of Burscough or around several sites on the edge of Burscough.	Alternative Option 2: A Strategic Development Site on up to 60 ha of Green Belt land to the south-east of Ormskirk, encompassing a similar amount of housing and employment land, a Sports Village and purpose-built, off campus student accommodation.
	made up entirely of Grade 2 agricultural land and would therefore result in the loss of high quality agricultural land.		
Climatic Factors and Flooding	The implementation of policy SP3 will have a positive impact. Although the policy could potentially lead to an increase in traffic throughout the town, the policy incorporates a measure that will help to promote sustainable travel. This will have a positive impact in terms of minimising CO ₂ emissions.	The location of new development in a single location on the outskirts of Burscough is likely to have a positive impact on this topic area because it creates a critical mass in terms of development potential to fund transport infrastructure improvements. This will in turn have a positive impact on reducing CO ₂ emissions. Locating new development on several sites on the edge of Burscough is likely to have a negative impact as it is unlikely that development contributions will be able to fund significant infrastructure improvements.	This strategic development site is located in a sustainable location, close to facilities and public transport. This will help to ensure that CO ₂ emissions are minimised over the plan period through reducing the need to travel. Although localised flood risk issues are present, there is potential to avoid these areas through developing the sites.
Transportation and Air Quality	The implementation of policy SP3 will have a positive impact. Although the policy could potentially lead to	The location of new development in a single location on the outskirts of Burscough is likely to have a positive impact on this topic area through the scale of development providing sufficient funds to deliver transport infrastructure	Large-scale development of land to the south east of Ormskirk could potentially have a negative effect on air quality in and around the town due to the increase in development and population growth. However, the development

SA Topic	Policy SP3 – Yew Tree Farm, Burscough - A Strategic Development Site	Alternative Option 1: To locate the development allocated on Yew Tree Farm in Policy SP3 on the edge of Burscough or around several sites on the edge of Burscough.	Alternative Option 2: A Strategic Development Site on up to 60 ha of Green Belt land to the south-east of Ormskirk, encompassing a similar amount of housing and employment land, a Sports Village and purpose-built, off campus student accommodation.
	an increase in traffic throughout the town, the policy incorporates a measure that will help to promote sustainable travel. This will have a positive impact in terms of minimising CO ₂ emissions and ensuring sustainable transport choice is delivered throughout as part of the Strategic Development site.	improvements in a single location. This will in turn have a positive impact on reducing CO ₂ emissions. Locating new development on several sites on the edge of Burscough is likely to have a negative impact as significant infrastructure improvements are unlikely to be delivered.	of the Ormskirk bypass is likely to relieve congestion issues in the town centre, which would be worsened with the development of the strategic development site.
Social Equality and Community Services	Policy SP3 aims to maximise community benefits from development and ensure that sufficient services and infrastructure will be in place to meet the needs of employment and housing growth. Overall it is considered Policy SP3 will help to reduce social exclusion	Locating new development in one location is likely to generate development contributions of sufficient scale to assist in delivering improvements in public transport services. This will enable people living in the area to access community services. Spreading new development across a number of sites in Burscough away from public transport services may reduce accessibility to community services in key service centres. This alternative option would remove any potential infrastructure benefits from new development in the town.	The implementation of option 2 would have a positive impact on the provision of community services and infrastructure and would encourage social inclusion.

SA Topic	Policy SP3 – Yew Tree Farm, Burscough - A Strategic Development Site	Alternative Option 1: To locate the development allocated on Yew Tree Farm in Policy SP3 on the edge of Burscough or around several sites on the edge of Burscough.	Alternative Option 2: A Strategic Development Site on up to 60 ha of Green Belt land to the south-east of Ormskirk, encompassing a similar amount of housing and employment land, a Sports Village and purpose-built, off campus student accommodation.
	and improve community services.		
Local Economy and Employment	The implementation of Policy SP3 would deliver an extended employment area (10ha) 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.	Locating new development in one location is likely to generate development contributions of sufficient scale to assist in delivering improvements in public transport services. This will enable people living in the area to access employment opportunities. Spreading new development across a number of sites in Burscough away from public transport services may reduce accessibility to employment opportunities. This alternative option would remove any potential infrastructure benefits from new development in the town.	The implementation of option 3 would have a positive impact on the provision of employment opportunities in the Borough. However there could be negative impacts on local infrastructure in Ormskirk already at, or over, capacity.
Housing	The implementation of Policy SP3 will have a positive impact on meeting housing need	The implementation of alternative option 1 will have a positive impact on meeting housing need in the Borough.	The implementation of alternative option 2 will have a positive impact on meeting housing need in the Borough.

SA Topic	Policy SP3 – Yew Tree Farm, Burscough - A Strategic Development Site	Alternative Option 1: To locate the development allocated on Yew Tree Farm in Policy SP3 on the edge of Burscough or around several sites on the edge of Burscough.	Alternative Option 2: A Strategic Development Site on up to 60 ha of Green Belt land to the south-east of Ormskirk, encompassing a similar amount of housing and employment land, a Sports Village and purpose-built, off campus student accommodation.
	in the Borough.		

Summary:

Overall Policy SP3 is the most sustainable option and will have a significantly positive impact on the social equality and community services and the housing topic areas.

Option 2 would have a positive impact on meeting housing need in the Borough, but scores negatively on other social, economic and environmental objectives. Whilst alternative option 2 would have a positive impact on meeting housing need in the Borough and the provision of community services and infrastructure and would encourage social inclusion in the Borough, it would have very negative impacts on the landscape character of Ormskirk, due to the significant level of development in this area and would also result in the loss of valuable Green Belt land.

It is considered that alternative option 2 would not bring the same positive benefits in terms of social equality and community services and local economy and employment as Policy SP3.

Policy GN1: Settlement Boundaries

SA Topic	Policy GN1 –Settlement Boundaries	Alternative Option 1: As all other land outside settlements in West Lancashire is Green Belt, it may appear reasonable to treat former Open Land outside settlements the same way	Alternative Option 2: Safeguard, or apply a more relaxed policy to former Open Land
Heritage and Landscape	The policy encourages development within settlement boundaries. The revised settlement boundaries will help to ensure that land outside of the boundaries are protected during and beyond the plan period.	The implementation of this alternative option will help to protect open land from development. This will have a positive impact on protecting areas of landscape value from development throughout the Borough.	The safeguarding of open land outside development boundaries for potential development may pose a further risk to areas of landscape value.
Biodiversity	The policy encourages development within settlement boundaries. The revised settlement boundaries will help to ensure that areas of biodiversity value outside of the boundaries are protected during and beyond the plan period.	The implementation of this alternative option will help to protect open land from development. This will have a positive impact on protecting areas of biodiversity value from development throughout the Borough.	The safeguarding of open land outside development boundaries for potential development may pose a further risk to areas of biodiversity value.
Water and Land Resources	The policy encourages development within settlement boundaries. Although the revised settlement boundaries will lead to a loss of Green Belt, they will help to ensure areas of Green Belt outside of the boundaries are protected during and beyond the plan period.	The implementation of this alternative option will help to protect open land from development. This will have a positive impact on protecting areas water and land resources from development throughout the Borough.	The safeguarding of open land outside development boundaries for potential development may pose a further risk to the openness of Green Belt in these areas.

SA Topic	Policy GN1 –Settlement Boundaries	Alternative Option 1: As all other land outside settlements in West Lancashire is Green Belt, it may appear reasonable to treat former Open Land outside settlements the same way	Alternative Option 2: Safeguard, or apply a more relaxed policy to former Open Land
Climatic Factors and Flooding	The policy encourages development within settlement boundaries. This will help to reduce the need to travel in order to access key services in the Borough. In turn this will reduce carbon emissions resulting from travelling, which will have a positive impact on reducing contributions to climate change.	The implementation of this alternative option will help to protect open land from development. This will help to ensure that new development is directed towards existing settlements in the Borough, which will help reduce the need to travel. This will have a positive impact on ensuring carbon emissions are minimised. This will have a positive impact on reducing contributions to climate change.	The development of open land outside of settlements will increase the need for people inhabiting these areas to travel in order to access key services within settlements. This will increase the amount of carbon emissions generated in the Borough, which will have a negative impact on reducing contributions to climate change.
Transportation and Air Quality	The policy encourages development within settlement boundaries. This will help to reduce the need to travel in order to access key services in the Borough. In turn this will reduce carbon emissions resulting from travelling, which will have a positive impact on air quality.	The implementation of this alternative option will help to protect open land from development. This will help to ensure that new development is directed towards existing settlements in the Borough, which will help reduce the need to travel. This will have a positive impact on ensuring carbon emissions are minimised, which will	The development of open land outside of settlements will increase the need for people inhabiting these areas to travel in order to access key services within settlements. This will increase the amount of carbon emissions generated in the Borough,

SA Topic	Policy GN1 –Settlement Boundaries	Alternative Option 1: As all other land outside settlements in West Lancashire is Green Belt, it may appear reasonable to treat former Open Land outside settlements the same way	Alternative Option 2: Safeguard, or apply a more relaxed policy to former Open Land
		have a positive impact on air quality	which will have a negative impact on air quality
Social Equality and Community Services	<p>Policy GN1 will help to ensure that the majority of development is directed to existing settlements, where there are existing sustainable local services to meet day to day needs. This approach is considered to be in accordance with national policies which discourage infill development in very small settlements with few or no facilities. Additional development within settlement boundaries will help to retain existing services.</p> <p>Policy GN1 allows for small scale rural employment and community facilities to meet an identified local need on Protected Land if a sequential site search has been undertaken, this will help increase accessibility to community services in rural areas and will also increase social inclusion through the</p>	<p>The implementation of this alternative option would not allow for the development of sustainable small scale affordable housing and employment schemes on former-non Green Belt land outside settlements. This restrictive approach would have a negative impact on social equality and accessibility in the Borough.</p>	<p>The implementation of this alternative option would allow for development beyond settlement boundaries in locations away from key service provision; this could have a negative impact on the vitality of, and access to, existing services.</p>

SA Topic	Policy GN1 –Settlement Boundaries	Alternative Option 1: As all other land outside settlements in West Lancashire is Green Belt, it may appear reasonable to treat former Open Land outside settlements the same way	Alternative Option 2: Safeguard, or apply a more relaxed policy to former Open Land
	provision of employment opportunities.		
Local Economy and Employment	Policy GN1 permits small scale rural employment (up to 1000 sqm ²) to meet an identified local need provided a Sequential Test has been carried out in accordance with Policy GN5. This flexible policy will have a positive impact on diversifying rural economies in the Borough and meeting local needs through allowing appropriate employment development.	The implementation of this alternative option would not allow for the development of sustainable employment schemes on former-non Green Belt land outside settlements. This restrictive approach would have a negative impact on local economic growth and rural diversification.	The implementation of this alternative option would allow for development beyond settlement boundaries in locations away from settlements; this could have a negative impact on access to employment opportunities in the Borough.
Housing	Within the settlement boundaries proposed under Policy GN1 there will be a presumption in favour of new housing development, this will have a positive impact on housing delivery in the Borough.	This alternative option would be too restrictive and would not allow for the development of small scale affordable housing in rural areas of the Borough.	This alternative option would allow for the development of new housing on former Open Land. This will broadly allow for local housing need to be met in the Borough. However it would allow for the market to determine

SA Topic	Policy GN1 –Settlement Boundaries	Alternative Option 1: As all other land outside settlements in West Lancashire is Green Belt, it may appear reasonable to treat former Open Land outside settlements the same way	Alternative Option 2: Safeguard, or apply a more relaxed policy to former Open Land
			where development takes place in the Borough and this could have serious implications for housing affordability.
<p>Summary</p> <p>Overall Policy GN1 is the most sustainable option and will have a significantly positive impact on the local economy, social equality and community services and the housing topic areas.</p> <p>Option 1 would have a positive impact on the environmental topic areas as it would help to protect open land from development. However it scores negatively on the local economy, social equality and community services and housing topics as it is considered too restrictive and would not allow for the development of small scale employment, housing and community service schemes in rural areas.</p> <p>It is considered that alternative option 2 would not bring the same positive benefits in terms of social equality and community services and local economy and employment as Policy GN1.</p>			

Policy GN3: Design of Development

SA Topic	Policy GN3 –Design of Development	Alternative Option 1: A policy relating to building design
Heritage and Landscape	The policy incorporates aims to ensure that design of development in West Lancashire takes into consideration the need to protect assets of heritage and landscape value.	There is a lack of certainty in relation to whether this alternative option will help to preserve and enhance heritage and landscape assets located in the Borough.
Biodiversity	The policy aims to ensure that design of development in West Lancashire takes into consideration the need to protect assets of ecological value.	There is a lack of certainty in relation to whether this alternative option will help to preserve and enhance ecological assets located in the Borough.
Water and Land Resources	The policy aims to ensure that design of development in West Lancashire takes into consideration the need to protect key land resources in the Borough and prevent sewage problems.	There is a lack of certainty in relation to whether this alternative option will help to preserve and enhance water and land resources located in the Borough.
Climatic Factors and Flooding	The policy highlights the importance of demonstrating how proposals for development meet the requirements set out in Policy EN1 (Low Carbon and Energy Infrastructure). This will help to ensure that climatic factors are tackled as part of delivering new development in West Lancashire.	There is a lack of certainty in relation to whether this alternative option will help to: deliver benefits in relation to climatic factors; and guard against flooding.

SA Topic	Policy GN3 –Design of Development	Alternative Option 1: A policy relating to building design
Transportation and Air Quality	<p>The policy highlights the importance of demonstrating how proposals for development meet the requirements set out in Policy EN1 (Low Carbon and Energy Infrastructure). This will help to ensure that climatic factors are tackled as part of delivering new development in West Lancashire, which will have a positive impact on improving air quality in the Borough.</p> <p>Furthermore, the policy identifies the need to deliver new development that integrates well with the surrounding area and provides safe, convenient and attractive pedestrian and cycle access. This will help to deliver accessible development in West Lancashire over the plan period.</p>	<p>There is a lack of certainty in relation to whether this alternative option will help to deliver accessible development that helps to protect the air quality of the Borough.</p>
Social Equality and Community Services	<p>Policy GN3 requires development to create an environment that is accessible to all sectors of the community including children, elderly people, and people with disabilities”; this will have a very positive impact on social inclusion in the Borough.</p> <p>Policy GN3 also requires new development to create safe and secure environments which, “through design, reduce the opportunities for crime. “ This is likely to have a positive impact on the quality of life for local residents.</p>	<p>There is a lack of certainty in relation to whether this alternative option will help to deliver benefits in relation to social equality and community services as the impacts of new development in terms of inclusion and accessibility stem much wider than built design.</p>

SA Topic	Policy GN3 –Design of Development	Alternative Option 1: A policy relating to building design
Local Economy and Employment	The implementation of Policy GN3 will have a positive impact on local economic growth in the Borough through an enhanced image / external perception of West Lancashire.	There is a lack of certainty in relation to whether this alternative option will help to deliver benefits in relation to the local economy and employment as it may fail to deliver sustainable schemes which are adaptable and flexible to climate change and are attractive to the market.
Housing	The implementation of Policy GN3 will ensure that new housing provision in the Borough is designed to a high quality and is energy efficient.	There is a lack of certainty in relation to whether this alternative option will help to deliver benefits in relation to housing.
<p>Summary</p> <p>Policy GN3 is the most sustainable option and will have a positive impact on all of the SA topic areas by ensuring that new development in the Borough is designed to a high quality.</p> <p>There is a lack of certainty as to the positive benefits that Option 1 would bring in relation to the economic, social and environmental SA topic areas.</p>		

Policy GN4: Demonstrating Viability

SA Topic	Policy GN4 –Demonstrating Viability	Alternative Option 1:Removing this criteria based policy
Social Equality and Community Services	Policy GN4 is a flexible policy which allows for the delivery of local employment and housing schemes on sites where the current last use is considered economically unviable. The delivery of this new development will have a positive impact on increasing social equality in the Borough. The robust policy will also ensure that vacant sites which previously had a community facility on are only redeveloped if it can be demonstrated that a site is no longer suitable in its current use.	Option 1 would fail to provide a flexible planning policy for West Lancashire which ensures that the most appropriate decisions are made in relation to the viability of new development in the Borough over the plan period; this could have a negative impact on social equality and the provision of community facilities in the Borough.
Local Economy and Employment	Policy GN4 is likely to have a positive impact on local employment opportunities in the Borough through the protection of employment sites. Policy GN4 is considered flexible enough to deal with changing market circumstances and could also help generate new employment opportunities.	Option 1 would fail to provide a flexible planning policy for West Lancashire which ensures that the most appropriate decisions are made in relation to the viability of new development in the Borough over the plan period; this could have a negative impact on economic growth in the Borough.
Housing	Policy GN4 is considered flexible enough to deal with changing housing market conditions and will help deliver new housing development particularly in the short-medium term whilst the market recovers from the global recession.	Option 1 would fail to provide a flexible planning policy for West Lancashire which ensures that the most appropriate decisions are made in relation to the viability of new housing development in the Borough over the plan period; this could have a negative impact on housing growth in the

SA Topic	Policy GN4 –Demonstrating Viability	Alternative Option 1:Removing this criteria based policy
		Borough, particularly in the short-medium term.
<p>Summary</p> <p>Policy GN4 is the most sustainable option and will have a positive impact on the social and economic SA topic areas by facilitating the development of viable housing and employment schemes in the Borough.</p> <p>Option 1 is considered to be too inflexible and as such would fail to provide a flexible planning framework which promotes more residential and economic development in line with national planning objectives.</p>		

Policy GN5: Sequential Tests

SA Topic	Policy GN5 – Sequential Testing	Alternative Option 1: Rely on national policy, rather than specify a Local Plan Policy
Water and Land Resources	Policy GN5 requires the preparation of sequential tests for affordable housing in the Green Belt and gypsy and travellers sites in the Green Belt. The requirement for sequential tests will ensure that sufficient alternative locations for potential affordable housing and gypsy sites in the Green Belt have been considered and that new development of this type is delivered in the most appropriate locations. This will contribute towards a positive impact on the land resources topic area.	Although reliance on national policy for sequential testing will have a similar impact, local circumstances and requirements may not be taken into consideration. This may lead to a lack of emphasis on the protection of areas of Green Belt in West Lancashire.
Social Equality and Community Services	Policy GN5: Sequential Tests requires the preparation of sequential tests for retail and other town centre uses outside the town centre. The requirement for sequential tests will help support and promote the growth and viability of town centres across the Borough; this will have a positive impact on the provision of community services in the Borough.	Option 1 would fail to provide locally specific criteria in relation to how a sequential test should be carried out, and it would also fail to outline how viability, suitability and availability are to be assessed. It is considered that this approach would lead to uncertainty and would fail to protect or deliver where appropriate new community facilities in the Borough.
Local Economy and Employment	Policy GN5: Sequential Tests requires the preparation of sequential tests for retail and other town centre uses outside the town centre and for office developments outside settlement centres. The flexible nature of Policy GN5 will have a positive impact on local economic growth. It allows for new development in the Borough in locations where policy usually presumes against; if the sequential test can demonstrate that the development is appropriate and that there are no alternative sites in	Option 1 would fail to provide locally specific criteria in relation to how a sequential test should be carried out, and it would also fail to outline how viability, suitability and availability are to be assessed. It is considered that this approach would lead to uncertainty and would fail to protect employment sites or promote new economic

SA Topic	Policy GN5 – Sequential Testing	Alternative Option 1: Rely on national policy, rather than specify a Local Plan Policy
	preferable locations that could be expected to accommodate the development.	growth in the Borough.
Housing	Allowing for small scale affordable housing schemes in Green Belt settlements subject to a sequential test being completed as per Policy GN5 should help deliver affordable housing in the Borough.	
<p>Summary</p> <p>Policy GN5 is the most sustainable option and will have a positive impact on a number of SA topic areas by facilitating the development of housing and employment schemes in the Borough if found to be sequentially appropriate. The policy provides certainty to developers as to how viability, suitability and availability will be assessed.</p> <p>It is considered that Option 1 would lead to uncertainty and would fail to protect housing, employment and community facilities or promote new housing and economic growth in the Borough.</p>		

Policy EC1 – The Economy and Employment Land

SA Topic	Policy EC1 – The Economy and Employment Land	Alternative Option 1: To not plan for further employment development other than that already allocated, or to only plan for enough to enable a proportion of the employment land target to be met.	Alternative Option 2: To promote less employment development in Skelmersdale and more in other parts of the Borough, such as Ormskirk or Burscough.	Alternative Option 3: To only promote employment development in Skelmersdale and not in any other part of the Borough.
Water and Land Resources	<p>The implementation of this policy would lead to the development of employment sites within areas of Green Belt.</p> <p>However, there are measures within the policy that would help to ensure Greenfield and Green Belt land is only considered for employment land once it has been established there is insufficient Brownfield land.</p>	<p>The implementation of alternative option 1 would help to protect water and land resources from net new areas of employment development other than that already allocated.</p>	<p>Although the implementation of this alternative would ensure there would be less development in Skelmersdale, there would be additional pressure on water and land resources throughout other parts of West Lancashire.</p>	<p>The implementation of this alternative would place pressure on water and land resources in and around Skelmersdale. However, water and land resources in other parts of the Borough would be protected.</p>
Transportation and Air Quality	<p>Development of employment land is promoted in and around existing centres in West Lancashire, which will help to ensure that the need to travel is reduced when accessing new employment developments. It will also help to ensure that new</p>	<p>Provided that the existing allocations are in sustainable locations that are accessible by public transport, the implementation of this policy will help to ensure a positive impact on the transportation and air quality topic.</p>	<p>Although the implementation of this alternative would ensure there would be less development in Skelmersdale, there would be additional pressure on air quality and congestion throughout other parts of</p>	<p>The implementation of this alternative would place pressure on air quality in and around Skelmersdale due to the level of new development. However, air quality and congestion in other parts</p>

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	employment developments are accessible by sustainable forms of development.		West Lancashire due to the level of employment development in these areas.	of the Borough would be potentially reduced, dependent on travel to work patterns.
Social Equality and Community Services	Through the encouragement and support of training opportunities in specific sectors such as the media industry and ‘green industries’ and for local people through the LSP, Policy EC1 is likely to have a direct positive impact on social inclusion in the Borough.	Option 1 would result in a lost opportunity for job creation and to obtain investment through new economic development; this would have a negative impact on social exclusion.	This alternative option would fail to support the regeneration of Skelmersdale and would fail to address worklessness in the town. Whilst this alternative would benefit other towns in the Borough economically it would result in new employment being located in less accessible locations for those in need of employment, this would have a negative impact on social inclusion.	Option 3 would limit economic growth to Skelmersdale; this would have a negative impact on the provision of community services and social inclusion elsewhere across the Borough.
Local Economy and Employment	Policy EC1 provides a sustainable planning framework for delivery of employment and economic development in the Borough.	Option 1 would result in a lost opportunity for job creation and to obtain investment through new economic development.	This alternative option would fail to support the regeneration of Skelmersdale and would fail to address worklessness in the town.	Option 3 would limit economic growth to Skelmersdale; this would have a negative impact on the sustainable growth of

SA Topic	Policy EC1 – The Economy and Employment Land	Alternative Option 1: To not plan for further employment development other than that already allocated, or to only plan for enough to enable a proportion of the employment land target to be met.	Alternative Option 2: To promote less employment development in Skelmersdale and more in other parts of the Borough, such as Ormskirk or Burscough.	Alternative Option 3: To only promote employment development in Skelmersdale and not in any other part of the Borough.
			Whilst this alternative would benefit other towns in the Borough economically it would result in new employment being located in less accessible locations, where there are constraints to delivering key infrastructure.	the Borough's economy as a whole.
Housing	Policy EC1 promotes location of new employment development in sustainable locations, in line with proposed housing locations. The variety of employment uses promoted as part of the policy will also increase the housing demand within the Borough, which will boost the local housing market.	Alternative unlikely to ensure that employment development is located near to employees.	Alternative unlikely to ensure that employment development is located in areas that are well served by housing opportunities for employees, given that 3000 new homes are proposed in Skelmersdale.	Alternative unlikely to ensure that employment development is located in areas that are well served by housing opportunities for employees.
<p>Summary:</p> <p>Option 1 would result in a lost opportunity for job creation and to obtain investment through new economic development; this would have a negative impact on social exclusion. Option 1 would also be unlikely to ensure that employment development is located in areas that are well served by housing</p>				

SA Topic	Policy EC1 – The Economy and Employment Land	Alternative Option 1: To not plan for further employment development other than that already allocated, or to only plan for enough to enable a proportion of the employment land target to be met.	Alternative Option 2: To promote less employment development in Skelmersdale and more in other parts of the Borough, such as Ormskirk or Burscough.	Alternative Option 3: To only promote employment development in Skelmersdale and not in any other part of the Borough.
<p>opportunities. Options 2 and 3 score poorly on all SA topics.</p> <p>Overall, Policy EC1 will have a number of positive impacts on the local economy and employment, housing, transportation and air quality and social equality and community services SA topic areas. Policy EC1 provides a sustainable planning framework for delivery of employment and economic development in the Borough.</p>				

Policy EC2 – The Rural Economy

SA Topic	Policy EC2 – The Rural Economy	Alternative Option 1: Not allocating any rural development sites within the Borough in the Site Allocations DPD as a method of stimulating economic growth in rural areas	Alternative Option 2: Resisting the re-use of agricultural buildings for residential purposes
Heritage and Landscape	The implementation of Policy EC2 would have a positive impact as it highlights the importance of the need to consider proposals in relation to the wider planning framework, which should ensure that the need to protect heritage and landscape assets is considered as part of locating new development in rural areas.	This is likely to have a negative impact on landscape as there is no certainty that rural development sites that come forward through the development process will be on appropriate land in terms of protecting the local landscape.	This may lead to important landscape being taken up for residential purposes when agricultural buildings could have been used.
Water and Land Resources	The implementation of this policy would help to ensure that the most versatile agricultural land within the Borough is protected as part of developing the rural economy.	This is likely to have a negative impact on land resources as there is no certainty that rural development sites that come forward through the development process will be on appropriate land in terms of protecting the local land resources.	This may lead to important land resources being taken up for residential purposes when agricultural buildings could have been used.
Transportation and Air Quality	This policy highlights how any new employment development in rural West Lancashire should be located in an accessible location and close to public transport services – reducing the need to travel and improving air quality.	This is likely to have a negative impact on this topic as there is no certainty that rural development sites that come forward through the development process will be in easily accessible locations that will reduce the need to travel.	This may lead to residential development being located in areas that are inaccessible, which will increase the need to travel.

SA Topic	Policy EC2 – The Rural Economy	Alternative Option 1: Not allocating any rural development sites within the Borough in the Site Allocations DPD as a method of stimulating economic growth in rural areas	Alternative Option 2: Resisting the re-use of agricultural buildings for residential purposes
Social Equality and Community Services	The implementation of Policy EC2 would have a positive impact on increasing social inclusion in rural areas of the Borough.	There will be no certainty that rural development sites will be delivered as part of this option. This will have a negative impact on the delivery of key services for rural communities in West Lancashire.	The resistance to the re-use of agricultural buildings for residential purposes could lead have an impact on the potential for new housing development for rural communities in West Lancashire. This will contribute towards a negative impact on this SA topic area.
Local Economy and Employment	The implementation of Policy EC2 will have a very positive impact on local economy and employment.	There will be no certainty that rural development sites will be delivered as part of this option. This will have a negative impact on developing the rural economy.	There are a number of underutilised agricultural buildings in West Lancashire, which are unlikely to be appropriate for future use as employment areas. Stifling the development of these buildings for residential use will have a negative impact on the local economy.
<p>Summary:</p> <p>The alternative options have a negative impact on all of the SA topic areas. Policy EC2 is the most sustainable option and will have a very positive impact on the rural economy, rural communities and natural resources in rural areas.</p>			

Policy EC3: Key Rural Development Sites

SA Topic	Policy EC3 – Key Rural Development Sites	Alternative Option 1: Retain all existing rural employment sites solely for B1, B2 and B8 land uses
Heritage and Landscape	The policy promotes the development of a series of brownfield sites in rural locations across West Lancashire. This will help to protect undeveloped areas of landscape value located within the Borough.	By restricting the use of existing rural development sites to solely employment use, there could potentially be a need to deliver other types of development in alternative locations within the Borough. This could place pressure upon areas of landscape value.
Water and Land Resources	The policy promotes the development of a series of brownfield sites in rural locations across West Lancashire. This will help to protect land resources (in particular, areas of Green Belt) located within the Borough.	By restricting the use of existing rural development sites to solely employment use, there could potentially be a need to deliver other types of development in alternative locations within the Borough. This could place pressure upon land resources, particularly areas of Green Belt.
Transportation and Air Quality	The delivery of key rural development sites as part of this policy will help to reduce the need to travel by ensuring development is located in existing settlements. This will have a positive impact on this topic area through creating accessible development that reduces the need to travel.	By restricting the use of existing rural development sites to solely employment use, there could potentially be a need to deliver other types of development in alternative locations throughout the Borough. Sites could be delivered in inaccessible locations, which will therefore increase the need to travel. This will lead to a negative impact on this topic area.
Social Equality and Community Services	Policy EC3: Key Rural Development Sites promotes the development of mixed uses sites on brownfield land in the Borough. The implementation of this policy will help stimulate the local economy and provide necessary	Option 1 would fail to deliver opportunities for mixed use schemes in the Borough that would provide increased access to community services and facilities in the Borough and will improve

SA Topic	Policy EC3 – Key Rural Development Sites	Alternative Option 1: Retain all existing rural employment sites solely for B1, B2 and B8 land uses
	housing land within the rural parts of the Borough; as part of this mixed use development leisure and recreational uses and essential services and infrastructure will be permitted, this will have a positive impact on social equality and community services in the Borough.	social inclusion through the provision of employment opportunities and affordable housing.
Local Economy and Employment	Policy EC3 is considered sustainable as it offers the flexibility required to enable viable mixed use schemes to come forward, where employment only uses have struggled to come forward. The implementation of this policy also allows for sites/buildings to be redeveloped for other uses which may be desirable for all parties, for example, because they are bad neighbour developments, inappropriately located, or cause adverse environmental, visual or other impacts. This approach will have a positive impact on economic growth in the Borough.	Option 1 would fail to deliver opportunities for mixed use schemes in the Borough that would provide economic growth.
Housing	Policy EC3 is considered sustainable as it offers the flexibility required to enable viable mixed use schemes including housing to come forward, where employment only uses have struggled to come forward. The implementation of this policy also allows for sites/buildings to be redeveloped for other uses which may be desirable for all parties, for example, because they are bad neighbour developments, inappropriately located, or cause adverse environmental, visual or other impacts. This approach will have a positive impact on housing growth in the Borough.	Option 1 would fail to deliver opportunities for mixed use schemes in the Borough that would provide housing growth.

SA Topic	Policy EC3 – Key Rural Development Sites	Alternative Option 1: Retain all existing rural employment sites solely for B1, B2 and B8 land uses
<p>Summary</p> <p>In line with PPS12 and the emerging NPPF Policy EC3 is considered reasonably flexible and sustainable and should help support rural and wider economic growth in the Borough.</p> <p>Option 1 would fail to capture the social and economic benefits associated with the sustainable redevelopment of brownfield sites in rural areas of the Borough.</p>		

Policy EC4 – Edge Hill University

SA Topic	Policy EC4 –Edge Hill University	Alternative Option 1: No expansion of the University.
Heritage and Landscape	Expansion of Edge Hill University could have a negative impact on areas of landscape value surrounding the area. However, the policy highlights the need to manage any impact of new development on the surrounding environment.	No expansion will ensure that there are no new detrimental impacts on areas of heritage and landscape value surrounding the university.
Biodiversity	Although there are no statutory biodiversity sites close to Edge Hill University, the site is adjacent to Ruff Woods Biological Heritage site. There is potential for negative impact on this woodland habitat through an increase in users of the site.	No expansion of the university would ensure that the Ruff Woods Biological Heritage site would be protected from additional impacts.
Water and Land Resources	Expansion of Edge Hill University would lead to the loss of Green Belt land. However, the policy highlights the need to manage any impact of new development on the surrounding environment.	No expansion will ensure that there are no new detrimental impacts on water and land resources surrounding the university.
Climatic Factors and Flooding	The implementation of policy EC4 will have a positive impact. Although the policy could potentially lead to an increase in traffic throughout the town, the policy incorporates a measure that will help to promote sustainable travel. This will have a positive impact in terms of minimising CO ₂ emissions.	No expansion will ensure that there are no new detrimental impacts on climatic factors and flooding.

SA Topic	Policy EC4 –Edge Hill University	Alternative Option 1: No expansion of the University.
Transportation and Air Quality	The implementation of policy EC4 will have a positive impact. Although the policy could potentially lead to an increase in traffic throughout the town, the policy incorporates a measure that will help to promote sustainable travel. This will have a positive impact in terms of minimising CO ₂ emissions.	The implementation of this alternative is unlikely to ensure that public transport provisions are improved in and around the University and thus could lead to a loss in air quality.
Social Equality and Community Services	Policy EC4 is likely to have a direct positive impact on social inclusion in the Borough by creating links between the University, local businesses and the community sector.	The implementation of alternative option 1 would result in opportunities to increase community services and promote social inclusion being lost.
Local Economy and Employment	Policy EC4:Edge Hill University, seeks to create links between the University, local businesses and the community sector, the implementation of this policy is likely to have a direct positive impact on the local economy and the generation of employment opportunities in the Borough.	The implementation of alternative option 1 would result in opportunities to develop key linkages between the University and local businesses being lost.
Housing	Policy EC4 seeks to support the development of purpose-built student accommodation in appropriate locations within the University campus, the implementation of this policy will have a positive impact on delivering housing in the Borough.	The implementation of alternative option 1 would fail to meet the accommodation needs of existing and future students in the Borough.
<p>Summary:</p> <p>Overall Policy EC4 is the most sustainable option. Whilst alternative option 1 would have positive impacts on the environmental SA topic areas it would fail to meet the accommodation needs of existing and future students in the Borough and opportunities to develop key linkages between the University and local businesses being lost.</p> <p>The University is an economic driver to the West Lancashire economy and its expansion through Policy EC4 will bring positive economic and social impacts.</p>		

Policy RS1 – Residential Development

SA Topic	Policy RS1 – Residential Development	Alternative Option 1: Unrestricted growth – Allow brownfield and greenfield housing development in all non-Green Belt areas of the Borough, with no specific quotas (or “maxima”) for different settlements. This approach could also include permitting infill development within hamlets “washed over” by Green Belt, and conversions of buildings (barns, etc.) within the Green Belt.	Alternative Option 2: Preservation of Green Belt “at all costs”; meeting requirements in non-Green Belt areas – Allow development on the non-Green Belt land considered currently unsuitable on policy grounds for housing development in the SHLAA, rather than releasing Green Belt land. Such land includes sites designated in the 2006 West Lancashire Replacement Local Plan under Policy DS4 as “Open Land on the Urban Fringe” (most of this occurs in Banks, Tarleton, and Hesketh Bank), land designated under Policy EN8 as Green Spaces (most of this occurs in Skelmersdale), and possibly some employment or	Alternative Option 3: Restraint – Restrain housing development in West Lancashire in order to protect Green Belt and other undeveloped land. This may involve not meeting the current 300 dwellings per annum target, or having the Borough’s needs met elsewhere in the sub-region.	Alternative Option 4: Meet development needs via new or significantly expanded settlements – Rather than spreading the sites needed to meet the Local Plan housing requirement across the Borough, allocate all the land together in one place, either as a new settlement, or as a significant expansion to an existing (small or large) settlement. Thus all the “damage” (loss of undeveloped land) would take place in just one location. Such an approach would also provide good opportunities for “place shaping” and the creation of a new, sustainable community.
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			recreational sites.		
Water and Land Resources	Residential development will be required on Greenfield and Green Belt land over the plan period as part of this policy. However, there are measures within the policy that will help to ensure that the suitability of brownfield land is considered prior to allocating Greenfield and Green Belt land.	The implementation of this alternative could potentially lead to important land resources (such as high quality agricultural land) being lost due to the unrestricted growth of housing throughout the Borough.	This alternative would be the most effective in terms of protecting areas of Green Belt throughout West Lancashire as it prioritises the need to preserve the Green Belt at all costs.	This implementation of this policy would help to ensure that Green Belt land is protected over the plan period as housing development would be restrained.	This alternative sets out the potential for meeting new development through significant expansion to an existing development or through developing a new settlement. Although the implementation of this policy would help to protect the majority of high quality agricultural land and waterways in the Borough, there would be a significant negative impact on water and land resources within the particular area where development would be concentrated.
Transportation and Air Quality	Residential development is targeted towards existing key centres, which are well served by public transport provisions. The location of residential development in these locations will also help to reduce the need to travel, which will contribute towards a positive impact on reducing	Unrestricted growth of housing throughout the Borough could potentially lead to residential development being located in locations that are not well served by public transport provision. This would have a negative impact on	The implementation of this alternative is likely to have a similar impact to policy RS1 as it will help direct development towards key centres in the Borough.	The implementation of this alternative is likely to have a similar impact to policy RS1 as it will help direct development towards key centres in the Borough.	This alternative sets out the potential for meeting new development through significant expansion to an existing development or through developing a new settlement. Although the implementation of this policy would help to

	congestion and improving air quality.	congestion and air quality.			protect air quality in other areas of the Borough, and ease congestion elsewhere, there would be a significant negative impact on the air quality and on congestion within the particular area where development would be concentrated.
Social Equality and Community Services	The implementation of Policy RS1 is likely to have a positive impact on quality of life, health and general well-being in the Borough and is also likely to increase social inclusion.	This alternative option could have a negative impact on tackling deprivation in Skelmersdale and could lead to unsustainable patterns of development; this could have a negative impact on local services and infrastructure provision.	The potential loss of informal green spaces and recreational sites through alternative option 2 would have a negative impact on accessibility to community services.	The implementation of alternative option 3 would result in opportunities to provide specialist and affordable housing and to increase community services and promote social inclusion being lost.	The implementation of alternative option 4 would not deliver any benefits to existing towns in the Borough but would be positive for the new settlement.
Local Economy and Employment	The implementation of Policy RS1 will ensure that new housing growth areas are linked with employment opportunities.	This alternative option could lead to unsustainable patterns of development, with new housing located in inaccessible areas away from economic development opportunities in areas where there are constraints to delivering key infrastructure.	This alternative option could lead to unsustainable patterns of development, with new housing located in inaccessible areas away from economic development opportunities in areas where there are constraints to delivering key infrastructure.	This alternative option would fail to match housing needs for existing and future residents in the Borough; this would have a negative impact on the local economy and the employment.	The implementation of alternative option 4 would fail to deliver any economic benefits to existing towns in the Borough and in spatial planning terms would not be consistent with national planning policy.

Housing	Policy RS1 promotes the development of new housing in the Borough in sustainable locations and therefore has a very positive impact on the housing SA topic.	This alternative option could lead to unsustainable patterns of development, with new housing located in inaccessible areas away from economic development opportunities in areas where there are constraints to delivering key infrastructure.	This alternative option could lead to unsustainable patterns of development, with new housing located in inaccessible areas away from economic development opportunities in areas where there are constraints to delivering key infrastructure.	This alternative option would fail to meet housing needs for existing and future residents in the Borough.	Focusing development solely in one area would fail to meet housing needs in other parts of the Borough.
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Summary:

Overall, the preferred policy option has the most positive impacts on the SA topic areas. The implementation of Policy RS1 is likely to have a positive impact on quality of life, health and general well-being in the Borough and is also likely to increase social inclusion.

Whilst alternative options 2 and 3 would have a more positive impact on water and land resources than Policy RS1 options 2 and 3 would fail to meet housing needs in the Borough. Alternative option 1 would have very negative impacts on land and water resources, and on air quality and the transport network.

Policy RS2: Affordable Housing

SA Topic	Policy RS2: Affordable Housing	Alternative Option 1: Variation in affordable housing threshold and percentage requirement – Use a different threshold (as low as 3, or take the national average of 15) and different affordable housing requirements (less stringent, or more stringent).	Alternative Option 2: Different requirements for different locations – Set different requirements for different settlements across the Borough (i.e. divide the Borough not just into Skelmersdale /elsewhere, but into individual settlements, or groups of small numbers of settlements). Those settlements with the highest house prices would have the highest affordable housing requirements. The threshold could also be varied between settlements.	Alternative Option 3: Allocate /don't allocate sites for affordable housing – In addition to requiring a percentage of market housing developments above a certain threshold to be affordable, allocate sites in the Site Allocations DPD specifically for 100% affordable housing developments.
Social Equality and Community Services	The implementation of Policy RS2 is likely to have a positive impact on quality of life, health and general well-being in the Borough and is also likely to increase social inclusion.	The implementation of alternative option 1 could potentially stifle small developments and thus result in reduced housing development across the Borough or could potentially fail to realise opportunities to deliver affordable housing.	The implementation of alternative option 2 could have a positive impact on quality of life, health and general well-being in the Borough through the provision of affordable and specialist housing.	The implementation of alternative option 3 could have a positive impact on quality of life, health and general well-being in the Borough through the provision of affordable and specialist housing.

SA Topic	Policy RS2: Affordable Housing	Alternative Option 1: Variation in affordable housing threshold and percentage requirement – Use a different threshold (as low as 3, or take the national average of 15) and different affordable housing requirements (less stringent, or more stringent).	Alternative Option 2: Different requirements for different locations – Set different requirements for different settlements across the Borough (i.e. divide the Borough not just into Skelmersdale /elsewhere, but into individual settlements, or groups of small numbers of settlements). Those settlements with the highest house prices would have the highest affordable housing requirements. The threshold could also be varied between settlements.	Alternative Option 3: Allocate /don't allocate sites for affordable housing – In addition to requiring a percentage of market housing developments above a certain threshold to be affordable, allocate sites in the Site Allocations DPD specifically for 100% affordable housing developments.
Local Economy and Employment	The implementation of Policy RS2 would ensure the delivery of affordable and specialist housing, this is essential to the development of a sustainable economy in the Borough.	The implementation of alternative option 1 could potentially stifle small developments and thus result in reduced housing development across the Borough or could potentially fail to realise opportunities to deliver affordable housing, this would have a negative impact on the local economy.	Through the delivery of affordable and specialist housing in the Borough, the implementation of alternative option 2 would have a positive impact on local economy and employment.	The implementation of alternative option 3 could deter new residential development in the Borough; this would have a negative impact on local economy and employment.

SA Topic	Policy RS2: Affordable Housing	Alternative Option 1: Variation in affordable housing threshold and percentage requirement – Use a different threshold (as low as 3, or take the national average of 15) and different affordable housing requirements (less stringent, or more stringent).	Alternative Option 2: Different requirements for different locations – Set different requirements for different settlements across the Borough (i.e. divide the Borough not just into Skelmersdale /elsewhere, but into individual settlements, or groups of small numbers of settlements). Those settlements with the highest house prices would have the highest affordable housing requirements. The threshold could also be varied between settlements.	Alternative Option 3: Allocate /don't allocate sites for affordable housing – In addition to requiring a percentage of market housing developments above a certain threshold to be affordable, allocate sites in the Site Allocations DPD specifically for 100% affordable housing developments.
Housing	Policy RS2 will help to deliver affordable and specialist housing across the Borough.	The implementation of alternative option 1 could potentially stifle small developments and thus result in reduced housing development across the Borough or could potentially fail to realise opportunities to deliver affordable and specialist housing.	Through the delivery of affordable and specialist housing in the Borough, the implementation of alternative option 2 would have a positive impact on local economy and employment.	Although alternative option 3 would help to deliver affordable housing, it would not necessarily widen the affordable housing stock of the Borough and does not fully take account the needs and demands for market housing.
Summary:				

SA Topic	Policy RS2: Affordable Housing	Alternative Option 1: Variation in affordable housing threshold and percentage requirement – Use a different threshold (as low as 3, or take the national average of 15) and different affordable housing requirements (less stringent, or more stringent).	Alternative Option 2: Different requirements for different locations – Set different requirements for different settlements across the Borough (i.e. divide the Borough not just into Skelmersdale /elsewhere, but into individual settlements, or groups of small numbers of settlements). Those settlements with the highest house prices would have the highest affordable housing requirements. The threshold could also be varied between settlements.	Alternative Option 3: Allocate /don't allocate sites for affordable housing – In addition to requiring a percentage of market housing developments above a certain threshold to be affordable, allocate sites in the Site Allocations DPD specifically for 100% affordable housing developments.
<p>The preferred policy option is the most sustainable as it will ensure that the affordable and specialist housing needs of the Borough are addressed.</p> <p>The implementation of alternative option 1 could potentially stifle small developments and thus result in reduced housing development across the Borough or could potentially fail to realise opportunities to deliver affordable and specialist housing. Likewise, whilst alternative option 3 would help to deliver affordable housing, it would not necessarily widen the affordable housing stock of the Borough and does not fully take account the needs and demands for market housing.</p>				

Policy RS3 – Purpose-Built Student Accommodation

SA Topic	Policy RS3 – Purpose-Built Student Accommodation	Alternative Option 1: No restraint – Allow conversion of properties to HMOs regardless of location or the proportion of properties already in use as student HMOs in the surrounding area.	Alternative Option 2: Full restraint – Do not allow any more conversions of dwelling houses to student HMOs. (It is expected that this approach would be in tandem with liaison with the University to provide purpose-built student accommodation in suitable locations.)	Alternative Option 3: Setting aside of areas for up to 100% student accommodation – this approach would restrain the conversion of properties to student HMOs in most areas, whilst allowing complete streets or neighbourhoods to become student HMOs, thus creating “student zones” within Ormskirk.
Transportation and Air Quality	Development of student accommodation within Ormskirk would have a positive impact on this topic as it will help to ensure that students have the opportunity to live in close proximity to Edge Hill University. This will reduce the need for students to travel when attending university.	Implementation of this alternative is likely to have a similar impact to policy RS3.	Implementation of this alternative is likely to have a similar impact to policy RS3.	Implementation of this alternative is likely to have a similar impact to policy RS3.
Social Equality and Community Services	Restricting the development of purpose-built student accommodation in Ormskirk and Aughton (outside of the University) will ensure that any adverse	The implementation of alternative option 1 would have a negative impact on the provision of affordable	The implementation of alternative option 2 would not meet the varying demand from students and	The implementation of alternative option 3 could have negative impacts in terms of

SA Topic	Policy RS3 – Purpose-Built Student Accommodation	Alternative Option 1: No restraint – Allow conversion of properties to HMOs regardless of location or the proportion of properties already in use as student HMOs in the surrounding area.	Alternative Option 2: Full restraint – Do not allow any more conversions of dwelling houses to student HMOs. (It is expected that this approach would be in tandem with liaison with the University to provide purpose-built student accommodation in suitable locations.)	Alternative Option 3: Setting aside of areas for up to 100% student accommodation – this approach would restrain the conversion of properties to student HMOs in most areas, whilst allowing complete streets or neighbourhoods to become student HMOs, thus creating “student zones” within Ormskirk.
	impacts associated with student accommodation in residential areas particularly in relation to student HMOs are reduced, this is likely to have a positive impact on quality of life within Ormskirk and Aughton.	housing and potentially on quality of life for non-students in the Borough.	could have negative impacts in terms of community cohesion.	community cohesion and also on community services in the Borough, as large areas would left empty in the Borough during summer holiday time, and this may encourage crime.
Local Economy and Employment	The implementation of Policy RS3 will have a positive impact on the local economy by ensuring the sustainable development of student accommodation in the Borough, this is vital as the University brings real economic benefits to the Borough.	The implementation of alternative option 1 would have a negative impact on the provision of affordable housing in the Borough and would have an indirect negative impact on the local economy.	The implementation of this alternative option could have a negative impact on the local economy. It is important that a variety of accommodation is available in order to continue the success and growth of the University. The University is	The implementation of alternative option 3 could have negative impacts as large residential areas would be left empty in the Borough during summer holiday time, this would have a negative impact

SA Topic	Policy RS3 – Purpose-Built Student Accommodation	Alternative Option 1: No restraint – Allow conversion of properties to HMOs regardless of location or the proportion of properties already in use as student HMOs in the surrounding area.	Alternative Option 2: Full restraint – Do not allow any more conversions of dwelling houses to student HMOs. (It is expected that this approach would be in tandem with liaison with the University to provide purpose-built student accommodation in suitable locations.)	Alternative Option 3: Setting aside of areas for up to 100% student accommodation – this approach would restrain the conversion of properties to student HMOs in most areas, whilst allowing complete streets or neighbourhoods to become student HMOs, thus creating “student zones” within Ormskirk.
			an important economic driver for the West Lancashire economy.	on the local economy.
Housing	Policy RS3 seeks to support the development of purpose-built student accommodation in appropriate locations within the University campus and sustainably manage student accommodation in Ormskirk and Aughton.	The implementation of alternative option 1 would have a negative impact on overall housing supply in the Borough.	The implementation of this alternative option could potentially have a negative impact on meeting housing needs for all existing and future students in the Borough. It is important that a variety of accommodation is available in order to continue the success and growth of the University and meet housing demands of future and existing	The implementation of alternative option 3 could have negative impacts in terms of community cohesion and would fail to meet housing needs for all existing and future students in the Borough.

SA Topic	Policy RS3 – Purpose-Built Student Accommodation	Alternative Option 1: No restraint – Allow conversion of properties to HMOs regardless of location or the proportion of properties already in use as student HMOs in the surrounding area.	Alternative Option 2: Full restraint – Do not allow any more conversions of dwelling houses to student HMOs. (It is expected that this approach would be in tandem with liaison with the University to provide purpose-built student accommodation in suitable locations.)	Alternative Option 3: Setting aside of areas for up to 100% student accommodation – this approach would restrain the conversion of properties to student HMOs in most areas, whilst allowing complete streets or neighbourhoods to become student HMOs, thus creating “student zones” within Ormskirk.
			residents.	

Summary:

Policy Option RS3 is the most sustainable option as it supports the development of purpose-built student accommodation in appropriate locations within the University campus and sustainably manage student accommodation in Ormskirk and Aughton.

The implementation of alternative options 2 and 3 could potentially have a negative impact on meeting housing needs for all existing and future students in the Borough. It is important that a variety of accommodation is available in order to continue the success and growth of the University and meet housing demands of future and existing residents.

Policy RS4 – Provision for Gypsy & Travellers and Travelling Showpeople

SA Topic	Policy RS4 – Provision for Gypsy & Travellers and Travelling Showpeople	Alternative Option 1: Do not allocate any pitches and do not allocate an assessment policy relying instead upon general planning policies.	Alternative Option 2: Reliance on national advice from Circular 01/2006.
Social Equality and Community Services	<p>Policy is likely to prevent social exclusion of Gypsies and Travellers by providing pitches in appropriate locations.</p> <p>The delivery of Gypsy and Travellers and Travelling Showpeople sites will help to ensure communities remain together, therefore retaining community identity.</p>	<p>The implementation of alternative option 1 would fail to ensure that provisions for Gypsies and Travellers are provided within the Borough. This would have a negative impact on social equality and access to community services in the Borough.</p>	<p>Relying on the Circular could fail to ensure that the provisions for Gypsies and Travellers are provided within the Borough.</p>
Housing	<p>Policy RS4 provides for Gypsies & Travellers and Travelling Showpeople communities to be specifically catered for (in compliance with Central Government requirements).</p>	<p>Alternative would not ensure that the housing requirements of Gypsies and Travellers are catered for within West Lancashire.</p>	<p>Relying on the Circular could fail to ensure that the provisions for Gypsies and Travellers are provided within the Borough.</p>
<p>Summary:</p> <p>It is considered that relying on the Circular 01/2006 in alternative option 2 could fail to ensure that the provisions for Gypsies and Travellers are provided within the Borough. Likewise alternative option 1 would fail to ensure that provisions for Gypsies and Travellers are provided within the Borough.</p> <p>Policy RS4 is the most sustainable of the policy options. It will ensure that Gypsy and Travellers communities can remain together, therefore retaining community identity.</p>			

Policy IF1 – Maintaining Vibrant Town and Local Centres

SA Topic	Policy IF1- Maintaining Vibrant Town and Local Centres	Alternative Option 1: Different Targets – Rather than applying the requirement of 70% for every town and local centre, have varying targets, according to the settlement and type of centre.	Alternative Option 2: More detailed restrictions on changes of use – Class A1 includes a wide range of uses: travel agents, hairdressers, funeral directors, dry cleaners, and internet cafés. Not all of these uses are the same as most people’s perception of a traditional “shop” – i.e. where one goes in to buy and carry away a material product. The idea was considered of making this policy more specific, so that a certain percentage of “product shops” is specified, and other service-type A1 uses are treated in the same way as, say Class A2 and A3 uses. In addition, impose restrictions on the number of charity shops.
Transportation and Air Quality	Directing new retail and other appropriate development towards key centres in West Lancashire is likely to have a positive impact on this topic as it will help to ensure that new development is in locations that are accessible by public transport.	The implementation of this alternative is likely to have a similar impact to policy IF1.	The implementation of this alternative is likely to have a similar impact to policy IF1.
Social Equality and Community Services	The implementation of Policy IF1 is likely to protect and enhance the diversity of uses and services available in the existing town and local centres and contribute to the creation of sustainable, mixed communities.	The implementation of alternative option 1 is likely to protect and enhance the diversity of uses and services available in the existing town and local centres and contribute to the creation of sustainable, mixed communities.	The implementation of alternative option 2 is likely to protect and enhance the diversity of uses and services available in the existing town and local centres and contribute to the creation of sustainable, mixed communities.

SA Topic	Policy IF1- Maintaining Vibrant Town and Local Centres	Alternative Option 1: Different Targets – Rather than applying the requirement of 70% for every town and local centre, have varying targets, according to the settlement and type of centre.	Alternative Option 2: More detailed restrictions on changes of use – Class A1 includes a wide range of uses: travel agents, hairdressers, funeral directors, dry cleaners, and internet cafés. Not all of these uses are the same as most people’s perception of a traditional “shop” – i.e. where one goes in to buy and carry away a material product. The idea was considered of making this policy more specific, so that a certain percentage of “product shops” is specified, and other service-type A1 uses are treated in the same way as, say Class A2 and A3 uses. In addition, impose restrictions on the number of charity shops.
Local Economy and Employment	The implementation of Policy IF1 will improve the Borough’s vitality and viability by making it a more attractive place to visit, attracting more people and reducing leakage of spend to nearby larger towns and cities, this will have a positive impact on the local economy and employment.	The implementation of alternative option 1 is likely to protect and enhance the diversity of uses and services available in the existing town and local centres and contribute to sustaining local economic growth.	The implementation of alternative option 1 is likely to protect and enhance the diversity of uses and services available in the existing town and local centres and contribute to sustaining local economic growth.
<p>Summary:</p> <p>All three of the alternative options are judged to have a similar positive impact on the SA topics scoped in at this stage.</p> <p>Policy IF1 is likely to protect and enhance the diversity of uses and services available in the existing town and local centres and contribute to the creation of sustainable, mixed communities.</p>			

Policy IF2 – Enhancing Sustainable Transport Choice

SA Topic	Policy IF2 – Enabling Sustainable Transport Choice	Alternative Option 1: Rely upon policies contained within the Joint Local Transport Plan.	Alternative Option 2: Rely upon national advice and policies.	Alternative Option 3: Adopt minimum parking standards	Alternative Option 4: Adopt maximum parking standards as recommended in PPG13	Alternative Option 5: Adopt a flexible approach	Alternative Option 6: Use the standards set out within the Joint Lancashire Structure Plan
Biodiversity	Development of new rail infrastructure and the A570 Ormskirk bypass that are proposed within Policy IF2 could potentially have a negative impact on areas of biodiversity located nearby or within the path of the proposed new route.	Implementation of this option is unlikely to ensure that local issues are addressed as part of delivering new transport infrastructure throughout West Lancashire.	Implementation of this option is unlikely to ensure that local biodiversity issues are addressed as part of delivering new transport infrastructure throughout West Lancashire.	This option would encourage the use of the car, which may lead to additional CO ² emissions. This could have a negative impact on the condition of key biodiversity assets.	Adopting PPG13 standards will ensure that the most appropriate level of parking is provided as part of new development. This will help to encourage the use of sustainable travel, which may help to prevent CO ₂ emissions. This could have a positive impact on the condition of key biodiversity	This option may encourage high levels of car use, which may lead to additional CO ² emissions. This could have a negative impact on the condition of key biodiversity assets.	Standards in the structure plan are thought to be out of date. Therefore, this option could encourage car use, which may lead to additional CO ² emissions. This could have a negative impact on the condition of key biodiversity assets.

SA Topic	Policy IF2 – Enabling Sustainable Transport Choice	Alternative Option 1: Rely upon policies contained within the Joint Local Transport Plan.	Alternative Option 2: Rely upon national advice and policies.	Alternative Option 3: Adopt minimum parking standards	Alternative Option 4: Adopt maximum parking standards as recommended in PPG13	Alternative Option 5: Adopt a flexible approach	Alternative Option 6: Use the standards set out within the Joint Lancashire Structure Plan
					assets.		
Water and Land Resources	Development of new rail infrastructure and the A570 Ormskirk bypass that are proposed within Policy IF2 could have a negative impact on water and land resources located within the path of the new infrastructure	Implementation of this option is unlikely to ensure that local issues in relation to protecting water and land resources are addressed as part of delivering new transport infrastructure throughout West Lancashire.	Implementation of this option is unlikely to ensure that local issues in relation to protecting water and land resources are addressed as part of delivering new transport infrastructure throughout West Lancashire.	This option is unlikely to have any impact on this topic area	This option is unlikely to have any impact on this topic area	This option is unlikely to have any impact on this topic area	This option is unlikely to have any impact on this topic area
Climatic Factors and Flooding	Policy IF2 highlights that over the Local Plan period the council will seek to provide additional	Implementation of this option is unlikely to ensure that local issues are addressed as part of delivering new transport	Implementation of this option is unlikely to ensure that local issues are addressed as part of delivering new transport	This option would encourage the use of the car, which may lead to additional CO ² emissions.	Adopting PPG13 (i.e. maximum) standards will ensure that the most appropriate	This option may encourage high levels of car use, which may lead to additional CO ² emissions. This would lead to a	Standards in the structure plan are thought to be out of date. Therefore, this option could encourage car use, which may lead to

SA Topic	Policy IF2 – Enabling Sustainable Transport Choice	Alternative Option 1: Rely upon policies contained within the Joint Local Transport Plan.	Alternative Option 2: Rely upon national advice and policies.	Alternative Option 3: Adopt minimum parking standards	Alternative Option 4: Adopt maximum parking standards as recommended in PPG13	Alternative Option 5: Adopt a flexible approach	Alternative Option 6: Use the standards set out within the Joint Lancashire Structure Plan
	<p>footpaths and cycleways where appropriate, encourage greater use of public transport facilities, improve public transport to rural areas of the Borough and promote low carbon travel choices. This will have a positive impact on the climatic factors and flooding topic areas through reducing carbon emissions over the plan period.</p>	<p>infrastructure throughout West Lancashire.</p>	<p>infrastructure throughout West Lancashire.</p>	<p>This would lead to a detrimental impact on the climate.</p>	<p>level of parking is provided as part of new development. This will help to encourage the use of sustainable travel, which may help to prevent CO₂ emissions. This could have a positive impact on the climate.</p>	<p>detrimental impact on the climate.</p>	<p>additional CO₂ emissions. This would lead to a detrimental impact on the climate.</p>

SA Topic	Policy IF2 – Enabling Sustainable Transport Choice	Alternative Option 1: Rely upon policies contained within the Joint Local Transport Plan.	Alternative Option 2: Rely upon national advice and policies.	Alternative Option 3: Adopt minimum parking standards	Alternative Option 4: Adopt maximum parking standards as recommended in PPG13	Alternative Option 5: Adopt a flexible approach	Alternative Option 6: Use the standards set out within the Joint Lancashire Structure Plan
Transportation and Air Quality	Policy IF2 highlights that over the Local Plan period the council will seek to provide additional footpaths and cycleways where appropriate, encourage greater use of public transport facilities, improve public transport to rural areas of the Borough and promote low carbon travel choices including electric vehicles. This will have a positive impact	Implementation of this option is unlikely to ensure that local issues are addressed as part of delivering new transport infrastructure throughout West Lancashire.	Implementation of this option is unlikely to ensure that local issues are addressed as part of delivering new transport infrastructure throughout West Lancashire.	This option would encourage the use of the car, which may lead to additional CO ² emissions. This could have a negative impact on air quality. This option will not encourage people to use sustainable methods of transport to access community services.	Adopting PPG13 standards (i.e. maximum standards) will ensure that the most appropriate level of parking is provided as part of new development. This will help encourage the use of sustainable travel, which may help to prevent CO ₂ emissions. This could have a positive impact on air quality.	This option may encourage high levels of car use, which may lead to additional CO ² emissions. This could have a negative impact on air quality. This option will not encourage people to use sustainable methods of transport to access community services.	Standards in the structure plan are thought to be out of date. This option may encourage high levels of car use, which may lead to additional CO ² emissions. This could have a negative impact on air quality. This option will not encourage people to use sustainable methods of transport to access community services.

SA Topic	Policy IF2 – Enabling Sustainable Transport Choice	Alternative Option 1: Rely upon policies contained within the Joint Local Transport Plan.	Alternative Option 2: Rely upon national advice and policies.	Alternative Option 3: Adopt minimum parking standards	Alternative Option 4: Adopt maximum parking standards as recommended in PPG13	Alternative Option 5: Adopt a flexible approach	Alternative Option 6: Use the standards set out within the Joint Lancashire Structure Plan
	<p>on reducing congestion and improving air quality.</p> <p>The policy also incorporates parking measures that are specific to West Lancashire. These measures will help to ensure that sustainable travel is promoted in the Borough, whilst providing sufficient parking as part of new development.</p>						

SA Topic	Policy IF2 – Enabling Sustainable Transport Choice	Alternative Option 1: Rely upon policies contained within the Joint Local Transport Plan.	Alternative Option 2: Rely upon national advice and policies.	Alternative Option 3: Adopt minimum parking standards	Alternative Option 4: Adopt maximum parking standards as recommended in PPG13	Alternative Option 5: Adopt a flexible approach	Alternative Option 6: Use the standards set out within the Joint Lancashire Structure Plan
Social Equality and Community Services	Policy IF2 is likely to bring health benefits through improving local air quality and the promotion of walking and cycling. By supporting alternative modes to the private car, the implementation of Policy IF2 will increase the availability of alternatives for those without access to a private car, increasing equality and reducing social exclusion.	The implementation of option 1 would not allow for the development of locally specific planning policy which could be used to guide local development.	The implementation of option 2 would not allow for the development of locally specific planning policy which could be used to guide local development.	This option would encourage the use of the car. In turn, this will not encourage people to use sustainable methods of transport to access community services.	Adopting PPG13 (i.e. maximum standards) will ensure that the most appropriate level of parking is provided as part of new development. This will help to encourage the use of sustainable travel in order to access community services.	This option may encourage high levels of car use. In turn, this will not encourage people to use sustainable methods of transport to access community services.	Standards in the structure plan are thought to be out of date. This option may encourage high levels of car use, in turn; this will not encourage people to use sustainable methods of transport to access community services.

SA Topic	Policy IF2 – Enabling Sustainable Transport Choice	Alternative Option 1: Rely upon policies contained within the Joint Local Transport Plan.	Alternative Option 2: Rely upon national advice and policies.	Alternative Option 3: Adopt minimum parking standards	Alternative Option 4: Adopt maximum parking standards as recommended in PPG13	Alternative Option 5: Adopt a flexible approach	Alternative Option 6: Use the standards set out within the Joint Lancashire Structure Plan
Local Economy and Employment	Policy IF2 encourages sustainable transport and requires new developments to contribute to providing an integrated sustainable transport network and to be located where possible on sites with high levels of accessibility. Providing better transport links to the Borough's employment areas will	The implementation of option 1 would not allow for the development of locally specific planning policy in line with locally specific economic development targets.	The implementation of option 2 would not allow for the development of locally specific planning policy in line with locally specific economic development targets.	This option is unlikely to have any impact on this topic area	This option is unlikely to have any impact on this topic area	This option is unlikely to have any impact on this topic area	This option is unlikely to have any impact on this topic area

SA Topic	Policy IF2 – Enabling Sustainable Transport Choice	Alternative Option 1: Rely upon policies contained within the Joint Local Transport Plan.	Alternative Option 2: Rely upon national advice and policies.	Alternative Option 3: Adopt minimum parking standards	Alternative Option 4: Adopt maximum parking standards as recommended in PPG13	Alternative Option 5: Adopt a flexible approach	Alternative Option 6: Use the standards set out within the Joint Lancashire Structure Plan
	<p>improve physical access to employment opportunities for the Borough's residents.</p> <p>The more accessible employment sites are, the more attractive they are to businesses, investors and the market.</p>						
Housing	In adopting the principles of policy IF2 which includes maximising access by public transport, the Local Plan will ensure that	The implementation of option 1 would not allow for the development of locally specific policy in line with locally specific housing policy.	The implementation of option 2 would not allow for the development of locally specific policy in line with locally specific housing policy.	This option is unlikely to have any impact on this topic area	This option is unlikely to have any impact on this topic area	This option is unlikely to have any impact on this topic area	This option is unlikely to have any impact on this topic area

SA Topic	Policy IF2 – Enabling Sustainable Transport Choice	Alternative Option 1: Rely upon policies contained within the Joint Local Transport Plan.	Alternative Option 2: Rely upon national advice and policies.	Alternative Option 3: Adopt minimum parking standards	Alternative Option 4: Adopt maximum parking standards as recommended in PPG13	Alternative Option 5: Adopt a flexible approach	Alternative Option 6: Use the standards set out within the Joint Lancashire Structure Plan
	housing can be accessed by a sustainable transport network.						
<p>Summary:</p> <p>It is considered that the implementation of alternative option 1 or 2 would not allow for the development of locally specific policy in line with locally specific economic development targets and housing policy, this would have a negative impact on housing and economic growth in the Borough. If it is considered that the parking standards set out within IF2 would help to encourage the use of sustainable travel, whilst accommodating an appropriate level of car parking as part of new development. Although alternative option 4 has a positive impact on the majority of SA topics, policy IF2 provides specific parking measures that are appropriate for West Lancashire.</p> <p>Overall Policy IF2 is the most sustainable of the policy options as the policy encourages sustainable transport and requires new developments to contribute to providing an integrated sustainable transport network and to be located where possible on sites with high levels of accessibility; this has a number of positive impacts on many SA topics. It is tailored to address local circumstances.</p>							

Policy IF3- Service Accessibility and Infrastructure for Growth

SA Topic	Policy IF3 – Service Accessibility and Infrastructure for Growth	Alternative Option 1: A reactive approach to infrastructure delivery which relies upon a case-by-case assessment of development to secure infrastructure improvements.
Water and Land Resources	Policy IF3 highlights how new development will be required to demonstrate that it will support West Lancashire’s infrastructure requirements, as set out in the Infrastructure Delivery Plan (IDP) for the Borough. One of the key infrastructures that the IDP will have to make provision for is waste and recycling.	The implementation of this policy is unlikely to ensure that sufficient infrastructure is provided to meet the needs of the Borough over the plan period, as it lacks the strategic overview.
Climatic Factors and Flooding	The implementation of policy IF3 will have a very positive impact through ensuring that sufficient local services and infrastructure are delivered as part of new development and that new development is not located in areas where the infrastructure is not sufficient to provide for and protect new development. This should ensure that new development does not exacerbate flooding or the impacts of climate change.	The implementation of this policy does not demonstrate a strategic approach to delivering infrastructure improvements, which may lead to infrastructure being delivered in unsustainable locations over the plan period. This may increase the vulnerability of new development to climate change and flooding.
Transportation and Air Quality	The implementation of policy IF3 will have a very positive impact through ensuring that sufficient local services and infrastructure are delivered as part of new development. This will help to minimise the need to travel, which will subsequently help to minimise CO ₂ emissions over the plan period. In turn, this will help to maintain air quality throughout the Borough.	The implementation of this policy does not demonstrate a strategic approach to delivering infrastructure improvements, which may lead to infrastructure being delivered in unsustainable locations over the plan period. This may increase the need to travel, which would have a negative impact on this topic.

SA Topic	Policy IF3 – Service Accessibility and Infrastructure for Growth	Alternative Option 1: A reactive approach to infrastructure delivery which relies upon a case-by-case assessment of development to secure infrastructure improvements.
Social Equality and Community Services	<p>Policy IF3 aims to improve the accessibility of services and amenities by providing for them within or adjacent to new development or by locating development close to existing facilities or access routes.</p> <p>Policy IF3 also aims to maximise community benefits from development and ensure that sufficient services and infrastructure will be in place to meet the needs of employment and housing growth.</p> <p>The creation of 'community hubs' through the implementation of this policy will have a positive impact on accessibility to services and in the long term will help reduce social exclusion.</p>	It is considered that alternative option 1 would lack the strategic overview required to ensure infrastructure is delivered in a sustainable and accessible manner.
Local Economy and Employment	Policy IF3 seeks to ensure development and transport planning are co-ordinated to improve accessibility, this would have a positive impact on the local economy by improving accessibility to economic development in the Borough.	It is considered that alternative option 1 would lack the strategic overview required to ensure infrastructure is delivered in a sustainable manner and would therefore have a negative impact on the growth of the local economy.
Housing	Policy IF3 seeks to ensure development and transport planning are co-ordinated to improve accessibility, this will have a positive impact on ensuring that housing development is located close to local services and infrastructure.	It is considered that alternative option 1 would lack the strategic overview required to ensure infrastructure is delivered in a sustainable manner and would therefore have a negative impact on the sustainable delivery of housing in the Borough.

SA Topic	Policy IF3 – Service Accessibility and Infrastructure for Growth	Alternative Option 1: A reactive approach to infrastructure delivery which relies upon a case-by-case assessment of development to secure infrastructure improvements.
<p>Summary:</p> <p>Policy IF3 will have a number of positive impacts on the SA topics scoped in, as the policy will have a positive impact on accessibility to services and in the long term will help reduce social exclusion.</p> <p>It is considered that alternative option 1 would lack the strategic overview required to ensure infrastructure is delivered in a sustainable manner and would therefore have a negative impact on the sustainable delivery of housing, infrastructure and economic growth in the Borough.</p>		

Policy IF4 – Developer Contributions

SA Topic	Policy IF4- Developer Contributions	Alternative Option 1: Continue to collect contributions on an ad hoc basis through Section 106 agreements only and do not implement CIL.
Biodiversity	The policy suggests that green infrastructure, climate change initiatives and flood prevention may form part of a contribution that may be required to mitigate the impacts of development. This will contribute towards ensuring that biodiversity is protected as part of delivering new development.	There would be a lack of certainty if this alternative option were implemented in relation to co-ordinating developer contributions. This could potentially lead to insufficient infrastructure being delivered to address capacity or quality issues related to the topic area.
Water and Land Resources	This policy identifies the potential to seek contributions towards waste infrastructure as part of delivering new development in West Lancashire. This would have a positive impact on ensuring the necessary waste infrastructure is provided over the plan period.	As above
Climatic Factors and Flooding	This policy identifies the potential to seek contributions towards climate change and energy initiatives and flood prevention as part of delivering new development in West Lancashire. This would have a positive impact on this sustainability topic.	As above
Transportation and Air Quality	This policy identifies the potential to seek contributions towards the transport network as part of delivering new development in West Lancashire. This would have a positive impact on this sustainability topic.	As above

SA Topic	Policy IF4- Developer Contributions	Alternative Option 1: Continue to collect contributions on an ad hoc basis through Section 106 agreements only and do not implement CIL.
Social Equality and Community Services	Policy IF4 aims to maximise community benefits from development and ensure that sufficient services and infrastructure will be in place to meet the needs of employment and housing growth. Securing financial contributions from developers through a Section 106 agreement and through the Community Infrastructure Levy where appropriate will allow for investment in existing and new education facilities; this will have a positive impact on the local economy and community by helping to raise the level of educational attainment in the Borough. Delivering physical improvements such as the enhancement of open space and play areas will also have a positive impact on the health of the Borough, as it is likely to help promote active lifestyles.	As above
Local Economy and Employment	Policy IF4: Developer Contributions, is likely to strengthen the economy and aid the regeneration of West Lancashire. In particular, the policy ensures that sufficient services and infrastructure will be in place to meet the needs of employment and housing growth.	As above
Housing	Policy IF4 addresses the Borough's shortfall of affordable homes through developer contributions. The implementation of the Local Plan will ensure that well-designed housing at a lower cost is provided for those in need of affordable housing.	As above
Summary:		

SA Topic	Policy IF4- Developer Contributions	Alternative Option 1: Continue to collect contributions on an ad hoc basis through Section 106 agreements only and do not implement CIL.
<p>Policy IF4 will have a number of positive impacts on the SA topics scoped in, as the policy is likely to ensure that sufficient services and infrastructure will be in place to meet the needs of employment and housing growth over the plan period.</p> <p>Alternative option 1 will have a negative impact on all of the SA topic areas. There would be a lack of certainty if this alternative option were implemented in relation to co-ordinating developer contributions in West Lancashire over the plan period.</p>		

Policy EN1 – Low Carbon Development and Energy Infrastructure

SA Topic	Policy EN1 – Low Carbon Development and Energy Infrastructure	Alternative Option 1: At the Core Strategy Options Stage, the Council considered implementation of a requirement upon developers to meet a percentage of their energy consumption through renewable or low carbon sources.
Heritage and Landscape	<p>Development of renewable energy schemes within West Lancashire (particularly wind turbines) could potentially have a negative impact where they coincide with areas of heritage and landscape value.</p> <p>However, the policy states that only proposals for renewable energy schemes that do not result in unacceptable harm to the local environment will be developed over the plan period.</p>	Implementation of this alternative would potentially reduce the need for delivering large-scale renewable energy schemes which might have a negative impact on areas of landscape and heritage value.
Biodiversity	Policy EN1 aims to ensure that proposals for renewable, low carbon or decentralised energy schemes do not result in unacceptable harm to the local environment which cannot be mitigated. This will strengthen the positive impact that the Local Plan has on the biodiversity sustainability theme as it will ensure that the need to protect areas of biodiversity value is considered as part of delivering renewable, low carbon or decentralised energy schemes.	Implementation of this alternative would potentially reduce the need for delivering large-scale renewable energy schemes which might have a negative impact on local biodiversity.
Water and Land Resources	Policy EN1 identifies the need to deliver 27.44 MW of wind energy within the Borough, which dependent upon location could potentially have a negative impact on land resources within West Lancashire. However, policy EN1 aims to ensure that proposals for renewable, low	Implementation of this alternative would potentially reduce the need for delivering large-scale renewable energy schemes which may help to protect water and land resources located throughout West Lancashire.

SA Topic	Policy EN1 – Low Carbon Development and Energy Infrastructure	Alternative Option 1: At the Core Strategy Options Stage, the Council considered implementation of a requirement upon developers to meet a percentage of their energy consumption through renewable or low carbon sources.
	carbon or decentralised energy schemes do not result in unacceptable harm to the local environment which cannot be mitigated. This will help to ensure that the need to protect land resources is considered as part of delivering renewable energy schemes in the Borough.	
Climatic Factors and Flooding	Policy EN1 encourages the development of district heating networks as part of all major developments and supports the development of proposals for renewable, low carbon and decentralised energy schemes (provided they do not have an unacceptable harm on the local environment). The implementation of this policy would have a significant positive impact on the climatic factors and flooding sustainability topic by reducing CO ² emissions.	The implementation of this alternative would contribute towards ensuring that renewable energy schemes are developed as part of delivering new development in the Borough. This would contribute towards a positive impact on the climatic factors and flooding sustainability topic by reducing CO ² emissions.
Transportation and Air Quality	Policy EN1 encourages the development of district heating networks as part of all major developments and supports the development of proposals for renewable, low carbon and decentralised energy schemes (provided they do not have an unacceptable harm on the local environment). The implementation of this policy would have a significant positive impact on this sustainability topic through reducing carbon emissions in the Borough.	The implementation of this alternative would contribute towards ensuring that renewable energy schemes are developed as part of delivering new development in the Borough. This would help to reduce carbon emissions released throughout the Borough, which would contribute towards maintaining air quality.

SA Topic	Policy EN1 – Low Carbon Development and Energy Infrastructure	Alternative Option 1: At the Core Strategy Options Stage, the Council considered implementation of a requirement upon developers to meet a percentage of their energy consumption through renewable or low carbon sources.
Social Equality and Community Services	Policy EN1 requires developers where appropriate to provide a financial contribution towards the Council's Community Energy Fund; this will help tack fuel poverty in the Borough and will therefore have a positive impact on health and well-being in the Borough.	The implementation of alternative option 1 could lead to unviable development and could deter developers from investing in the Borough. This would have an indirect negative impact on community services in the Borough.
Local Economy and Employment	Policy EN1 has the potential to create employment opportunities across a wide range of markets in environmental goods and services. The pursuit of a low and eventually a zero carbon economy will help realise economic opportunities through improved productivity and innovation in key market areas such as 'green' energy.	The implementation of alternative option 1 could lead to unviable development and could deter developers from investing in the Borough. This would have a negative impact on the local economy.
<p>Summary:</p> <p>Overall Policy EN1 will have a positive impact on a number of SA topics. The implementation of Policy EN1 would have a significant positive impact on helping to reduce carbon emissions and moving towards a low to zero carbon economy in the Borough.</p> <p>Whilst alternative option 1 would have positive impacts on climate change and a number of environmental SA topic areas, it could lead to unviable development and could deter developers from investing in the Borough.</p>		

Policy EN2 – Preserving and Enhancing West Lancashire’s Natural Environment

SA Topic	Policy EN2 – Preserving and Enhancing West Lancashire’s Natural Environment	Alternative Option 1: Consideration was given to rely solely on national guidance for the protection, conservation and management of the Borough’s natural assets and landscape character.	Alternative Option 2: Do not protect existing natural assets and landscape character
Heritage and Landscape	Implementation of this policy will help to protect areas of landscape value over the plan period.	Implementation of this option would ensure assets of landscape character are protected over the plan period. However, reliance on national guidance may fail to take account of important local circumstances, and locally designated sites and features that need to be protected.	The implementation of this alternative will have a significant negative impact through providing no protection to areas of heritage and landscape value.
Biodiversity	Implementation of this policy will have a significantly positive impact on protecting areas of biodiversity value over the plan period.	Implementation of this option would ensure biodiversity assets are protected over the plan period. However, reliance on national guidance may fail to take account of important local circumstances, and locally designated sites and features that need to be protected.	The implementation of this alternative will have a significant negative impact through providing no protection to areas of biodiversity value.
Water and Land Resources	Implementation of this policy will have a significantly positive impact on protecting water and land resources over the plan period.	Implementation of this option would ensure water and land resources are protected over the plan period. However, reliance on national guidance may fail to take	The implementation of this alternative will have a significant negative impact through providing no protection to water and land resources.

SA Topic	Policy EN2 – Preserving and Enhancing West Lancashire’s Natural Environment	Alternative Option 1: Consideration was given to rely solely on national guidance for the protection, conservation and management of the Borough’s natural assets and landscape character.	Alternative Option 2: Do not protect existing natural assets and landscape character
		account of important local circumstances, and locally designated sites and features that need to be protected.	
Climatic Factors and Flooding	Implementation of this policy will have a significantly positive impact on enhancing the climate within the Borough through ensuring that the natural resources are protected over the plan period.	Implementation of this option would ensure important natural assets are protected over the plan period. However, reliance on national guidance may fail to take account of important local circumstances, and locally designated sites and features that need to be protected. This may have a detrimental impact on the climate through a reduction in air quality.	The implementation of this alternative will have a significant negative impact through providing no protection to natural features. This will have a detrimental impact on the climate through a reduction in air quality if key environmental assets are at risk.
Transportation and Air Quality	Implementation of this policy will have a significantly positive impact on maintaining air quality throughout the Borough through ensuring that the natural resources which undertake ecosystem services and recycle CO ² are protected over the plan period.	Implementation of this option would ensure important natural assets are protected over the plan period. However, reliance on national guidance may fail to take account of important local circumstances, and locally designated sites and features that need to be protected. This may have a detrimental impact on the	The implementation of this alternative will have a significant negative impact through providing no protection to natural features. This will have a detrimental impact on the climate through a reduction in air quality if key environmental assets are at risk.

SA Topic	Policy EN2 – Preserving and Enhancing West Lancashire’s Natural Environment	Alternative Option 1: Consideration was given to rely solely on national guidance for the protection, conservation and management of the Borough’s natural assets and landscape character.	Alternative Option 2: Do not protect existing natural assets and landscape character
		climate through a reduction in air quality.	
Social Equality and Community Services	Policy EN2 will ensure that the Borough’s natural environment is protected and that access to green space, sports facilities and recreational opportunities within the Borough is protected and enhanced, this will have a direct positive impact on the health and well-being of local people.	Implementation of this option would ensure important natural assets are protected over the plan period. However, reliance on national guidance may fail to take account of important local circumstances, and locally designated sites and features that need to be protected. This may have a detrimental impact on the local population through removing essential features important for recreational purposes.	The implementation of this alternative will have a significant negative impact through providing no protection to natural features. This will have a detrimental impact on the local population through removing essential features important for recreational purposes.
Local Economy and Employment	Policy EN2 aims to preserve and enhance green infrastructure and biodiversity in West Lancashire. The implementation of this policy is likely to have a positive impact on helping to protect key tourist assets such as Martin Mere and makes the borough an attractive place to live and invest in, encouraging new businesses and their employees to locate there.	Implementation of this option would ensure important natural assets are protected over the plan period. However, reliance on national guidance may fail to take account of important local circumstances, and locally designated sites and features that need to be protected. This may have a detrimental impact on the local economy through reducing	The implementation of this alternative will have a significant negative impact through providing no protection to natural features. This will have a detrimental impact on the local economy through reducing the attractiveness of the Borough to potential new businesses.

SA Topic	Policy EN2 – Preserving and Enhancing West Lancashire’s Natural Environment	Alternative Option 1: Consideration was given to rely solely on national guidance for the protection, conservation and management of the Borough’s natural assets and landscape character.	Alternative Option 2: Do not protect existing natural assets and landscape character
		the attractiveness of the Borough to potential new businesses.	

Summary:

The preferred policy option is clearly the most sustainable as it has a positive impact on many of the SA topics scoped in. In particular, Policy EN2 will ensure that the Borough’s natural environment is protected and that access to green space, sports facilities and recreational opportunities within the Borough is protected and enhanced, this will have a direct positive impact on the health and well-being of local people.

It is considered that alternative option 1 could fail to meet the current and future needs of residents, in relation to open space and green infrastructure and could lead to the loss of green infrastructure.

Whilst alternative option 2 would have a number of positive impacts on the environmental SA topic areas, it is considered an unsustainable option against the social and economic SA topic areas and it would also be likely to deter development in the Borough.

Policy EN3 – Provision of Green Infrastructure and Open Recreation Space

SA Topic	Policy EN3 – Provision of Green Infrastructure and Open Recreation Space	Alternative Option 1: Do not provide additional open space and green infrastructure to meet the current and future needs of the Borough	Alternative Option 2: Ensure that additional open space is provided to provide beyond the expected requirements of the Borough.	Alternative Option 3: Meeting the recommendations of the current Open Space, Sports and Recreational Study 2009.
Heritage and Landscape	The implementation of this policy will have a significant positive impact on this topic area as it will help to ensure that the landscape and heritage character of West Lancashire is protected alongside delivering new development.	If no additional open space and green infrastructure is provided, then further recreational pressure will be placed on existing heritage and landscape assets in the Borough through an increase in population. This will lead to a negative impact on this topic area.	The implementation of this alternative will have a significant positive impact on this topic area as it will help to ensure that the landscape and heritage character of West Lancashire is protected alongside delivering new development.	Although this policy will help to provide additional open space, it may be insufficient to cater for the increase in population. This may lead to increased recreational pressure on existing heritage and landscape assets.
Biodiversity	The implementation of this policy will have a significant positive impact on this topic area as the further provision of Green Infrastructure and Open Recreation Space will help protect areas of biodiversity value within the borough.	If no additional open space and green infrastructure is provided, then further recreational pressure will be placed on biodiversity assets in the Borough through an increase in population. This will lead to a negative impact on this topic area.	The implementation of this policy will have a significant positive impact on this topic area as the further provision of Green Infrastructure and Open Recreation Space will help protect areas of biodiversity value within the borough.	Although this policy will help to provide additional open space, it may be insufficient to cater for the increase in population. This may lead to increased recreational pressure on existing biodiversity assets.

SA Topic	Policy EN3 – Provision of Green Infrastructure and Open Recreation Space	Alternative Option 1: Do not provide additional open space and green infrastructure to meet the current and future needs of the Borough	Alternative Option 2: Ensure that additional open space is provided to provide beyond the expected requirements of the Borough.	Alternative Option 3: Meeting the recommendations of the current Open Space, Sports and Recreational Study 2009.
Water and Land Resources	The implementation of this policy will have a significant positive impact on this topic area as the further provision of Green Infrastructure and Open Recreation Space will help water and land resources within the borough.	If no additional open space and green infrastructure is provided, then further recreational pressure will be placed on water and land resources in the Borough through an increase in population. This will lead to a negative impact on this topic area.	The implementation of this policy will have a significant positive impact on this topic area as the further provision of Green Infrastructure and Open Recreation Space will help water and land resources within the borough.	Although this policy will help to provide additional open space, it may be insufficient to cater for the increase in population. This may lead to increased recreational pressure on existing water and land resources.
Climatic Factors and Flooding	The provision of Green Infrastructure and Open Space, which will be provided as part of this policy, will have a positive impact on this topic area through improvements in air quality associated with new green space (through its capability to absorb CO ² emissions).	If no additional open space and green infrastructure is provided alongside new development, the need to travel to access existing areas will be increased. This will increase carbon emissions in the borough, which will have a negative impact on the climate.	The provision of Green Infrastructure and Open Space, which will be provided as part of this policy, will have a positive impact on this topic area through improvements in air quality associated with new green space (through its capability to absorb CO ² emissions).	If insufficient open space and green infrastructure is provided alongside new development, the need to travel to access existing areas will be increased. This will increase carbon emissions in the borough, which will have a negative impact on the climate.
Social Equality and Community Services	The provision of Green Infrastructure and Open Recreation Space will have a positive impact on this topic area through assisting to improve social inclusion and	If this alternative is implemented, then there will be insufficient open space to meet the needs of the increasing population over the plan period.	The provision of Green Infrastructure and Open Recreation Space will have a positive impact on this topic area through improving social inclusion	If this alternative is implemented, then there could potentially be insufficient open space to meet the needs of the increasing population over

SA Topic	Policy EN3 – Provision of Green Infrastructure and Open Recreation Space	Alternative Option 1: Do not provide additional open space and green infrastructure to meet the current and future needs of the Borough	Alternative Option 2: Ensure that additional open space is provided to provide beyond the expected requirements of the Borough.	Alternative Option 3: Meeting the recommendations of the current Open Space, Sports and Recreational Study 2009.
	improve access to open space for residents of the Borough.		and improving access to open space for residents of the Borough.	the plan period.
Local Economy and Employment	The provision of Green Infrastructure and Open Recreation Space will have a positive impact on this topic area as it will contribute towards improving the image and identify of the Borough.	If this alternative is implemented, then the image and identity of the Borough will not be further developed over the plan period. This may have a negative impact on attracting new businesses to the area.	The implementation of this option would have a negative impact through discouraging new businesses to locate in the area as developers would be asked to contribute more than the expected level of demand for green infrastructure and open space.	If this alternative is implemented, then the image and identity of the Borough may not be further developed over the plan period. This may have a negative impact on attracting new businesses to the area.
<p>Summary:</p> <p>Policy EN3 has a number of positive impacts on the SA topics scoped in, particularly the environmental topics. Overall EN3 is the most sustainable policy option.</p> <p>Whilst alternative option 2 would have a number of positive impacts, the provision of open space above and beyond the required level could potentially place a further burden upon developers to contribute. This would have a negative impact on attracting new businesses to the area. Alternative options 1 and 3 were judged to have negative impacts on the majority of the topic areas.</p>				

Policy EN4 – Preserving and Enhancing West Lancashire’s Built Environment

SA Topic	Policy EN4 –Preserving and Enhancing West Lancashire’s Built Environment	Alternative Option 1: Consideration was given to relying solely on national guidance for the protection, conservation and management of the Borough’s historic and natural assets and environment.
Heritage and Landscape	The implementation of this policy will have a significant positive impact on this topic area as it will help to ensure that the landscape and heritage character of West Lancashire is protected alongside delivering new development.	Implementation of this alternative would have a positive impact on ensuring that areas of heritage and landscape value are protected over the plan period. However, reliance on national guidance would fail to take into account important local circumstances.
Biodiversity	The implementation of this policy will have a significant positive impact on this topic area as the enhancement of West Lancashire’s distinctive character will help protect areas of biodiversity value within the borough.	Implementation of this alternative would have a positive impact on ensuring that areas of biodiversity value are protected over the plan period. However, reliance on national guidance would fail to take into account important local circumstances.
Water and Land Resources	The implementation of this policy will have a significant positive impact on this topic area as the enhancement of West Lancashire’s distinctive character will help water and land resources within the borough.	Implementation of this alternative would have a positive impact on ensuring that water and land resources are protected over the plan period. However, reliance on national guidance would fail to take into account important local circumstances.
Climatic Factors and Flooding	The implementation of this policy will help to ensure that all development minimises risk from all forms of pollution. This will help ensure that development is delivered in the Borough over the plan period that minimises risk to climatic factors.	Implementation of this alternative would have a positive impact on ensuring that development is delivered whilst ensuring there is no risk to climatic factors or of flooding over the plan period. However, reliance on national guidance would fail to take into account important local

SA Topic	Policy EN4 –Preserving and Enhancing West Lancashire’s Built Environment	Alternative Option 1: Consideration was given to relying solely on national guidance for the protection, conservation and management of the Borough’s historic and natural assets and environment.
		circumstances.
Social Equality and Community Services	Policy EN4 seeks to create safe places, this is likely to have a positive impact on the quality of life for local residents through helping to reduce the fear of crime and reducing opportunities for crime.	The implementation of this option would fail to take into account important local circumstances, locally designated sites and features and would be unlikely to enhance the value of West Lancashire’s historic and natural environment, this would have a negative impact on quality of life in the Borough and on accessibility to cultural assets.
Local Economy and Employment	Policy EN4 seeks to enhance West Lancashire’s distinctive character, the implementation of this policy is likely to have a positive impact on helping to protect key heritage assets such as Rufford Old Hall and will help to strengthen the Borough’s image and identity.	The implementation of this option would fail to take into account important local circumstances, locally designated sites and features and would be unlikely to enhance the value of West Lancashire’s historic and natural environment, this would have a negative impact on the local economy.
Housing	The implementation of Policy EN4 would help to ensure that new housing is delivered in the Borough that preserves and enhances the local built environment in the Borough.	The implementation of this option may not ensure that important local circumstances are taken into consideration. This may lead to new housing development in the Borough having a negative impact on the built environment.
Summary:		

SA Topic	Policy EN4 –Preserving and Enhancing West Lancashire’s Built Environment	Alternative Option 1: Consideration was given to relying solely on national guidance for the protection, conservation and management of the Borough’s historic and natural assets and environment.
<p>Overall Policy EN1 will have a positive impact on a number of SA topics. The implementation of Policy EN1 would have a significant positive impact on helping to reduce carbon emissions and moving towards a low to zero carbon economy in the Borough.</p> <p>Whilst alternative option 1 would have positive impacts on climate change and a number of environmental SA topic areas, it could lead to unviable development and could deter developers from investing in the Borough.</p>		

Appendix 5 - Cumulative effects of existing and emerging sub-regional planning policy

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
Heritage and Landscape	The Local Plan Preferred Options Paper sets out the need for new development within West Lancashire and development on Green Belt and Greenfield Land, which could	The Local Plan documents prepared by neighbouring authorities all highlight the need to protect heritage and landscape features as part of new	The Lancashire LTP3 requires all transport infrastructure proposals to be subject to an environmental appraisal in order to assess potential	The JLMW identifies the need to protect key heritage and landscape assets as part of waste and minerals related development in Lancashire.	No specific measures are identified within the strategy for ensuring heritage and landscape features are maintained in Lancashire.	The plan identifies the need to maintain and improve the heritage and landscape value of the coastline through managing risks from flooding. This should	No specific measures are identified within the strategy for ensuring heritage and landscape assets in Lancashire are protected and enhanced.

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
	potentially have a negative impact on heritage assets and key landscape areas. However, it contains numerous policies that will help mitigate any negative impacts.	development. This will contribute to the positive impact on preserving heritage and landscape in West Lancashire	impacts on landscape. This will contribute to ensuring transport schemes do not have a detrimental impact on areas of landscape value.	This will contribute to the positive impact on protecting and enhancing heritage and landscape features in West Lancashire		have a positive impact.	
Biodiversity	The impact of the Local Plan Preferred Options in the	The authorities neighbouring West	LTP3 requires all transport infrastructure proposals to	The JLMW identifies the need to ensure that	One of the objectives of the strategy includes the	The plan highlights the importance of achieving	The strategy promotes living within environmental

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
	<p>short/medium term is considered to be positive. The potential negative impact of new development and development on Green Belt land are mitigated to a certain extent by measures in Policy SP1 and Policy EN2. The improvement in air quality, as a result of the</p>	<p>Lancashire are at varying stages of preparing their Local Plan. All the Local Authorities identify the need to protect and enhance biodiversity and habitat assets.</p> <p>Overall, local planning policy will help to protect and enhance key biodiversity</p>	<p>be subject to an environmental appraisal in order to assess potential impacts on biodiversity.</p> <p>This will contribute to ensuring transport schemes do not have a detrimental impact on biodiversity sites in the borough.</p>	<p>natural resources (including biodiversity) are protected from harm and opportunities are taken to enhance them as part of waste and minerals development. This should contribute to protecting and enhancing biodiversity sites in West</p>	<p>need to identify what the impacts of climate change on biodiversity will be in Lancashire and support the uptake of potential adaption measures.</p> <p>This will help to address any issues in relation to biodiversity protection that arise as</p>	<p>biodiversity objectives as part of managing the North West shoreline.</p>	<p>limits, which includes respecting the environment, resources and biodiversity within Lancashire.</p> <p>This will help to ensure that biodiversity considerations are part of any economic development in Lancashire.</p>

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
	implementation of policies CS12 and CS15, is also likely to have a positive impact on biodiversity assets in West Lancashire through a reduction in carbon dioxide emissions.	sites surrounding West Lancashire.		Lancashire.	a result of Climate Change.		
Water and Land Resources	The main issue in relation to the sustainability theme is that, although brownfield land	The planning policies for the various neighbouring local authorities all identify the	The proposed schemes in the LTP3 for West Lancashire are unlikely to have a	The JLMW addresses the need to deliver waste and minerals development in	An objective of the strategy aims to minimise waste within the Lancashire	The implementation of this plan will have a positive impact on safeguarding water and land	No specific measures are identified within the strategy for ensuring sustainable use of

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
	is prioritised for new development, there will be a need to release Greenfield and Green Belt land over the plan period in order to meet housing and employment land targets, deliver potential large scale renewable energy schemes and make	need to prioritise brownfield land for development ahead of Greenfield land. However within Sefton, there is likely to be a need to accommodate new development on Green Belt land over the plan period.	significant impact on water and land resources in the Borough.	Lancashire. This will help to ensure there is sufficient provision to deal with waste in Lancashire. The JLMW also prioritises the use of Brownfield land within Lancashire. This will contribute to the positive impact on	and increase recycling. This will contribute to ensuring waste is managed sustainably throughout Lancashire.	resources located close to the coastal areas of West Lancashire.	land resources.

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
	<p>improvements to the transport infrastructure. This could potentially have a negative impact on key water and land resources within the Borough.</p> <p>However, there are measures contained within the Local Plan Preferred Option policies that will help to</p>			land resources in West Lancashire.			

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
	mitigate negative impacts to a certain extent.						
Climatic Factors and Flooding	Overall, the implementation of the Local Plan Preferred Options paper would have a positive impact on the climatic factors and flooding sustainability topic. Although the growth in population and economy would lead to	The impacts of climate change and the need to tackle them are addressed in the Local Plan documents for all of the neighbouring authorities. This will contribute to the positive impact on	The Transport schemes proposed within the Lancashire LTP3 are all likely to ensure a positive impact on tackling climate change through improving sustainable	The JLMW promotes the sustainable management of waste, which should have a positive impact on tackling the impacts of climate change in Lancashire. The JLMW	The Climate Change Strategy contributes significantly to ensuring that climatic factors are dealt with in Lancashire.	The implementation of this plan will have a very positive impact through guarding areas towards the north of the Borough from the effects of flooding.	The strategy identifies the need to consider climate change as part of economic development. This will help to ensure that climatic factors are considered as part of any economic development in Lancashire.

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
	an increase in the amount of traffic travelling to and around the Borough (which would in turn increase CO ² emissions), there are sufficient measures within the plan to counteract this negative impact.	climatic factors in West Lancashire. The need to guard against flood risk is also considered by neighbouring authorities in their planning policy.	transport choice in the Borough.	also identifies the need to ensure that waste and minerals development is in locations that do not contribute to fluvial flood risk. This will contribute to a positive impact in terms of flooding in Lancashire.			
Transportation and Air	Generally, the Local Plan Preferred	The Local Plan documents	The Transport schemes proposed	The JLMW aims to reduce the	The strategy promotes the development	No specific measures are identified within	The need to provide an effective transport

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
Quality	Options Paper has a positive impact on the transportation and air quality topic area. Policy SP1 (alongside numerous other policies) details the need to locate new development sustainably and promotes public transport choice within West Lancashire, which is likely	prepared by neighbouring authorities all highlight the need to deliver sustainable transport provisions. This will ensure a positive impact on delivering sustainable transport throughout the areas surrounding the Borough	within the Lancashire LTP3 are all likely to ensure that more sustainable modes of transport are promoted within the Borough.	transport impacts caused by transporting waste and minerals by ensuring new sites are in appropriate locations. This will have a positive impact on ensuring transport is managed sustainably. The JLMW identifies the need to	of a sustainable transport, the use of public transport, walking and cycling and the use of more efficient vehicles. This would contribute to the positive effect on transportation in West Lancashire.	the plan that will have an impact on this topic area.	network within Lancashire is highlighted as being important in order to deliver economic development. The acknowledgement of this should help to ensure a positive impact on this topic area.

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
	<p>to have a positive impact on air quality.</p> <p>The delivery of new transport schemes throughout West Lancashire will help to deliver sustainable transport choice over the plan period.</p>	<p>and will contribute to the positive impact on transportation in West Lancashire.</p> <p>Transport schemes identified in Sefton (Thornton to Switch Island road), St Helens (Parkside SFRI) and Liverpool (Liverpool John Lennon</p>		<p>ensure that natural resources (including air) are protected from harm and opportunities are taken to enhance them as part of waste and minerals development. This should contribute to protecting and enhancing air quality in West</p>			

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
		Airport) will all contribute to a positive impact on transportation in surrounding areas.		Lancashire.			
Social Equality and Community Services	The Local Plan Preferred Options Paper strives to meet the sustainability objectives identified in the SA framework on the topic of social equality and community services.	The Local Plan documents prepared by neighbouring authorities all identify improvements to community provisions. This will contribute to the positive	The transport schemes proposed as part of the LTP3 will help to improve the public transport provision for people in the Borough. This will have a positive	The JLMW aims to locate waste sites sustainably to ensure that they will not have a detrimental impact on community health. This will contribute	Measures included to combat climate change in the strategy will have an indirect positive impact on improving community health within	Measures identified within the plan will contribute towards protecting housing in the north of the Borough from the effects of flooding. This will help to protect	The economic strategy is likely to improve employment opportunities within Lancashire. This will contribute to the positive impact on community health within the borough.

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
	Overall the policies proposed should have a positive impact on social equality and community services in the Borough.	impact on social equality and delivering community services in West Lancashire.	impact in West Lancashire in relation to improving accessibility to key services.	to the positive impact on social equality in West Lancashire.	West Lancashire.	communities located in these areas.	
Local Economy and Employment	The Preferred Options Local Plan Paper strives to meet the sustainability objectives identified in the SA framework on the topic of	The Local Plan documents prepared by neighbouring authorities all identify improvements to local economy and	Improvements throughout Lancashire and in West Lancashire promoted within the LTP3 will contribute to ensuring that	No specific measures are identified within the JLMW that will have an impact on the local economy.	The strategy encourages a sustainable and competitive Lancashire economy that will measure, mitigate and reduce its	No specific measures are identified within the plan that will have an impact on the local economy.	The economic strategy sets out measures to improve the economy within Lancashire and increase job opportunities. This will contribute to the

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
	local economy and employment. Overall the policies proposed should have a positive impact on the local economy and employment in the Borough.	employment opportunities. This will contribute to the positive impact caused on the local economy and employment topic by the preferred options.	employment opportunities are accessible by sustainable methods of transport.		contribution to climate change, through energy and resource efficiency actions. This will contribute to having a positive impact on the economy in West Lancashire.		positive impact on the local economy within the borough.
Housing	The Local Plan Preferred Options Paper	The Local Plan documents for	Improvements to transport provisions	No specific measures are identified	No specific measures are identified	Measures identified within the plan will	No specific measures are identified within

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
	<p>strives to meet the sustainability objectives identified in the SA framework on the topic of housing. Overall the policies proposed should have a positive impact on housing in the Borough.</p> <p>The Local Plan should result in an increase in the supply of</p>	<p>neighbouring authorities set out the need to deliver sufficient housing numbers within their locality. In combination with the preferred options, housing choice will be delivered in West Lancashire and the surrounding</p>	<p>throughout Lancashire and in West Lancashire will contribute to ensuring that housing is accessible by sustainable methods of transport.</p>	<p>within the JLMW that will improve access to housing in Lancashire.</p>	<p>within the strategy that will improve access to housing in Lancashire.</p>	<p>contribute towards protecting housing in the north of the Borough from the effects of flooding.</p>	<p>the strategy that will improve access to housing in Lancashire.</p>

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
	housing (including affordable housing) within the Borough, whilst also creating mixed and balanced communities.	areas.					

Appendix 7 – Summary of Appraisals Stages 1 to 3

Summary of Outcomes of Appraisal Stage 1 (Issues and Options – September 2009)

Introduction

This summary presents the findings of the Issues and Options SA Report (September 2009). The following options for future development within West Lancashire were considered within the SA Report:

- Option 1: Skelmersdale Focus;
- Option 2: Skelmersdale and Ormskirk Focus;
- Option 3: Skelmersdale and Burscough Focus;
- Option 4: Rural Dispersal; and
- Option 5: Cross Boundary.

Summary of Appraisal

A summary of the appraisals of each of the options (taken from the Issues and Options Report) is set out below.

The Best

Option 1 delivers the best opportunity for sustainable development, concentrating the majority of investment and development in the Boroughs designated regional town. Skelmersdale would benefit the most from development being focused in the town, which would serve to improve economic growth and performance, improve skills and the labour market, revitalise its image and provide more housing and services. Option 1 would work towards regenerating the area, improving deprivation levels and health inequalities, and enable the gap to be narrowed between Skelmersdale and other areas of the Borough. Skelmersdale is strategically well-located with good transport links to encourage sustainability and has much surrounding green belt to enhance and promote its attractiveness.

However, development would come at the cost of other settlements in the Borough that are seen as less sustainable and have greater constraints on their infrastructure, and careful consideration needs to be made to assess the impact this will have on the future of these areas. It is recommended that Option 1 forms a substantial part of the preferred option, but that components of the other options are also included.

Mid-range

Options 2, 3 and 4 are all quite similar in their potential outcomes and have similar problems in infrastructure restrictions and a limited amount of available land. Focusing development in the rural settlements is less environmentally sustainable due to the impact any development would have on the surroundings.

The worst

Option 5 is, potentially, the least sustainable option for West Lancashire due to the large amount of investment that would be directed to other local authority areas. Employment opportunities and residential development would be transferred to adjacent settlements, meaning that residents of West Lancashire would need to travel to those areas to access the opportunities. There could be a higher risk of traffic congestion and emissions if people were forced to travel further distances to access services. However, the environment of West Lancashire would be protected as there would be no requirement to release Green Belt land for development.

Table below shows the summary of scores by each option for each sustainability objective. Each option has then been ranked on the frequency of positive scores.

Summary of Scores for Each Option⁴

	Objective	Ec	Sc	En	Option				
					1	2	3	4	5
1	Economic growth/performance	Y	Y		++	+	+	+	-
2	Economic inclusion	Y	Y		n/a	n/a	n/a	n/a	n/a
3	Labour market and skills	Y	Y		++	+	+	+	-/+
4	Urban renaissance	Y	Y	Y	++	+	+	n/a	0/+
5	Rural renaissance	Y	Y	Y	n/a	n/a	n/a	++	+
6	West Lancashire's image	Y		Y	+	-/+	-/+	-/+	-/+
7	Housing		Y	Y	++	++	++	++	+
8	Travel and transport	Y		Y	++	+	++	-	-
9	Services and amenities		Y		++	+	+	++	-
10	Communities and crime		Y		0	-/0	-/0	-/0	0
11	Health and well-being		Y		++	0	0	+	-
12	West Lancashire's assets		Y	Y	+	+	+	+	0
13	Biodiversity & geodiversity			Y	++	+	+	-	+
14	Water quality and flood risk			Y	0	0/-	--	-	-
15	Air, light and noise quality			Y	0	-	-	-	-
16	Land and soil			Y	0	0	0	0	+
17	Natural resources and waste			Y	0	0	0	0	+
18	Energy and renewables			Y	0	0	0	0	0

⁴ Abbreviations: Ec – Economic; Sc – Social; and En - Environment

Summary of Outcomes of Appraisal Stage 2 (Strategic Development Options – December 2010)

Introduction

This summary presents the findings and recommendations from the SA Review of the Strategic Development Options (December 2010). The following strategic development options were considered within the SA Report:

- Option A – an Ormskirk Strategic Site;
- Option B – a Burscough Strategic Site; and
- Option C – the Dispersal of several sites around the edges of Burscough, Ormskirk and Banks

Summary of Appraisal

The tables below present a summary of impacts for each of the Strategic Development Options:

Strategic Development Option A – an Ormskirk Strategic Site

Type of Impact	Strategic Development Option A
Short / medium term (to 2026)	<p>Negative effects include traffic generation and congestion and reduced air quality in Ormskirk arising from construction and operational phase. There is likely to be a reluctance from the local community to switch from using private vehicles to more sustainable modes of transport.</p> <p>Maximises local benefits in terms of provision of community infrastructure through provision of the Sports Village and increasing viability of local schools.</p> <p>Positive impacts arising from addressing local housing needs and reducing pressure and community conflict arising from student housing needs, and from meeting needs for employment land to support existing and new businesses and generate job opportunities, including to support the regeneration of deprived Skelmersdale. Positive impacts from opportunities for clustering and wider recognition of Edge Hill University.</p>
Long term (beyond 2026)	<p>Positive impacts - meeting local housing needs, for local economy as a result of the multiplier effect of increasing spending, improved opportunities for businesses to locate in the Borough and/or grow, increasing job opportunities and therefore quality of life for communities generally, through increased wealth.</p>
Areas likely to be significantly affected	<p>Ormskirk most likely to be significantly affected, to a lesser extent Burscough and Skelmersdale</p>
Permanent vs. Temporary	<p>Effects predominately permanent, some temporary positive effects on economy and job opportunities during construction period. Construction effects on environment and community likely to be negative but</p>

Type of Impact	Strategic Development Option A
	<p>temporary.</p> <p>Permanent negative effect arising from loss of Green Belt and Grade 1 agricultural land and loss of attractive views to the south at gateway to Ormskirk.</p>
Secondary	<p>Increased population and job opportunities should have positive secondary effect on the local economy (multiplier effect), and subsequently on social indicators – through improved quality of life prospects and enhanced community facilities.</p> <p>The traffic congestion generated by this development option could have negative secondary impacts on individual's health arising from reduced air quality.</p> <p>Indirect positive effect on quality of life, health and wellbeing will be felt through improved access to affordable housing, new employment opportunities, improved recreational/leisure opportunities and opportunities for community interaction and improved further educational opportunities.</p>
Impacts in association with other plans and programmes	<p>It is assumed that in preparation of this option the impacts on neighbouring plans and programmes have been considered, including any impacts on the Local Transport Plan and impacts on neighbouring authorities core strategies.</p>

Strategic Development Option B – a Burscough Strategic Site

Type of Impact	Strategic Development Option B
Short / medium term (to 2026)	<p>Negative effects include traffic generation and congestion and reduced air quality in Ormskirk and Burscough arising from construction and operational phase. There is likely to be a reluctance from the local community to switch from using private vehicles to more sustainable modes of transport.</p> <p>Local benefits on social indicators arising from provision/improvement of community infrastructure including schools and health.</p> <p>Positive impacts arising from addressing local housing needs and from meeting needs for employment land to support existing and new businesses and generate job opportunities, including to support the regeneration of deprived Skelmersdale.</p> <p>Negative effects on traffic generation and congestion and on air quality in Ormskirk arising from construction, increase in vehicle numbers, reluctance to switch from using private vehicles to more sustainable modes of transport. Negative impact of students occupying cheaper housing stock in Ormskirk likely to continue, and less likely to encourage students to stay in the Borough once qualified.</p>
Long term (beyond 2026)	<p>Positive impacts - meeting local housing needs, for local economy as a result of the multiplier effect of increasing spending, improved opportunities for businesses to locate in the Borough and/or grow, increasing job opportunities and therefore quality of life for communities generally, through increased wealth.</p>
Areas likely to be significantly affected	<p>Burscough will be most significantly affected, to a lesser extent Skelmersdale and Ormskirk</p>
Permanent vs. Temporary	<p>Effects predominately permanent, some temporary positive effects on economy and job opportunities during construction period. Construction effects on environment and community likely to be negative but temporary.</p> <p>Permanent negative effect arising from loss of Green Belt and Grade 2 agricultural land.</p>
Secondary	<p>Increased population and job opportunities should have positive secondary effect on the local economy (multiplier effect), and subsequently on social indicators – through improved quality of life prospects and enhanced community facilities.</p> <p>The traffic congestion generated by this development option could have negative secondary impacts on individual's health arising from reduced air quality.</p> <p>Indirect positive effect on quality of life, health and wellbeing will be felt through improved access to affordable housing, new employment opportunities, improved recreational/leisure opportunities and opportunities for community interaction and improved further educational</p>

Type of Impact	Strategic Development Option B
	opportunities.
Impacts in association with other plans and programmes	It is assumed that in preparation of this option the impacts on neighbouring plans and programmes have been considered, including any impacts on the Local Transport Plan and impacts on neighbouring authorities core strategies.

Strategic Development Option C – the Dispersal of several sites around the edges of Burscough, Ormskirk and Banks

Type of Impact	Strategic Development Option C
Short / medium term (to 2026)	<p>Negative effects include traffic generation and congestion and reduced air quality arising from construction and operational phase. There is likely to be a reluctance from the local community to switch from using private vehicles to more sustainable modes of transport.</p> <p>Local benefits on social indicators arising from provision/improvement of community infrastructure including public open space, environmental enhancements.</p> <p>Positive impacts arising from addressing local housing needs and from meeting needs for employment land to support existing and new businesses and generate job opportunities, including to support the regeneration of deprived Skelmersdale.</p> <p>Negative impact of students occupying cheaper housing stock in Ormskirk likely to continue, and less likely to encourage students to stay in the Borough once qualified.</p>
Long term (beyond 2026)	<p>Positive impacts - meeting local housing needs, for local economy as a result of the multiplier effect of increasing spending, improved opportunities for businesses to locate in the Borough and/or grow, increasing job opportunities and therefore quality of life for communities generally, through increased wealth.</p>
Areas likely to be significantly affected	<p>Burscough, Skelmersdale and Ormskirk will be significantly affected.</p>
Permanent vs. Temporary	<p>Effects predominately permanent, some temporary positive effects on economy and job opportunities during construction period. Construction effects on environment and community likely to be negative but temporary.</p> <p>Permanent negative effect arising from loss of Green Belt and Grade 1 and 2 agricultural land.</p>
Secondary	<p>Increased population and job opportunities should have positive secondary effect on the local economy (multiplier effect), and subsequently on social indicators – through improved quality of life prospects and enhanced community facilities.</p> <p>The traffic congestion generated by this development option could have negative secondary impacts on individual's health arising from reduced air quality but effects will be less than those generated by Option A or B.</p> <p>Indirect positive effect on quality of life, health and wellbeing will be felt through improved access to affordable housing, new employment opportunities and improved further educational opportunities.</p>

Type of Impact	Strategic Development Option C
<p>Impacts in association with other plans and programmes</p>	<p>It is assumed that in preparation of this option the impacts on neighbouring plans and programmes have been considered, including any impacts on the Local Transport Plan and impacts on neighbouring authorities core strategies.</p>

Summary of Outcomes of Appraisal Stage 3 (Core Strategy Preferred Options – March 2011)

Introduction

This summary presents the findings and recommendations from SA of the Core Strategy Preferred Options, which was prepared and published for consultation alongside the plan document. A “whole-plan” assessment approach was used to appraise the Preferred Options, which considered the effects of the Core Strategy as a whole on a series of SA topics, by highlighting those policies that will have effects on the topic and discussing how they will combine to affect the SA topic.

Summary of Appraisal

The tables below provide overall conclusions for the different SA topics. For each SA topic, the tables look at the current status or baseline situation; the likely situation in the future if the Core Strategy was not adopted; the likely situation in the future under the Core Strategy Preferred Options; if it were to be adopted - the secondary/indirect effects, short, medium, long term, permanent and temporary effects, spatial effects and cumulative effects anticipated.

SA Topic	Heritage and Landscape	
SA Objectives	13. To protect places, landscapes and building of historical, cultural and archaeological value	
Current Status	Likely situation without the plan	Situation under the Core Strategy Preferred Options Paper
<p>There are around 600 buildings on the statutory lists of buildings of architectural or historic interest located within West Lancashire.</p> <p>There are 28 Conservation Areas in West Lancashire.</p> <p>There are a range of landscape types located throughout West Lancashire, including: upland fringes and ridges; settled sandlands; coalfield farmlands; urban; Valley meadowlands, settled mosslands; marine levels; saltmarshes; and estuaries/Firths.</p>	<p>It is likely that areas of heritage and landscape value located within West Lancashire will face pressure from new development that is likely to occur throughout the Borough in the future. However, restrictive covenants that exist for some of the built heritage within the Borough (i.e. Listed Buildings and Conservation Areas) should ensure that the most valued heritage assets are protected. Without the Core Strategy, the policies within the West Lancashire Replacement Local Plan contain measures to ensure that existing areas of heritage and landscape value are protected. However, potential new sites that could be</p>	<p>The Core Strategy Preferred Options Paper sets out the need for new development within West Lancashire and development on Green Belt and Greenfield Land, which could have a negative impact on heritage assets and valued landscapes, particularly in the long term. However, it contains policies to help mitigate any negative impacts.</p> <p>In particular, policy CS17 will help to protect key heritage and landscape assets as part of delivering new development within the Borough. Policy CS1 is also beneficial.</p>

identified as having value over the plan period may require additional protection that is not available in the existing local plan.	
<p>Secondary / Indirect Effects on Heritage and Landscape:</p> <p>Development in the vicinity of areas of heritage and landscape value could have negative secondary effects through the indirect effects caused by additional traffic / congestion and reduction in air quality (pollutants can cause damage to building structures). Furthermore, any negative effect in climatic factors and flooding may pose an increased risk to heritage and landscape assets within West Lancashire.</p>	
<p>Short, Medium and Long-term effects and Temporary / Permanent effects on Heritage and Landscape:</p> <p>Effects on heritage and landscape features can be immediate upon the development of new uses nearby and are usually permanent, as the landscapes/townscapes and especially the heritage assets, cannot always recover from the negative effects, at least not without great cost or a lengthy recuperation period once the development is removed.</p>	
<p>Spatial Effects on Heritage and Landscape:</p> <p>The areas that are most likely to be affected are the Listed Buildings and Conservation Areas, which are located throughout the Borough. The Listed Buildings, Conservation Areas and key landscape areas located in and close to Ormskirk and Skelmersdale are most likely to be affected due to the level of development that is proposed in these two areas.</p>	
<p>Cumulative Effects on Heritage and Landscape:</p> <p>Cumulative effects will reflect spatial effects, as the areas of highest concentration of new development will likely be the areas of greatest cumulative effect, and should be monitored and managed accordingly.</p>	
<p>Summary of Recommended Mitigation / Enhancement for Heritage and Landscape:</p> <p>Within the justification for policy CS15, incorporate a cross reference to policy CS17 that highlights the importance of protecting historic assets when making decisions on the location of new renewable energy developments within the Borough.</p>	

SA Topic	Biodiversity	
SA Objectives	15. To protect and enhance biodiversity	
Current Status	Likely situation without the plan	Situation under the Core Strategy Preferred Options Paper
There are four SSSIs located within West	The condition of the SSSIs in West Lancashire is likely to	The impact of the Core Strategy Preferred Options is considered

<p>Lancashire: Martin Mere, Mere Sands Wood, Ravenhead Brickworks and the Ribble Estuary.</p> <p>Within West Lancashire, LNRs include Haskyane Cutting and Mere Sands Wood.</p> <p>Martin Mere, the Ribble Estuary and the Alt Estuary are all designated as Special Protection Areas (SPA), which are sites that contribute to the 'Natura 2000' network of habitats of European importance.</p>	<p>be at risk in the future without the plan. The effects of climate change, especially flooding, are a particular threat to sites of biodiversity value within the Borough. Without new policies to tackle climate change the risk to vulnerable habitats may increase further.</p> <p>Without the plan, the pressure on biodiversity (including habitats and species) is likely to increase.</p>	<p>to be positive. The potential negative impact of new development and development on Green Belt land in the long term are mitigated to a certain extent by Policy CS1 and Policy C16. In particular, policy C16 will help ensure that all key biodiversity sites (including Ramsar, SACs, SPAs and SSSIs), habitats and species are protected as part of delivering new development.</p> <p>The improvement in air quality, as a result of the implementation of policies CS12 and CS15, is also likely to have a positive impact on biodiversity assets in West Lancashire through a reduction in carbon dioxide emissions.</p>
<p>Secondary / Indirect Effects on Biodiversity:</p> <p>New development can have a number of secondary effects on biodiversity, through a reduction in air, water and soil quality, loss of habitat, increased disturbance and recreational pressure.</p>		
<p>Short, Medium and Long-term effects and Temporary / Permanent effects on Biodiversity:</p> <p>Effects on biodiversity are usually permanent, although some minor effects can reduce populations for a short time but then allow the populations to build back-up over time. Similarly, any negative effects on biodiversity will usually become more negative over the long-term, as populations of species are affected and this, in turn, affects the populations of other species further up or down the food chain, but some effects are so significant that they can have immediate negative effects. This is usually the case where new development directly affects a habitat or important biodiversity site on or in close proximity to the development site.</p>		
<p>Spatial Effects on Biodiversity:</p> <p>Areas that are most likely to be affected are the key biodiversity sites that are located close to the key service centres within West Lancashire where development is proposed. Those sites include:</p> <p>Martin Mere (SSSI, Ramsar, SPA) due to its close proximity to Burscough</p> <p>Ribble Estuary (SSSI, NNR, Ramsar, SPA) due to its close proximity to Banks</p> <p>Ravenhead Brickworks (SSSI) due to its close proximity to Up Holland and Skelmersdale</p>		
<p>Cumulative Effects on Biodiversity:</p> <p>The greatest risk of cumulative effects on biodiversity will arise where most development is</p>		

planned and where policy is not strong enough in preventing negative impacts on the environment and on specific habitats. As such, the main towns of Skelmersdale, Burscough and Ormskirk where development will be focused, may see a cumulative negative effect on biodiversity in and around the towns.

Summary of Recommended Mitigation / Enhancement for Biodiversity:

Provide a cross reference to policy CS16 within policy CS12 to ensure that any potential negative impact that the construction and operation of new rail infrastructure and the A570 Ormskirk bypass could have upon biodiversity assets in West Lancashire are mitigated.

SA Topic	Water and Land Resources	
SA Objectives	<p>14. To restore and protect land and soil quality</p> <p>16. To protect and improve the quality of both inland and coastal waters and protect against flood risk</p>	
Current Status	Likely situation without the plan	Situation under the Core Strategy Preferred Options Paper
<p>Within West Lancashire there are several water systems including the River Ribble, River Tawd, River Douglas, River Alt, the Ribble Estuary and the Leeds-Liverpool Canal.</p> <p>Statistics from 2006 show that rivers within West Lancashire have a significantly lower standard of quality in comparison to the rest of the North West⁵. 23.6% of river length in West Lancashire was judged to have good water quality, in comparison to the North West average of 63.2%.</p> <p>In addition, 14.2% of river length in West Lancashire was judged to have poor</p>	<p>There is a requirement for the borough to deliver 4,500 new dwellings and 87 ha of land for employment uses over the plan period. Without the plan, the pressure to develop on Greenfield sites and other vacant sites would be increased. This could potentially increase the pressure placed upon valued land resources within West Lancashire.</p> <p>The requirement for additional development within the borough and increase in the population of West Lancashire is likely to lead to an increase in the volume of waste produced in the Borough, which will increase the need to provide suitable facilities to dispose of and recycle waste.</p> <p>The effects of climate</p>	<p>The implementation of the policies within the West Lancashire Core Strategy Preferred Options paper would have a variety of impacts on key water and land resources within the Borough. The main issue in relation to the sustainability theme is that, although brownfield land is prioritised for new development, there will be a need to release Greenfield and Green Belt land over the plan period in order to meet housing and employment land targets, deliver potential large scale renewable energy schemes and make improvements to the transport infrastructure. This could have a negative impact on key water and land resources within the Borough.</p>

⁵ Information on the water quality of rivers in West Lancashire is provided within the West Lancashire Scoping Report for the LDF (February 2008)

<p>water quality in comparison to the North West average of 7%.</p> <p>West Lancashire is the Local Authority with the largest area of Green Belt within England. The Borough has 34,630 ha of Green Belt, which comprises 91% of its total land area.</p> <p>West Lancashire also has the greatest proportion of grade 1, 2 and 3 agricultural land out of all the Lancashire authorities, with 59% of its land classified as grade 1.</p>	<p>change, especially flooding, are a particular threat to land resources within the Borough. Without new policies to tackle climate change the risk to soils and geodiversity assets may increase further.</p>	
<p>Secondary / Indirect Effects on Water and Land Resources:</p> <p>Negative effects in relation to the use of land resources (e.g. increased hard standing areas or pollution of ground water through industrial development) and climate change and flood risk may have indirect effects on water quality and resources as increased volumes and velocity of runoff could lead to pollution of the Borough's waterways and groundwater system.</p> <p>A potentially significant secondary or indirect effect on land resources is the impact of increased development (especially residential development) on land resources if the waste produced by those new developments is not minimised, re-used or recycled.</p>		
<p>Short, Medium and Long-term effects and Temporary / Permanent effects on Water and Land Resources:</p> <p>If water consumption increases unchecked then there are likely to be permanent negative outcomes for water resources in and downstream from the Borough.</p> <p>As the development of land is considered a permanent arrangement, both positive and negative effects will be permanent.</p>		
<p>Spatial Effects on Water and Land Resources:</p> <p>The land resources that are likely to be significantly affected are the areas of Green Belt surrounding Burscough, Ormskirk and Skelmersdale; where development could potentially occur over the plan period.</p> <p>Water resources in and around these towns could also be significantly affected due to the level of development and in turn the increase in population and traffic in and around these areas.</p>		
<p>Cumulative Effects on Water and Land Resources:</p>		

Water – Cumulative effects will be in-line with the spatial effects and so will take place where the combined effect of new development comes together in specific catchments or specific aquifers, most likely around the main towns and downstream of these.

Land Resources – Cumulative effects on land resources will be similar to the spatial effects, as where new development is focused, effects will inevitably be cumulative as well. The cumulative effect of large amounts of development across the Borough will also have a cumulative effect on waste management and potentially on sites of geological/geomorphological value as well, if significant levels of development are located near to them, and such development brings significant land disturbance with it.

Summary of Recommended Mitigation / Enhancement for Water and Land Resources:

Provide policy wording for policy CS1 that identifies the need to protect the water quality of rivers located within West Lancashire when delivering new development.

Ensure sufficient water supply and waste water infrastructure are delivered to support new development and that this is identified within the Core Strategy.

SA Topic	Climatic Factors and Flooding	
SA Objectives	<p>16. To protect and improve the quality of both inland and coastal waters and protect against flood risk.</p> <p>18. To ensure the prudent use of natural resources, including the use of renewable energies and the sustainable management of existing resources.</p>	
Current Status	Likely situation without the plan	Situation under the Core Strategy Preferred Options Paper
<p>Significant areas of land in the Borough are potentially under threat from coastal and fluvial flooding. The highest areas of risk are to the north and west of the Borough where coastal flooding is the greatest threat. The only significant sizeable settlement within a high flood risk zone is Banks.</p> <p>Within West Lancashire there is great potential for wind energy and some capacity for biomass energy.</p>	<p>If greenhouse gases, for instance CO₂, are emitted worldwide at current levels then global temperatures are predicted to rise by up to 6oC by the end of the century. This is enough to make extreme weather events like floods and droughts more frequent in the future. Without the plan, this trend is likely to continue, as new development will not necessarily occur in the most sustainable locations, which would potentially lead to increases in CO₂ emissions throughout the Borough.</p> <p>The potential increase in flood risk as a result of</p>	<p>Overall, the implementation of the Core Strategy Preferred Options paper would have a positive impact on the climatic factors and flooding sustainability topic. Although the growth in population over the plan period (caused by the increase in development) would lead to an increase in the amount of traffic travelling to and around the Borough (which would in turn increase CO₂ emissions), there are sufficient measures within the plan to counteract this negative impact.</p> <p>The majority of new development proposed within the plan is targeted towards areas that do not suffer from</p>

	<p>climate change in the future may lead to new areas throughout West Lancashire (that are not currently identified within the replacement local plan) becoming susceptible to flood risk. In this instance, the saved policies would be insufficient.</p>	<p>significant flood risk. The proposed policies will only permit development in flood zones 3 and 4 if it can be shown that there is no alternative site for development outside these flood zones.</p> <p>The Core Strategy Preferred Options paper promotes the development of renewable, low carbon and decentralised energy schemes over the plan period and highlights the importance of delivering low carbon development. Both measures will help minimise CO2 emissions over the plan period, contributing to a positive impact on the climatic factors and flooding sustainability topic.</p>
<p>Secondary / Indirect Effects on Climatic Factors and Flooding:</p> <p>Aside from the direct effects that new development can have on climatic factors and flooding, any negative effects in relation to air quality and transportation may have long term indirect effects of a similar negative nature.</p>		
<p>Short, Medium and Long-term effects and Temporary / Permanent effects on Climatic Factors and Flooding:</p> <p>The majority of impacts relating to climatic factors and flooding will be permanent, for example, ensuring developments are adaptable to climatic shifts and locating new development away from flood risk.</p>		
<p>Spatial Effects on Climatic Factors and Flooding:</p> <p>The main towns located within West Lancashire (Skelmersdale, Burscough and Ormskirk) are most likely to be impacted by climatic factors due to the high level of development proposed in these areas by the Core Strategy.</p> <p>Areas towards the east and north of the Borough are most susceptible to flooding. These are likely to be positively affected by the policies within the Core Strategy due to the measures incorporated that aim to protect areas at risk of flooding.</p>		
<p>Cumulative Effects on Climatic Factors and Flooding:</p> <p>The very issue of climate change is a cumulative effect itself and the effects within West Lancashire will be based on a combination of global effects and localised effects, caused by existing and new development.</p>		
<p>Summary of Recommended Mitigation / Enhancement for Climatic Factors and Flooding:</p> <p>There are sufficient measures included within the plan that would help to mitigate this negative impact. Policy CS13 encourages the co-location of new public facilities and services in sustainable locations, which will help to reduce the need to travel over the plan period.</p>		

Furthermore, policies CS2, 3, 6 and 12 promote the use of sustainable transport methods over the plan period. These measures will help to minimise the amount CO2 emissions released through private travel.

SA Topic	Transportation and Air Quality	
SA Objectives	<p>16. To reduce the need to travel, improve the choice and use of sustainable transport modes</p> <p>17. To protect and improve noise air quality</p>	
Current Status	Likely situation without the plan	Situation under the Core Strategy Preferred Options Paper
<p>The rural nature of West Lancashire means that it has relatively good air quality compared to urban Boroughs, where there are higher levels of traffic and industry emissions. West Lancashire has only one Air Quality Management Area (AQMA), which is located in Moor St, Ormskirk. This area suffers from congestion and bottle necks from traffic travelling through Ormskirk town centre.</p> <p>The majority of the Borough has relatively good road access to the neighbouring towns of Southport, Preston, St Helens, Wigan and Liverpool. There are also good connections to the wider motorway network via the M58 and M6. However, there is a major issue regarding traffic congestion around Ormskirk Town Centre as a result of the one-way</p>	<p>In West Lancashire, without intervention, public transport use will remain relatively low whilst the capacity of public transport services in many places, particularly rural areas, will remain low and infrequent. This has implications for the accessibility of services and employment.</p> <p>The car will remain the most popular method of transport, with levels of variation across the Borough.</p> <p>West Lancashire residents will continue to commute to other areas, namely Sefton, to seek employment, if the diversity and availability of employment in West Lancashire does not improve.</p> <p>Without the plan, there could be a decrease in air quality in the Borough; and this could have adverse effects on</p>	<p>Generally, the Core Strategy Preferred Options Paper has a positive impact on the transportation and air quality topic area. Policy CS1 (alongside other policies) details the need to locate new development sustainably and promotes public transport choice within West Lancashire, which is likely to have a positive impact on air quality. Policy CS15 promotes the development of renewable energy schemes, which is likely to contribute to the positive impact on air quality through reducing carbon emissions over the plan period.</p>

system on the A570.	health.	
<p>Secondary / Indirect Effects on Transportation and Air Quality:</p> <p>Effects on other sustainability factors and issues do not generally have indirect, secondary effects on transportation, although there is the potential for the adverse effects of climate change to affect transportation indirectly in the long-term, through disruption caused by extreme weather events.</p> <p>The main secondary/indirect effect on air quality is where proposals/policies could lead to increased traffic levels, especially congestion. This, in turn, will lead to reduced air quality. The Plan seeks to limit the impact on air quality from increased traffic, predominantly by reducing traffic levels and congestion.</p> <p>The development of renewable energy technology could have a secondary positive effect on air quality, as it provides a sustainable form of energy production. Over time, the reduction in emissions generated by other forms of energy production would improve air quality in West Lancashire.</p>		
<p>Short, Medium and Long-term effects and Temporary / Permanent effects on Transportation and Air Quality:</p> <p>In terms of transportation, most of the impacts will inevitably be permanent, as will many physical improvements to the transport network. However, there will be a temporary variation in effects as the Plan is implemented in either a positive or negative way, depending on whether new development or transport proposals are implemented first.</p> <p>The implementation of the plan should result in an improvement in the state of air quality within the Borough, which should represent a permanent trend. However, there is scope for air quality to worsen suddenly, perhaps due to a new development affecting a local area negatively.</p> <p>Furthermore, road transport is likely to remain a significant contributor to air pollution in the future. Therefore, it will be important to ensure that there is a continual focus on ensuring high air quality (through delivering development in sustainable locations), particularly in and near to residential areas, community facilities and town centres.</p>		
<p>Spatial Effects on Transportation and Air Quality:</p> <p>In terms of transportation, the areas likely to be significantly affected by the Core Strategy are Skelmersdale, Ormskirk and Burscough due to the level of development and transport schemes proposed in these areas. The main urban areas in the Borough and settlements close to the main transport routes are most likely to be significantly affected by air quality issues. In particular, congestion issues currently present in Ormskirk town centre could be worsened with the level of development proposed in this area. However, the development of the Ormskirk bypass should help to mitigate negative impacts.</p> <p>In addition, areas that incorporate sensitive ecosystems and habitats could also be adversely affected by air quality issues.</p>		
<p>Cumulative Effects on Transportation and Air Quality:</p> <p>Cumulative effects reflect the spatial effects in that the positive cumulative effect of public transport improvements and the promotion of sustainable transport choices throughout the Borough including rural areas, will create a positive effect and complement the amount of</p>		

new development being focused in the Borough’s main centres.
In terms of air quality, cumulative effects will again reflect the spatial effects, at Skelmersdale town centre and to a lesser extent the main towns of Burscough, Ormskirk and Aughton, where most new development will be directed.

Summary of Recommended Mitigation / Enhancement for Transportation and Air Quality:
There are sufficient measures within the plan to mitigate negative impact. Policy CS13 encourages the co-location of new public facilities and services in sustainable locations, which will help to reduce the need to travel over the plan period. Furthermore, policies CS2, 3, 6 and 12 incorporate measures that promote the use of sustainable transport methods over the plan period. These measures will help to minimise the amount CO2 emissions released through private travel.

SA Topic	Social Equality and Community Services	
SA Objectives	2.To secure economic inclusion 5.To deliver urban renaissance 6. To deliver rural renaissance 8. To improve access to basic goods and services 10. To reduce crime and disorder and the fear of crime 12. To improve physical and mental health and reduce health inequalities	
Current Status	Likely situation without the plan	Situation under the Core Strategy Preferred Options Paper
There are varying levels of deprivation across the Borough. All 6 LSOAs ranked amongst the 10% most deprived nationally in terms of multiple deprivation are in Skelmersdale wards; and Digmoor ward is ranked 244th i.e. amongst the 1% most deprived nationally. Hesketh Bank, Aughton and Parbold are amongst the least deprived areas.	In the short term existing trends would be likely to continue, including low life expectancy and poor health, low skills and educational attainment in certain areas of the Borough. Over time, as the national planning framework changes, the saved Local Plan policies would begin to become out of date, and in some instances, irrelevant, as the needs of the local population are likely to change both now and in the future, beyond the scope of	The Core Strategy Preferred Options Paper strives to meet the sustainability objectives identified in the SA framework on the topic of social equality and community services. Overall the policies proposed should have a positive impact on social equality and community services in the Borough. The positive effects seen in the short / medium term should continue in the long term,

<p>Life expectancy in the Borough is equal or lower than the national average.</p> <p>The Skelmersdale wards of Digmaor, Birch Green and Tanhouse suffer from the most severe health deprivation in the Borough.</p> <p>The percentage of smoking in pregnancy and road injuries and deaths are significantly worse in the Borough than the national average. The proportion of physically active children also performs significantly worse than the England average.</p> <p>There is a variation in educational attainment within the Borough.</p> <p>There is an ageing population in the Borough.</p>	<p>those planned for in the 2001 Local Plan. The Core Strategy is expected to deliver the needs of the local population up to 2027 and is informed by a detailed evidence base, which considers long term population forecasts.</p> <p>Furthermore new development could put pressure on existing open space in some settlements.</p> <p>In the absence of the Core Strategy, the existing policies of both the Council and its partners would continue to deliver improvements to quality of life and health in West Lancashire.</p> <p>The delivery of the Sustainable Community Strategy and the Corporate Plan requires the Council to work with partners to make the necessary quality of life improvements. However, existing trends of worsening health problems may continue unless more significant interventions are made. Potential impacts of a worsening situation for health in West Lancashire include reduced life expectancies and the experience of serious health problems by a wider proportion of the population over a longer period of time. Worsening health will also have a negative impact on the productivity of people living within the Borough.</p>	<p>especially in terms of increased levels of access to services and facilities.</p>
<p>Secondary / Indirect Effects on Social Equality and Community Services:</p> <p>Other areas of sustainability are explicitly linked to social equality and community services, including those relating to the physical environment (air quality, housing provision, open</p>		

space,) and to the economic environment (employment and local economy) and as such, these can have a number of secondary impacts on social equality and community services.

Likewise, the provision of sustainable travel options can have secondary impacts on community health and equality, leisure and education, through the improvement of local air quality and the promotion of walking and cycling, which can bring health benefits alongside increasing equality through increased accessibility to service and facilities.

In addition, the design and layout of development can have secondary impacts on community health and well-being. Adopting principles to protect the amenity of existing areas and to create attractive places that are accessible and safe, can have positive secondary impacts on the quality of life for residents through reducing the fear of crime and reducing opportunities for crime in the local environment and by ensuring development can be used by all sections of the community.

Short, Medium and Long-term effects and Temporary / Permanent effects on Social Equality and Community Services:

Facilities to improve health may be permanent but improving health is dependent on lifestyle choices in some cases and hence subject to change.

New health problems may emerge, and the Core Strategy should seek to be as adaptable and as flexible as possible to deal with such changes.

Ensuring West Lancashire's communities can sustainably access community services and facilities including health, green infrastructure, and education should have a permanent positive impact for social inclusiveness in West Lancashire.

There will be other spatial planning issues in relation to social equality and community services that will evolve over the lifetime of the Core Strategy and beyond which will mean that some effects become temporary. This includes changing economic and social conditions and circumstances.

Spatial Effects on Social Equality and Community Services:

All parts of the Borough will benefit from improved access to a range of services and facilities and from the safeguarding and enhancement of services, community and infrastructure provision including healthcare, but particularly wherever new development of this nature takes place.

Cumulative Effects on Social Equality and Community Services:

Cumulative effects will reflect the spatial effects, as where there is most new development, there is most chance of a cumulative effect on community equality and services. Cumulatively, measures proposed that will contribute towards sustainable communities in all policies should have a significant positive effect on community health as a receptor and equality, leisure and education.

Summary of Recommended Mitigation / Enhancement for Social Equality and Community Services:

The implementation of the Core Strategy is not expected to have any negative impacts on

social equality and community services. The potential for negative impacts will be if there is a failure in implementing the Core Strategy in full.


It will be essential to ensure that new development is designed and built with all equality groups in mind, including disabled and elderly residents, women and ethnic minorities and the very young.

SA Topic	Local Economy and Employment	
SA Objectives	<ol style="list-style-type: none"> 1. To reduce the disparities in economic performance within the Borough 3. To develop and maintain a healthy labour market 4. To encourage sustainable economic growth 5. To deliver urban renaissance 6. To deliver rural renaissance 7. To develop and market West Lancashire's image 	
Current Status	Likely situation without the plan	Situation under the Core Strategy Preferred Options Paper
<p>Key sustainability issues within the Borough include the decline in manufacturing and agricultural employment.</p> <p>Another key issue is high unemployment and employment deprivation in Skelmersdale, particularly in the wards of Digmaor, Birch Green and Tanhouse.</p> <p>There are varying levels of vitality and viability within the Borough's centres and there is an identified need to improve the evening economy offer.</p> <p>There is a lack of available employment</p>	<p>In the short term existing unfavourable economic trends would be likely to continue, including employment deprivation and low job density.</p> <p>Over time, as the national planning framework changes, the saved Local Plan would begin to become out of date, and in some instances, irrelevant.</p> <p>Without the Core Strategy a 'business as usual approach' is likely to result in piecemeal development and may result in regeneration opportunities for the Borough being missed. Allowing market-led development will result in the highest profit margins for the</p>	<p>The Core Strategy Preferred Options Paper strives to meet the sustainability objectives identified in the SA framework on the topic of local economy and employment. Overall the policies proposed should have a positive impact on the local economy and employment in the Borough.</p> <p>The positive effects seen in the short / medium term should continue in the long term, especially in terms of access to employment opportunities and increased economic activity in the Borough.</p> <p>Like all economic growth, the impacts are likely to be temporary. However, the conditions needed to stimulate</p>

<p>land in the Borough outside of Skelmersdale.</p> <p>There is considerable 'leakage' in expenditure to competing facilities outside the Borough (particularly comparison goods) and there are high levels of out-commuting particularly to Sefton.</p>	<p>developer and it may result in the loss of economically active communities, thus not passing the benefits of development onto the people of West Lancashire.</p> <p>In terms of retail and town centres, without the implementation of the Core Strategy, an opportunity will be lost to help reduce the considerable 'leakage' in expenditure to competing facilities outside the Borough -through the growth of Skelmersdale town centre supported by Ormskirk and Burscough town centres.</p>	<p>economic growth have much more permanent effects, for example the provision of good supporting infrastructure.</p>
<p>Secondary / Indirect Effects on Local Economy and Employment:</p> <p>The local economy and employment topic is interrelated to all the other sustainability topic areas identified within this report. For example there are linkages to the physical environment (ecosystem services, air quality, housing provision, open space, transport) and to the social environment (community health and equality, education and skills, leisure) and as such, these can have a number of secondary impacts on the local economy and employment.</p> <p>Similarly, the quality of the built and physical environment can have secondary impacts on the local economy and employment; a high quality environment can attract and help stimulate investment. Likewise the natural environment provides ecosystem services such as fresh water to businesses through the water cycle, such services are vital to the life and growth of the local economy.</p> <p>The provision of both social and physical infrastructure can also have secondary impacts on the local economy and employment. If suitable physical infrastructure is in place, such as employment sites and transport connections, this can stimulate and meet the needs of employment growth. Likewise, in terms of social infrastructure, education and skill levels can have significant secondary impacts on the local economy, as level of skills can influence the number of new business start ups in an area and a high skill base can encourage higher value industries to be established.</p>		
<p>Short, Medium and Long-term effects and Temporary / Permanent effects on Local Economy and Employment:</p> <p>The implementation of the Core Strategy policies in relation to local economy and employment will have a permanent impact, for example the development of a town centre or the development of employment land is considered permanent.</p> <p>Likewise, the development of employment and other commercial development on previously</p>		

<p>developed land will help to encourage urban renaissance and is likely to have a permanent impact.</p>
<p>Spatial Effects on Local Economy and Employment:</p> <p>All parts of the Borough will benefit from economic growth, regeneration and the provision of a wide range of employment opportunities, but particularly wherever new development takes place in the key services centres within the Borough.</p>
<p>Cumulative Effects on Local Economy and Employment:</p> <p>Cumulative effects will reflect the spatial effects, as where most new development is located, there is most chance of a cumulative effect on local economy and employment. Cumulatively, measures proposed that will contribute towards a sustainable transport system, increased education opportunities, greater housing choice, enhanced community facilities and a sustainable environment in all policies should have a significant positive effect on the local economy and employment.</p>
<p>Summary of Recommended Mitigation / Enhancement for Local Economy and Employment:</p> <ul style="list-style-type: none"> Overall, the preferred policy options of the Core Strategy are envisaged to have a positive impact on local economy and employment, particularly in the medium to long-term when the policy measures have had time to take effect and provide conditions for the economic growth required to generate the level and range of employment opportunities which will meet the needs of the Borough.

SA Topic	Housing	
SA Objectives	9. To improve access to good quality, affordable and resource efficient housing	
Current Status	Likely situation without the plan	Situation under the Core Strategy Preferred Options Paper
<p>A key sustainability issue is the need to respond to an increasing and ageing population which will place particular demands on the number and types of homes available.</p> <p>There is a need to improve the availability of affordable housing, particularly in the rural</p>	<p>In the short term existing unfavourable housing trends would be likely to continue, including a limited choice of housing options and a growing affordability issue. The poor condition of some of the housing stock and the high vacancy rates would also be likely to persist.</p> <p>Over time, as the national</p>	<p>The Core Strategy should result in an increase in the supply of housing (including affordable housing) within the Borough, whilst also creating mixed and balanced communities.</p>

<p>parishes, to provide a better variety of housing and 'even out' tenure and stock type distribution between settlements, particularly by diversifying the mix of housing in Skelmersdale by increasing market supply.</p> <p>There is a need to provide a supply of housing to meet targets and demand. Achieving the required levels of development will required planning policy intervention with land allocations and changes to restrictive residential policies in smaller villages being evaluated. Such policy decisions will need to be balanced with the potential for Green Belt land releases.</p> <p>There is also a need to revitalise the housing markets in Skelmersdale and regenerate the town and improve its desirability as a place to live.</p>	<p>planning framework changes, the existing planning policy framework would become out of date, and in some instances, irrelevant. The housing needs of the Borough are likely to change both now and in the future, beyond the scope of those planned for in the Housing Strategy.</p> <p>Ultimately, without new housing policies the current planning policy framework will be ill-equipped to deal with the future housing needs of the Borough. The Core Strategy sets a more sustainable course of action than the existing planning policy framework. Whilst measures are taken through the wider planning framework such as the Council's Housing Strategy there is a clear need for the delivery of a new mix, type and size of homes through the planning system.</p>	
<p>Secondary / Indirect Effects on Housing:</p> <p>Other areas of sustainability explicitly linked to housing, include those relating to the physical environment (employment provision, open space, transport) and to the social environment (community health and equality, local economy, education and skills, and leisure) and as such, these can have a number of secondary impacts on housing. There could also potentially be secondary impacts on some ecosystem services including water quality, quality of biodiversity sites and air quality.</p>		
<p>Short, Medium and Long-term effects and Temporary / Permanent effects on Housing:</p> <p>The Core Strategy sets the long term vision and strategic objectives for spatial planning in the Borough. The implementation of the Core Strategy policies in relation to housing will</p>		

<p>have a permanent impact.</p>
<p>Spatial Effects on Housing:</p> <p>All parts of the Borough will benefit from increased housing quantity, quality, affordability and choice, but particularly wherever new development takes place. The most positive effects are likely to be in Skelmersdale and Up Holland and to a lesser extent Ormskirk, and Aughton, Burscough and the northern parishes. There could also potentially be negative impacts on areas of landscape value within the Borough, depending upon where new housing is located.</p>
<p>Cumulative Effects on Housing:</p> <p>Cumulative effects will reflect the spatial effects, as where most new development is located, there is most chance of a cumulative effect on housing. Cumulatively, measures proposed that will contribute towards a sustainable transport system, increased community facilities and services and increased economic activity should have a significant positive effect on housing.</p>
<p>Summary of Recommended Mitigation / Enhancement for Housing:</p> <ul style="list-style-type: none"> • Overall, the preferred policy options of the Core Strategy are envisaged to have a positive impact on the provision of housing to meet local need.

Appendix 6 – Local Plan Site Allocations SA/SEA Appraisals

West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

Q. No. General Site Info

1	Site Reference Number	18
2	Other Site References	Housing Allocations (WLRLP Safeguarded land - DS4)
3	Site Name	Chequer Lane, Up Holland
4	Site Address	Chequer Lane, Up Holland
5	Post Code	-
6	OS Grid Reference	351020 404361
7	Site Area (ha)	8.6
8	Description of Site	Site contains agricultural parcels, with some residential properties along the western boundary with Chequer Lane.
9	Description of Surrounding Area	Site is bordered by Chequer Lane to the west and Tower Hill Road to the south. To the north of the site is Ravenhead brickworks (including an SSSI) and to the south is woodland and the M58. Agricultural land lies to the east and west.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	None
	Other Site Characteristics	-
12	Land Ownership Details	Private. Multiple ownership
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	24/11/2011
15	Site Appraised by	Sam Rosillo (Approved by Alan Houghton)+C31

Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	Site possibly under multiple ownership
17	Is the site potentially available for development?	Yes. Safeguarded land in WLRLP.
18	Does the planning history of the site caution against its allocation?	No.
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	No. Residential developments are already located next to Ravenhead brickworks.
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes, accessible from Chequer Lane or Tower Hill Road. Well connected to the A577 and M58.
21	Does the site have any known land contamination or remediation issues?	None known.
22	Does the site have any known ground instability that would limit development?	None known, but site within or adjacent to Coal Authority Referral Area
23	Can adequate provision be made to supply all major utilities to the site?	No known utility issues
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	No
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes
29	Should the site be taken forward for consideration in the Local Plan?	Yes - Only potential deliverability issue relating to the site is its possible multiple ownership

Sustainability Issues

Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	Yes - Ravenhead Brickworks SSSI is located towards the east of the site
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Yes

What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (permanent) - There will be a neutral impact on local biodiversity as part of new development on this site. However, the potential impact of new development on the area of woodland/tree preservation value and the Ravenhead Brickworks SSSI will need to be considered as part of delivering new development on the site. The delivery of new development on the site alongside the implementation of policy GN3 (Design of Development) will help to ensure that new habitat creation is incorporated on the site.

Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	None known
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	Small part is Grade 2
40	Is the site an active mineral working site?	No, but site is adjacent to a brickworks and quarry
41	Is the site contaminated or derelict land?	No
42	Is the site previously developed land?	No.

What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Negative (permanent) - Development on the site would potentially lead to a loss of a small area of Grade 2 agricultural land. This would lead to a negative impact in terms of land resources. This impact could be mitigated by directing new development away from this part of the site.

44	Is the site located within or adjacent to a Major Aquifer or Source Protection Zone 1 or 2?	No - although site is located within a secondary bedrock aquifer (permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers).
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What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (permanent) - Although the site does not lie on a principal aquifer or a source protection zone, new development on the site would increase the pressure on existing water resources.

Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	No
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47 What could the effects of development on this site be on the sustainability of climatic factors, energy and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent? **Positive (permanent)-** Developing within low flood risk areas will reduce the likelihood of flooding from climate change.

Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No.
49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	Yes - the site is within close proximity to an area of local landscape importance.
50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	No
51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	Yes - there are two grade II listed buildings in close proximity to the site

52 What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent? **Positive (permanent) -** Development on the site would not lead to any loss in Green Belt land. This would lead to a positive impact in terms of protecting landscape assets in the West Lancashire. However, the area designated for its local landscape importance and the grade 2 listed buildings close to the site would need to be protected as part of delivering new development.

Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	No
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes - Moorside Primary School
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes - West Lancashire Community High School
56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes - West Lancashire College
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes - Ormskirk and District General Hospital
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes - numerous GPs within Skelmersdale
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes - Skelmersdale Town Centre
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	Yes
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes

64 What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent? **Very Positive (permanent)-** The sites is located within Skelmersdale settlement boundary, which has a range of community services and facilities. This will ensure that people inhabiting the new site will have good access to a number of facilities.

Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	No.
66	Is the site within 40 minute public transport journey of an employment area?	Yes

67	What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (permanent) - Development on the site will have a positive impact on ensuring new housing is delivered in an area where job opportunities will be accessible.
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Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
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69	What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Very Positive (permanent) - The site is allocated for residential development in the Local Plan. Therefore, development on the site will have very positive impact on contributing towards housing provision in the Skelmersdale area.
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Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No
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71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	No
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72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Neutral (Permanent) - Development on the site is likely to have a neutral impact on air quality as there are no AQMAs located close to the site. There are no sensitive receptors located in close proximity to the site.
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73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	Surrounding roads should be able to easily accommodate increased levels of traffic.
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74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	New town design of Skelmersdale means that traffic flows easily and development on this site would be unlikely to cause adverse impacts on local area.
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75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
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76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
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77	Is the site within 1200m of a Rail Station?	Yes
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78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	Yes
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79	What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (permanent) - Development on the site would ensure that services and facilities located in Skelmersdale would be accessible to people inhabiting the new development. Furthermore, the primary road infrastructure is already in place to accommodate increased levels of traffic.
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Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived <u>environmental quality or character</u> of the area?	<p>Possibly Neutral</p> <p>Development on the site would have a mixture of positive, neutral and negative impacts on environmental quality in the area. However, the negative impact on land resources could be mitigated if new development on the site is directed away from the small area of Grade 2 agricultural land present on the site.</p>
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote <u>social cohesion or inclusion</u> in nearby communities?	<p>Yes Very Positive</p> <p>The sites is located within Skelmersdale settlement boundary, which has a range of community services and facilities. This will ensure that people inhabiting the new site will have good access to a number of facilities.</p>
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the <u>economic potential</u> of the area?	<p>Yes Positive</p> <p>The site is located within Skelmersdale Settlement Boundary. Therefore, employment opportunities available within Skelmersdale will be accessible to people inhabiting potential new housing development.</p>

Summary Conclusions and Potential Mitigation Measures

The site is located within the Skelmersdale settlement boundary. New development on this site will lead to a loss of a small area of Grade 2 agricultural land. However, the appraisal has indicated that the social and economic benefits resulting from the development of this site for residential use would outweigh the negative environmental impacts, particularly in the context of current development constraints in the Borough and therefore the loss of a small amount of Grade 2 agricultural land, in this instance would represent exceptional circumstances.

The site is located within close proximity to the Ravenhead Brickworks SSSI. Development should be delivered in line with local plan policy EN2 to ensure there is no detrimental impact on the SSSI. Development of the site would not lead to any loss in Green Belt land and is within a low flood risk area, which will reduce the likelihood of flooding from climate change.

There are no air quality issues associated with the site and the primary road network is in place to support new development on the site.

Development of the site will have a very positive impact on improving the provision of housing available in Skelmersdale. The location of new development would also ensure that key community facilities and services would be accessible to people inhabiting the new site.

The site is within close proximity to Skelmersdale town centre, which would ensure job opportunities are accessible to people inhabiting the area.

West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

Q. No. General Site Info

1	Site Reference Number	1
2	Other Site References	Potential Plan B site
3	Site Name	Land at Parrs Lane (east), Aughton
4	Site Address	Land at Parrs Lane (east), Aughton
5	Post Code	-
6	OS Grid Reference	340957 406315
7	Site Area (ha)	10.58
8	Description of Site	The site is located along the eastern boundary of Parr Lane and contains scattered residential developments to the south west of the site and mixed agricultural / grazing uses throughout the rest of the site.
9	Description of Surrounding Area	The northern boundary of this site is defined by residential properties fronting Moss Bank and Long Lane to the north-east. The urban area can be found to the north, west and east of the site. The rest of the surrounding land to the south and south-east is agricultural.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	None
	Other Site Characteristics	The plot is adjacent to Sandfield Park, an ex-landfill site. The landfill area has been developed and is not likely to be a constraint to development.
12	Land Ownership Details	Unknown. Private. Multiple ownership likely.
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	Nov-11
15	Site Appraised by	Lyndsey Regan (Approved by Alan Houghton)

Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	Unknown. Private. Multiple ownership likely.
17	Is the site potentially available for development?	Yes, potentially
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	The plot is adjacent to Sandfield Park, an ex-landfill site. The landfill area has been developed and is not likely to be a constraint to development. Surrounding area agricultural and residential.
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes - from Parrs Lane
21	Does the site have any known land contamination or remediation issues?	None known
22	Does the site have any known ground instability that would limit development?	None known
23	Can adequate provision be made to supply all major utilities to the site?	Yes, although potential problems with waste water. Programme in place to ensure future water supply for Borough is secure. Waste water treatment is possible but could be constrained due to environmental capacity of the River Alt which is the discharge point for Hill House WWTW which serves Aughton. Surface water must also be attenuated within the development as the local network is close to capacity and has recently been improved so unlikely to received more funding in the near future.

24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	Yes
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes
29	Should the site be taken forward for consideration in the Local Plan?	Yes - the only deliverability issue associated with the site relates to waste water capacity issues. However this issue is affecting the entire settlement area, not just this site and it is understood there are waste water improvements proposed during the plan period which will improve local capacity and allow for new development.

Sustainability Issues

Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	No
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at the planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Yes TPO on site
35	What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Neutral (permanent) - There are no sites of biodiversity value or sites that are home to protected species that we are aware of located in close proximity to the site, thus development of this site will have a neutral impact on biodiversity. There is potential for a slight negative impact on biodiversity if the tree subject to a TPO on the site is affected by any future development, however it is considered that this could be mitigated via appropriate planning conditions. The implementation of Policy GN3 (Design of Development) will help to ensure that new development incorporates new habitat creation where appropriate as there may be protected species that are unknown at this stage.

Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	No
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	Yes, the majority of the site is Grade 1
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	1 in-filled pond; former timber yard inc crane
42	Is the site previously developed land?	Yes partly residential sites to the south west of the site and former timber yard.

43 What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?
Negative (Permanent) - Development on the site would lead to a loss of Grade 1 agricultural land. This would lead to a negative impact on land resources in the Borough.

44 Is the site located within or adjacent to a Principal Aquifer or Source Protection Zone 1 or 2?
 Yes, the site is located within a Principal Bedrock Designation Aquifer which underlies the western part of the Borough. The site is located in a Secondary Superficial Deposits Aquifer - permeable layers capable of supporting water supplies at a local rather than strategic scale. In terms of Source Protection Zones the site is located in Zone 3 (Total Catchment).

45 What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?
Negative (Permanent) - The sites lies within a principal aquifer which underlies the western part of the Borough, the development of the site therefore has the potential to have a negative impact on water resources in the Borough. New development on the site would increase the pressure on existing water resources.

Climatic Factors and Flooding

46 Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?
 No. Prescott Road to the west of the parcel has recently undergone water storage upgrade works to ensure surface water can be managed. The upgraded facilities have resolved the problem so surface water flooding should not be exacerbated through development.

47 What could the effects of development on this site be on the sustainability of climatic factors and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?
Positive (Permanent) - Developing within low flood risk areas will reduce the likelihood of flooding from climate change provided appropriate mitigation implemented if required.

Heritage and Landscape

48 Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?
 No

49 Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?
 Yes - Moor Hall a Locally Important Area of Landscape History is located directly south east of the site. The Council's Supplementary Planning Guidance 'Natural Areas And Areas Of Landscape History Importance' advises that development in the Aughton area should seek to retain and protect historic landscape features such as Moor Hall.

50 Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?
 Yes. This site was assessed as no longer fulfilling the purposes of the Green Belt within the Green Belt Study (AUG.04)

51 Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?
 No. Possible site of brick kiln & brick manufacture site. Timber yard.

52 What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?
Negative (Permanent)- Whilst development on the site would not affect any buildings of heritage value nor would it impact on the local Green Belt as the site has been assessed as no longer fulfilling the purposes of the Green Belt, new development could have a negative impact on Moor Hill a locally important area of landscape history if appropriate mitigation is not provided.

Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	No
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes. Closest school is Aughton Town Green Primary School
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes. Closest school is St Bedes Catholic High School
56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes. Closest is Skelmersdale & Ormskirk College
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes. Ormskirk and District General Hospital
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes. Closest GP is Drs Stubley & Andrews
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes. Partially within 800m
60	Is the site within 10 minutes walk (800m) of a district or local centre?	No, the nearest centres are Ormskirk and Aughton which are both a 30 minute walk away.
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	No
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes

64 What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent? **Positive (Permanent)**- New residential development on this site would have a positive impact on community equality and health as the site is located in close proximity to the settlement areas of Ormskirk and Aughton and is therefore within 30 minutes public transport time of health, community, recreational and leisure facilities within the Borough. The site is also within required walking distances to local services such as primary school and GP.

Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	No
66	Is the site within 40 minute public transport journey of an employment area?	Yes

67 What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent? **Positive (Permanent)**- New residential development on this site would have a positive impact on the local economy and employment through the location of the site close to the towns of Ormskirk and Aughton and Edge Hill University and within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities.

Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
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69 What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent? **Very Positive (Permanent)**- If the redevelopment of this site involves the demolition of the scattered residential dwellings to south west of the site, this would have a negative impact on housing provision initially. However the subsequent development of this 10.58 ha site for residential development, would overall, have a very positive impact on housing provision in the Borough.

Transportation and Air Quality

70	Is the site located within or adjacent to an existing Air Quality Management Area (AQMA)?	No
71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	Residential development is located to the north, west and east of the site, however given the surrounding urban area it is unlikely that residents will be impacted significantly by increased emissions from vehicles accessing the site. Although this should be assessed at the planning application stage if considered appropriate.
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (Permanent) The development of this site for residential development will have a positive impact on local air quality as the site is located away from a AQMA and is likely to avoid negative impacts on sensitive receptors.

73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	The suitability of the surrounding rural road network to accommodate development of this site for residential development, in particular the capacity and ability of the immediate road network to facilitate connection to the primary road network (A59 and A570) is a concern.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	Yes the impacts of vehicles travelling from the site to the A59 on the B1597 and through residential areas along Moss Delph Lane for example could have a negative impact on the amenity of nearby residents through increased congestion. There could be a negative cumulative impact in relation to traffic congestion if other sites are developed in the settlement areas of Ormskirk and Aughton.
75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	Yes
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	Nearby

79	What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Neutral- (Permanent) It is acknowledged that the capacity of the surrounding rural road network to facilitate connection to the primary road network (A59 and A570) is a concern. However it is considered that through the implementation of other Local Plan Policies this issue would be mitigated at the planning application stage. Gaining access to the site itself will not present any difficulties. The site is well connected in terms of rail, cycle and pedestrian links as well as distance from many of the key service facilities on offer in Ormskirk.
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Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived environmental quality or character of the area?	Yes- Negative. The development of this site for residential development would involve the loss of Grade 1 agricultural land and could potentially have a negative impact on Moor Hill a locally important area of landscape history if appropriate mitigation is not provided.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote social cohesion or inclusion in nearby communities?	Yes- Positive. The development of the site for residential use would ensure that new housing in the Borough is located in close proximity to community services and facilities.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the economic potential of the area?	Yes- Positive. New residential development on this site would have a positive impact on the local economy and employment through the location of the site close to the towns of Ormskirk and Aughton and Edge Hill University. The site is also within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities.

Summary Conclusions and Potential Mitigation Measures

The location close to the urban areas of Ormskirk and Aughton and the size of this site means that it has great potential for residential development. Importantly, the recent West Lancashire Green Belt Study (May 2011) found that the site was no longer fulfilling its Green Belt purpose as it is surrounded on three sides by urban development and open only to the east.

An environmental concern relating to the development of this site for residential development is the potential impacts on Moor Hall a Locally Important Area of Landscape History, which is located directly south east of the site. The Council's Supplementary Planning Guidance 'Natural Areas And Areas Of Landscape History Importance' advises that development in the Aughton area should seek to retain and protect historic landscape features such as Moor Hall. It is important that any future development of the site for residential development seeks to retain trees and include new tree planting where appropriate along the south east boundary to minimise visual impact and ensure that the site does not have a detrimental impact on the landscape character of Moor Hall. It is considered that the implementation of Policy EN2 which seeks to preserve and enhance West Lancashire's Natural Environment including landscape character will also help ensure that any negative impacts are mitigated.

It is considered that potential negative impacts on water resources related to the site being located on a sandstone aquifer can be mitigated through appropriate water management on the site as per previous development in the western area of the Borough. It is important that mitigation ensures that the aquifer is protected from contamination and damage.

The key sustainability concern related to the development of this site is the potential loss of Grade 1 agricultural land, which is a key resource and is currently offered a high level of protection. However, the appraisal has indicated that the social and economic benefits resulting from the development of this site for residential use would outweigh the negative environmental impacts, particularly in the context of current development constraints in the Borough and therefore the loss of Grade 1 agricultural land, in this instance would represent exceptional circumstances.

It is important that Local Plan policies in particular policies IF2-IF4 are successfully implemented at the planning application stage to ensure that the local waste water infrastructure capacity issues have been addressed and that local rural road network is upgraded if appropriate. This will allow for vehicles travelling from the site to connect to the primary road network sustainably without generating negative impacts on the amenity of local residents.

The site is considered appropriate as a "Plan B" residential site, if the mitigation outlined above is provided. In light of the likely negative impacts on land resources in the Borough through the loss of Grade 1 agricultural land resulting from the development of this site, it recommended that other potential residential sites which do not contain the highest value of agricultural land are considered for development before this site.

West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

Q. No. General Site Info

1	Site Reference Number	2
2	Other Site References	Potential Plan B site
3	Site Name	Land at Ruff Lane, Ormskirk
4	Site Address	
5	Post Code	-
6	OS Grid Reference	342470 407506
7	Site Area (ha)	1.13
8	Description of Site	The site lies to the south-east of Ormskirk town centre. Site contains no buildings or infrastructure and is vacant and overgrown.
9	Description of Surrounding Area	To the north and west of the site is residential development. Ruff Wood lies to the north east. To the south is Edge Hill University. To the east is agricultural open land / Green Belt.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	None
	Other Site Characteristics	-
12	Land Ownership Details	Private
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	Nov-11
15	Site Appraised by	Lyndsey Regan (Approved by Alan Houghton)

Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	Unknown
17	Is the site potentially available for development?	Yes, potentially
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	No
20	Is the site directly accessible from the highway network or could it reasonably become so?	Access could be made to the parcel from Ruff Lane. Parcel is small so would be unlikely to have any significant detrimental effect on the existing highway capacity.
21	Does the site have any known land contamination or remediation issues?	None known
22	Does the site have any known ground instability that would limit development?	None known
23	Can adequate provision be made to supply all major utilities to the site?	Issue relating to the treatment of waste water issue due to the environmental capacity limits placed on the New Lane WWTW at Burscough. This issue affects much of Ormskirk and Burscough. Both the Council and United Utilities are aware and working together on a solution which may not be in place until towards the end of the period 2015 - 2020.
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	Yes
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes

29 Should the site be taken forward for consideration in the Local Plan?

Yes - the only deliverability issue associated with the site relates to waste water capacity issues. However this issue is affecting the entire settlement area, not just this site and it is understood there are waste water improvements proposed during the plan period which will improve local capacity and allow for new development.

Sustainability Issues

Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	No
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	Yes. Ruff Wood (19 acres) which is a Lancashire County Heritage Biological Site is located directly north-east of the site. The site has Biological Heritage Site status due to the presence of the red squirrel. In the centre of the wood are the remains of an old quarry. Old and gnarled oak and silver birch trees play host to a wide variety of birds and insects.
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at the planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Yes. Ruff Wood located north east of the site.

35 What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Negative (Permanent) - The development of this site for residential use could have a negative impact on biodiversity locally through adverse impacts on Ruff Wood which is home to red squirrel which are a protected species. However it is considered that any potential negative impacts could be mitigated via appropriate planning conditions. The implementation of Local Plan policies GN3 and EN2 will help to ensure that new development is sensitive to the biodiversity value of Ruff Wood and will help ensure that new habitats are created on site.

Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No. Nearest locally important geological site is to the south east at Ruff Wood - 'The Ruff'.
38	Does the site have any adverse gradients on it?	No
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	No, the site is classified as urban land.
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	No
42	Is the site previously developed land?	No

43 What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (Permanent) - The site does not have any sustainability issues related to land resources.

<p>44 Is the site located within or adjacent to a Principal Aquifer or Source Protection Zone 1 or 2?</p>	<p>Yes, the site is located within a Principal Bedrock Designation Aquifer which underlies the western part of the Borough and is used for public water supply. The site is located in a Secondary Superficial Deposits Aquifer - permeable layers capable of supporting water supplies at a local rather than strategic scale. In terms of Source Protection Zones the site is located in Zone 3 (Total Catchment).</p>
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<p>45 What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?</p>	<p>Negative (Permanent) - The sites lies within a principal aquifer which underlies the western part of the Borough, the development of the site therefore has the potential to have a negative impact on water resources in the Borough. New development on the site would increase the pressure on existing water resources.</p>
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Climatic Factors and Flooding

<p>46 Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?</p>	<p>No</p>
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<p>47 What could the effects of development on this site be on the sustainability of climatic factors and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?</p>	<p>Positive (Permanent) - Developing within low flood risk areas will reduce the likelihood of flooding from climate change.</p>
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Heritage and Landscape

<p>48 Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?</p>	<p>No</p>
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<p>49 Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?</p>	<p>Yes- to the north east boundary of the site is a Locally Important Area of Landscape History and approx 300m west of the site is an area of County Landscape History Importance located within Ruff Lane Conservation Area.</p>
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<p>50 Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?</p>	<p>Yes. This site was assessed as no longer fulfilling the purposes of the Green Belt within the Green Belt Study (ORM.07A)</p>
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<p>51 Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?</p>	<p>Yes- Ruff Lane Conservation Area lies approx 50m to the west of the site. The area contains a number of historic buildings, which represent significant stages in the growth of Ormskirk. It contains some of the oldest surviving buildings in the town, including 30 Listed Buildings, and 2 Listed Structures as well as abundant tree cover and mature vegetation.</p>
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<p>52 What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?</p>	<p>Negative (Permanent)- Whilst development on the site would not impact on the local Green Belt as the site has been assessed as no longer fulfilling the purposes of the Green Belt, new development could have a negative impact on nearby local and county areas of landscape history and the Ruff Lane Conservation Area if appropriate mitigation is not provided.</p>
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Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	No, development of the site is unlikely to have a greater impact than existing development on Edge Hill University.
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes. Ormskirk C of E Primary School
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes. Ormskirk School.
56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes. Skelmersdale & Ormskirk College
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes. Ormskirk & District General Hospital
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes. Dr Varma
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes- Ormskirk town centre
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	No
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes - Ruff Wood
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes

64 **What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?** **Very Positive (Permanent)-** New residential development on this site would have a positive impact on community equality and health as the site is located in close proximity to the town centre of Ormskirk is therefore within 30 minutes public transport time of health, community, recreational and leisure facilities within the Borough. The site is also within required walking distances to local services such as primary school and GP.

Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	The site is in close proximity to Edge Hill University, however development of the site for residential use is unlikely to have a greater impact than existing surrounding residential development on the University.
66	Is the site within 40 minute public transport journey of an employment area?	Yes

67 **What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?** **Positive (Permanent)-** New residential development on this site would have a positive impact on the local economy and employment through the location of the site close to Ormskirk town centre and Edge Hill University and within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities.

Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
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69 **What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?** **Very Positive (Permanent)-** The development of this site for residential development, would overall, have a very positive impact on housing provision in the Borough.

Transportation and Air Quality

70	Is the site located within or adjacent to an existing Air Quality Management Area (AQMA)?	No
71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	Residential development is located to the north and west of the site, however given the surrounding urban area it is unlikely that residents will be impacted significantly by increased emissions from vehicles accessing the site. Although this should be assessed at the planning application stage if considered appropriate.
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (Permanent) The development of this site for residential development will have a positive impact on local air quality as the site is locating away from a AQMA and is likely to avoid negative impacts on sensitive receptors.

73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	Ruff Lane could accommodate a small increase in levels of traffic from this site.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	Yes the impacts of vehicles travelling from the site to the A577 and the A570 could have a negative impact on the amenity of nearby residents through increased congestion as Ruff Lane already suffers from congestion, particularly during term time. There could be a negative cumulative impact in relation to traffic congestion if other sites are developed in the settlement areas of Ormskirk .
75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	No. Although Ormskirk station is located approx 1.3 miles away
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	No

79	What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Neutral- (Permanent) It is acknowledged that the impacts of vehicles travelling from the site to the primary road network could have a negative impact on the amenity of nearby residents through increased congestion as Ruff Lane already suffers from congestion. However it is considered that through the implementation of other Local Plan Policies this issue would be mitigated at the planning application stage. Gaining access to the site itself will not present any difficulties. The site is well connected in terms of rail, cycle and pedestrian links as well as distance from many of the key service facilities on offer in Ormskirk.
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Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived environmental quality or character of the area?	Yes- Negative. The development of this site for residential development could have a negative impact on biodiversity locally through adverse impacts on Ruff Wood if appropriate mitigation is not provided. New development could also have a negative impact on nearby local and county areas of landscape history and the Ruff Lane Conservation Area if appropriate mitigation is not provided.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote social cohesion or inclusion in nearby communities?	Yes- Positive. The development of the site for residential use would ensure that new housing in the Borough is located in close proximity to community services and facilities.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the economic potential of the area?	Yes- Positive. New residential development on this site would have a positive impact on the local economy and employment through the location of the site close to the towns of Ormskirk and Aughton and Edge Hill University. The site is also within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities.

Summary Conclusions and Potential Mitigation Measures

The location of the site close to Ormskirk town centre and adjacent to Edge Hill University means that it offers significant potential for residential development. Importantly, the recent West Lancashire Green Belt Study (May 2011) found that the site was no longer fulfilling its Green Belt purpose.

Environmental concerns relating to the development of this site for residential development are the potential impacts on local biodiversity through potential adverse impacts on Ruff Wood, and the potential negative impacts on nearby local and county areas of landscape history and the Ruff Lane Conservation Area.

It is recommended that potential negative impacts on biodiversity are assessed at the planning application stage and mitigated via appropriate planning conditions if required. The implementation of Local Plan policies GN3 and EN2 will also help to ensure that new development is sensitive to the biodiversity value of Ruff Wood and will help ensure that new habitats are created on site.

It is recommended that any future development of the site for residential development employs sensitive design principles to ensure that new residential development does not have a detrimental impact on the landscape character of the nearby local and county areas of landscape history and the Ruff Lane Conservation Area. It is considered that the implementation of Policy EN2 which seeks to preserve and enhance West Lancashire's Natural Environment including landscape character, will also help ensure that any negative impacts on local landscape character generated by the development are mitigated.

It is considered that potential negative impacts on water resources related to the site being located on a sandstone aquifer can be mitigated through appropriate water management on the site as per previous development in the western area of the Borough. It is important that mitigation ensures that the aquifer is protected from contamination and damage.

It is important that Local Plan policies in particular policies IF2-IF4 are successfully implemented at the planning application stage to ensure that the local waste water infrastructure capacity issues have been addressed and that local road capacity issues are addressed if appropriate. This will allow for vehicles travelling from the site to connect to the primary road network sustainably without generating negative impacts on the amenity of local residents who already suffer from congestion along Ruff Lane during term time.

The appraisal has indicated that the social and economic benefits resulting from the development of this site for residential use would outweigh the negative environmental impacts, particularly in the context of current development constraints in the Borough. The site is considered appropriate as a "Plan B" residential site, if the mitigation outlined above is implemented.

West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

Q. No. General Site Info

1	Site Reference Number	3
2	Other Site References	Potential Plan B site
3	Site Name	Land at Red Cat Lane, Burscough
4	Site Address	
5	Post Code	-
6	OS Grid Reference	344321 413014
7	Site Area (ha)	3.59
8	Description of Site	Site used for agriculture. Some residential outbuildings and gardens areas are in the north of site.
9	Description of Surrounding Area	Site is bordered on three sides by residential areas. To the north of the site, and extending beyond the urban area are agricultural fields. Red Cat Lane extends along the eastern border of the site.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	None
	Other Site Characteristics	-
12	Land Ownership Details	Private Multiple Ownership
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	Nov-11
15	Site Appraised by	Lyndsey Regan (Approved by Alan Houghton)

Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	Unknown
17	Is the site potentially available for development?	Yes, potentially
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	No
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes, from Red Cat Lane.
21	Does the site have any known land contamination or remediation issues?	None known
22	Does the site have any known ground instability that would limit development?	None known
23	Can adequate provision be made to supply all major utilities to the site?	Issue relating to the treatment of waste water issue due to the environmental capacity limits placed on the New Lane WWTW at Burscough. This issue affects much of Ormskirk and Burscough. Both the Council and United Utilities are aware and working together on a solution which may not be in place until towards the end of the period 2015 - 2020.
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	Yes
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes

29 Should the site be taken forward for consideration in the Local Plan?

Yes - the only deliverability issue associated with the site relates to waste water capacity issues. However this issue is affecting the entire settlement area, not just this site and it is understood there are waste water improvements proposed during the plan period which will improve local capacity and allow for new development.

Sustainability Issues

Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	Yes. Martin Mere is 1.5km away
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	No. Martin Mere is 1.5km away
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at the planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Trees subject to TPOs.

35 What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Negative (Permanent) - The development of this site for residential use could have a negative impact on biodiversity locally through adverse impacts on Martin Mere a SSSI, Special Protection Areas and RAMSAR site. Also there is potential for a negative impact on biodiversity if the tree subjects to TPOs on the site are affected by any future development. However it is considered that any potential negative impacts could be mitigated via appropriate planning conditions. The implementation of Local Plan policies GN3 and EN2 will help to ensure that new development is sensitive to the biodiversity value of Martin Mere and the protected trees on the site and will help ensure that new habitats are created on site.

Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	No
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	Yes. Partially Grade 1 land.
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	No
42	Is the site previously developed land?	Land to the north of the site is as it Includes former nursery with 2 large greenhouses.

43 What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Negative (Permanent) - Development on the site would lead to a loss of Grade 1 agricultural land. This would lead to a negative impact on land resources in the Borough.

44	Is the site located within or adjacent to a Principal Aquifer or Source Protection Zone 1 or 2?	No, the site is located within a Secondary Bedrock Designation Aquifer and a Secondary Superficial Deposits Aquifer - permeable layers capable of supporting water supplies at a local rather than strategic scale. The site is not located in a Source Protection Zone.
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45 What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent? **Neutral (Permanent)** - The site does not lie within a principal aquifer or a Source Protection Zone. New development on the site would increase the pressure on existing water resources.

Climatic Factors and Flooding

46 Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	No
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47 What could the effects of development on this site be on the sustainability of climatic factors and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent? **Positive (Permanent)** - Developing within low flood risk areas will reduce the likelihood of flooding from climate change.

Heritage and Landscape

48 Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No
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49 Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	Yes-Martin Mere Landscape History Area of County Importance is located approx 300m to the north west of the site.
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50 Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	Yes. This site was assessed as no longer fulfilling the purposes of the Green Belt within the Green Belt Study (BUR.19)
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51 Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	No
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52 What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent? **Negative (Permanent)**- Whilst development on the site would not impact on the local Green Belt as the site has been assessed as no longer fulfilling the purposes of the Green Belt, new development could have a negative impact on a nearby county area of landscape history importance and if appropriate mitigation is not provided.

Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	No.
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes. St Annes Catholic Primary School.
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes. Burscough Priory Science College.
56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes. Skelmersdale & Ormskirk College and Edge Hill University is 30-45 minutes away.
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes. Ormskirk & District General Hospital
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes. Dr Suri
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes, Burscough
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	No
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	No
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes

64 What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Very Positive (Permanent)- New residential development on this site would have a positive impact on community equality and health as the site is located in close proximity to the town centre of Burscough and is therefore within 30 minutes public transport time of health, community and leisure facilities within the Borough. The site is also within required walking distances to local services such as primary school and GP. It is acknowledged that the site currently has limited access to parkland / green space of at least 2ha.

Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	Yes. Martin Mere tourism and protected wildlife area
66	Is the site within 40 minute public transport journey of an employment area?	Yes

67 What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (Permanent)- New residential development on this site would have a positive impact on the local economy and employment through the location of the site close to Burscough town centre and within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities. However there is potential for the redevelopment of this site to have a negative impact on Martin Mere which a key tourism asset in the Borough, if appropriate mitigation is not provided

Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
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69 What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Very Positive (Permanent)- The development of this site for residential development, would overall, have a very positive impact on housing provision in the Borough.

Transportation and Air Quality

70	Is the site located within or adjacent to an existing Air Quality Management Area (AQMA)?	No
71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	Yes- Martin Mere. Also residential development is located to south, east and west of the site, however given the surrounding urban area it is unlikely that residents will be impacted significantly by increased emissions from vehicles accessing the site. Although this should be assessed at the planning application stage if considered appropriate.
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (Permanent) The development of this site for residential development will have a positive impact on local air quality as the site is locating away from a AQMA and is likely to avoid negative impacts on sensitive receptors.

73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	The site can be directly accessed from Red Cat Lane which could potentially accommodate increased levels of traffic from the development, although this road does already have traffic calming measures in place.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	Yes. Increased traffic to the site may have an impact on the already congested town centre and exacerbate the problem particularly at the Tesco roundabout. Burscough town centre contains shops and schools in particular that may be adversely affected.
75	Is the site within 800m of an existing or proposed Cycle Route?	No
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	Yes, 5 minute walk away.
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	Yes
79	What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Neutral- (Permanent) It is acknowledged that the impacts of vehicles travelling from the site to the primary road network could have a negative impact on the amenity of nearby residents through increased congestion along Red Cat Lane and within the wider town centre which already suffers from congestion. However it is considered that through the implementation of other Local Plan Policies this issue would be mitigated at the planning application stage. The site is well connected in terms of rail and pedestrian links as well as distance from many of the key service facilities on offer in Burscough and Ormskirk.

Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived environmental quality or character of the area?	Yes- Negative. The development of this site for residential development could have a negative impact on biodiversity and landscape character locally through adverse impacts on Martin Mere if appropriate mitigation is not provided.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote social cohesion or inclusion in nearby communities?	Yes- Positive. The development of the site for residential use would ensure that new housing in the Borough is located in close proximity to community services and facilities.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the economic potential of the area?	Yes- Positive. New residential development on this site would have a positive impact on the local economy and employment through the location of the site close to the Burscough town centre. The site is also within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities. However impacts on the local economy will only be positive, if appropriate mitigation provided in relation to impacts on Martin Mere a key tourism asset in the Borough.

Summary Conclusions and Potential Mitigation Measures

Despite the semi-rural location of the site, the appraisal has indicated that the location is relatively sustainable for residential development. Importantly, the recent West Lancashire Green Belt Study (May 2011) found that the site was no longer fulfilling its Green Belt purpose as it is enclosed on three sides and already has some non-countryside uses (former nursery and two large greenhouses).

The site is located less than 1 mile From Martin Mere RAMSAR site and 300m from the Martin Mere Landscape History Area of County Importance. There is therefore potential for the redevelopment of this site to have a negative impact on biodiversity and local landscape character. It is recommended that potential negative impacts on biodiversity are assessed at the planning application stage and mitigated via appropriate planning conditions if required. The implementation of Local Plan policies GN3 and EN2 will also help to ensure that new development is sensitive to the biodiversity value of Martin Mere and will help ensure that new habitats are created on site. Consideration should be given to the role of this site in supporting this international designation before the site is brought forward for development.

Another environmental concern relating to the development of this site for residential development is the potential impacts on the Grade 1 agricultural land which is a key resource and is currently offered a high level of protection. However, the appraisal has indicated that the social and economic benefits resulting from the development of this site for residential use would outweigh the negative environmental impacts, particularly in the context of current development constraints in the Borough and therefore the loss of Grade 1 agricultural land, in this instance would represent exceptional circumstances.

It is recommended that any future development of the site for residential development employs sensitive design principles to ensure that new residential development does not have a detrimental impact on the landscape character of the nearby Martin Mere Landscape History Area of County Importance. It is considered that the implementation of Policy EN2 which seeks to preserve and enhance West Lancashire's Natural Environment including landscape character, will also help ensure that any negative impacts on local landscape character generated by the development are mitigated.

It is important that Local Plan policies in particular policies IF2-IF4 are successfully implemented at the planning application stage to ensure that the local waste water infrastructure capacity issues have been addressed and that local road capacity issues are addressed if appropriate. This will allow for vehicles travelling from the site to connect to the primary road network sustainably without generating negative impacts on the amenity of local residents who already suffer from congestion along Red Cat Lane and in Burscough town centre.

The appraisal has indicated that the social and economic benefits resulting from the development of this site for residential use would outweigh the negative environmental impacts, particularly in the context of current development constraints in the Borough. The site is considered appropriate as a "Plan B" residential site, if the mitigation outlined above is implemented.

West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

Q. No. General Site Info

1	Site Reference Number	4
2	Other Site References	Potential Plan B site
3	Site Name	Land at Mill Lane, Up Holland
4	Site Address	
5	Post Code	-
6	OS Grid Reference	351679 405558
7	Site Area (ha)	6.48
8	Description of Site	Site is located north of the Up Holland settlement area and is partly designated as playing fields/ open space. Northern part of the site used for agriculture, southern part used for recreation, including children's play area.
9	Description of Surrounding Area	Site bordered to east, west and south by residential use. The north of the site is agriculture.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	None
	Other Site Characteristics	-
12	Land Ownership Details	Private / WLBC
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	Nov-11
15	Site Appraised by	Lyndsey Regan (Approved by Alan Houghton)

Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	Unknown
17	Is the site potentially available for development?	Yes, potentially
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	No
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes, from Mill Lane. However, Mill Lane is a narrow road, and using it to support development on this site may increase problems along that road.
21	Does the site have any known land contamination or remediation issues?	None known
22	Does the site have any known ground instability that would limit development?	None known but site is within a Coal Authority Standing Advice Area
23	Can adequate provision be made to supply all major utilities to the site?	None known utility issues.
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	Yes
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes

29 Should the site be taken forward for consideration in the Local Plan?

Yes - no known deliverability issues other resolving potential access issue on Mill Lane.

Sustainability Issues

Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	Yes- Ravenhead Brickworks south-west of the site, important for its national geological significance. Adverse impacts unlikely.
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	Yes the boundary of Beacon Park local nature conservation site is located 15m to north west of the site.
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at the planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Trees subject to TPOs.

35 What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Negative (Permanent) - The development of this site for residential use could have a negative impact on biodiversity locally through adverse impacts on a local nature conservation site. Also there is potential for a negative impact on biodiversity if the tree subjects to TPOs on the site are affected by any future development. However it is considered that any potential negative impacts could be mitigated via appropriate planning conditions. The implementation of Local Plan policies GN3 and EN2 will help to ensure that new development is sensitive to the biodiversity value of the local area and the protected trees on the site and will help ensure that new habitats are created on site.

Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	Yes. Slopes up towards the north.
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	Partly Grade 3 in the northern portion of the site and in parts is classed as urban.
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	No
42	Is the site previously developed land?	No

43 What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Negative (Permanent) - Development on the site would lead to a loss of Grade 3 agricultural land. This would lead to a negative impact on land resources in the Borough. The topography of the site could create constraints to development.

44	Is the site located within or adjacent to a Principal Aquifer or Source Protection Zone 1 or 2?	No, the site is located within a Secondary Bedrock Designation Aquifer. The site is not located in a Source Protection Zone.
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45	What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Neutral (Permanent) - The site does not lie within a principal aquifer or a Source Protection Zone. New development on the site would increase the pressure on existing water resources.
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Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	The site is not located in an area of flood risk, but the southern portion of the site is susceptible to surface water flooding.
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47	What could the effects of development on this site be on the sustainability of climatic factors and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Neutral (Permanent) - Developing within low flood risk areas will reduce the likelihood of flooding from climate change. However surface water flooding issues need to be resolved on the southern portion of the site.
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Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No
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49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	Yes- Landscape History Area of County Importance is located directly north of the site.
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50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	Yes. In the Green Belt Study (May 2011), the site was assessed to be fulfilling purpose 3 of the Green Belt "To assist in safeguarding the countryside from encroachment". However the site is contained to some extent so sprawl could be limited with the assistance of a stronger clearly defined boundary north of the site (UPH.08).
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51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	Yes. Mill House (Grade II) and Holland Windmill (Grade II) are located just to the north west of the site along Mill Lane, so views of the buildings in context with land to the south-east would need consideration.
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52	What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Negative (Permanent) - Development on the site would impact on the local Green Belt as the site has been assessed as fulfilling purpose 3 of the Green Belt. There is potential for new development to have a negative impact on a nearby county area of landscape history importance and Grade II listed buildings if appropriate mitigation is not provided.
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Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	Development of the site would create increased traffic, which may create problems for St Thomas the Martyr CofE primary
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54	Is the site within 30 minutes public transport journey of a Primary School?	Yes
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55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes
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56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes
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57	Is the site within 60 minutes public transport journey of a Hospital?	Yes
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes. Bus stop on eastern periphery of the site providing links to Wigan, Ormskirk and Southport.
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes, Up Holland centre.
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	Yes
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes

What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Very Positive (Permanent)- New residential development on this site would have a positive impact on community equality and health as the site is located in close proximity to the local centre of Up Holland and is therefore within 30 minutes public transport time of health, community and leisure facilities within the Borough. The site is also within required walking distances to local services such as primary school and GP. Southern portion of the site provides ready-made open space for the site.

Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	No
66	Is the site within 40 minute public transport journey of an employment area?	Yes

What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Positive (Permanent)- New residential development on this site would have a positive impact on the local economy and employment through the location of the site close to Up Holland centre and within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities.

Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
69	What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Very Positive (Permanent) - The development of this site for residential development, would overall, have a very positive impact on housing provision in the Borough.

Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No
71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	No. There is residential development is located to south, east and west of the site, however given the surrounding urban area it is unlikely that residents will be impacted significantly by increased emissions from vehicles accessing the site. Although this should be assessed at the planning application stage if considered appropriate.
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (Permanent) The development of this site for residential development will have a positive impact on local air quality as the site is locating away from a AQMA and is likely to avoid negative impacts on sensitive receptors.

73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	Mill Lane is a narrow road, and using it to support development on this site may increase problems along that road, and its junction with Ormskirk Road. Mill Lane access is worsened by congestion caused by on street residential parking reducing the width of the road to one lane frequently. An option would be to create a new road to the south of the site which utilises part of the open space.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	There is potential for negative impacts on r St Thomas the Martyr CofE primary from increased traffic. The M58 can be easily accessed via the A577 in under 10 minutes and the A577 is generally free flowing and provides links to Skelmersdale and Wigan.
75	Is the site within 800m of an existing or proposed Cycle Route?	No
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	No
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	Yes
79	What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Neutral- (Permanent) It is acknowledged that the impacts of vehicles travelling from the site to the primary road network could have a negative impact on the amenity of nearby residents and the local school through increased congestion along Mill Lane. However it is considered that through the implementation of other Local Plan Policies this issue would be mitigated at the planning application stage. The site is well connected in terms of rail and pedestrian links as well as distance from many of the key service facilities on offer in the Borough and wider sub-region. The actual site highways access issue will have to be overcome.

Cumulative Impacts

80	<p>Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived <u>environmental quality or character</u> of the area?</p>	<p>Yes- Negative. The development of this site for residential development could have a negative impact on biodiversity and landscape character locally through adverse impacts on a local nature conservation site and the trees subject to TPOs on the site. However it is considered that any potential negative impacts could be mitigated via appropriate planning conditions.</p>
81	<p>Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote <u>social cohesion or inclusion</u> in nearby communities?</p>	<p>Yes- Positive. The development of the site for residential use would ensure that new housing in the Borough is located in close proximity to community services and facilities.</p>
82	<p>Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the <u>economic potential</u> of the area?</p>	<p>Yes- Positive. New residential development on this site would have a positive impact on the local economy and employment through the location of the site close to the Up Holland local centre. The site is also within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities.</p>

Summary Conclusions and Potential Mitigation Measures

The site is located close to a local nature conservation area and there is therefore potential for the redevelopment of this site to have a negative impact on biodiversity. It is recommended that potential negative impacts on biodiversity are assessed at the planning application stage and mitigated via appropriate planning conditions if required. The implementation of Local Plan policies GN3 and EN2 will also help to ensure that new development is sensitive to the biodiversity value of the local nature conservation area and will help ensure that new habitats are created on site.

Another environmental concern relating to the development of this site for residential development is the potential impacts on the Grade 3 agricultural land. However, the appraisal has indicated that the social and economic benefits resulting from the development of this site for residential use would outweigh the negative environmental impacts, particularly in the context of current development constraints in the Borough.

The site borders a Landscape History Area of County Importance. However, it is considered that the redevelopment of this site would not have a major impact on landscape views due to the surrounding urban development and the topography of the site which slopes to the south. However, it is recommended that any future development of the site for residential development employs sensitive design principles to ensure that new residential development does not have a detrimental impact on the landscape character of the nearby Landscape History Area of County Importance. It is considered that the implementation of Policy EN2 which seeks to preserve and enhance West Lancashire's Natural Environment including landscape character, will also help ensure that any negative impacts on local landscape character generated by the development are mitigated.

It is important that Local Plan policies in particular policies IF2-IF4 are successfully implemented at the planning application stage to ensure that local road capacity issues are addressed if appropriate. This will allow for vehicles travelling from the site to connect to the primary road network sustainably without generating negative impacts on the amenity of local residents who already suffer from congestion along Mill Lane.

The appraisal has indicated that the social and economic benefits resulting from the development of this site for residential use would outweigh the negative environmental impacts, particularly in the context of current development constraints in the Borough. Whilst the West Lancashire Green Belt Study (May 2011) indicates that the site is still fulfilling the purposes of Green Belt land it is considered that the development of this site could be considered as infill development which 'rounds off' the Up Holland settlement area.

Overall, the site is considered appropriate as a "Plan B" residential site, if the topography and site highways access issues can be resolved. Flood risk mitigation and management will also form a key consideration in relation to the southern portion of the site.

West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

Q. No. General Site Info

1	Site Reference Number	5
2	Other Site References	Potential Plan B site
3	Site Name	Land at Moss Road (West), Halsall
4	Site Address	
5	Post Code	-
6	OS Grid Reference	334097 414771
7	Site Area (ha)	8.31
8	Description of Site	Site is used for agriculture. Part of site contains a farm shop and buildings.
9	Description of Surrounding Area	To east of site is allotments and agricultural land, south east is linear residential development along Moss Road, to the south west is residential and urban development whilst to the north is more agricultural land.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	1990/1239, 2011/0451/FUL - relate to existing properties only.
	Other Site Characteristics	Site borders Sefton boundary. There are relatively deep peat deposits in this area which could add significantly to development costs and this could impact on development viability.
12	Land Ownership Details	Private. Potentially under multiple ownership.
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	Nov-11
15	Site Appraised by	Lyndsey Regan (Approved by Alan Houghton)

Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	Potentially under multiple ownership
17	Is the site potentially available for development?	Yes, potentially
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	No, indeed the site would act as an urban extension to the Sefton LA boundary.
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes, from Benthams Way and from Moss Road.
21	Does the site have any known land contamination or remediation issues?	None known
22	Does the site have any known ground instability that would limit development?	None known
23	Can adequate provision be made to supply all major utilities to the site?	The ability to connect to the electricity grid in the western parishes may be limited due to the existing network being over capacity and resulting in infrequent power shortages. Scottish Power Manweb are aware of the capacity in the network but there are no planned works to improve the substation. Any development here may be required to deliver a new substation.
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	No
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes

28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes
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29 Should the site be taken forward for consideration in the Local Plan?

Yes - although issues related to deep peat deposits will have to be addressed as well as the electricity issue, which is an issue for all western parishes as a whole.

Sustainability Issues

Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	No
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at the planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Trees subject to TPOs.

35 What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (permanent) - There are no sites of biodiversity value or sites that are home to protected species located in close proximity to the site, thus development of this site will have a neutral impact on biodiversity. There is potential for a slight negative impact on biodiversity if the trees subject to a TPO on the site are affected by any future development, however it is considered that this could be mitigated via appropriate planning conditions. The implementation of Policy GN3 (Design of Development) will help to ensure that new development incorporates new habitat creation where appropriate.

Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	No
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	Virtually all Grade 1
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	No
42	Is the site previously developed land?	Some of the site.

43 What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Negative (Permanent) - Development on the site would lead to a loss of Grade 1 agricultural land. This would lead to a negative impact on land resources in the Borough.

44	Is the site located within or adjacent to a Principal Aquifer or Source Protection Zone 1 or 2?	No, the site is not located within an Aquifer. The site is not located in a Source Protection Zone.
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45	What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Neutral (Permanent) - The site does not lie within a principal aquifer or a Source Protection Zone. New development on the site would increase the pressure on existing water resources.
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Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	No, but a brook runs through the site.
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47	What could the effects of development on this site be on the sustainability of climatic factors and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (Permanent) - Developing within low flood risk areas will reduce the likelihood of flooding from climate change.
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Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No
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49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	No
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50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	No
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51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	No
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52	What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (Permanent) - Site has no heritage or landscape constraints.
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Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	No
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54	Is the site within 30 minutes public transport journey of a Primary School?	Yes, within 15 minute walk of 2 primary schools
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55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes- bus stop and routes on Bentham's Way
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56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes- Birkdale
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	Yes
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes

What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Very Positive (Permanent)- New residential development on this site would have a positive impact on community equality and health as the site is located in close proximity to the local centre of Birkdale and is therefore within 30 minutes public transport time of health, community and leisure facilities within the Sefton. The site is also within required walking distances to local services such as primary school and GP.

Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	Yes. Located north of the site is Dobbies Garden Centre. The nature of the land use means that adverse impacts are unlikely.
66	Is the site within 40 minute public transport journey of an employment area?	Yes

What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (Permanent)- New residential development on this site would potentially have a positive impact on the local economy and employment in Sefton through the location of the site on the Birkdale / Southport boundary. However, positive economic impacts will be experienced in the Borough if residents shop and work in key centres within West Lancashire.

Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
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What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Very Positive (Permanent)- The development of this site for residential development, would overall, have a very positive impact on housing provision in the Borough and in Sefton, given the sites location on the Sefton boundary.

Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No
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71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	No. There is residential development located to the south of the site, however given the surrounding urban area it is unlikely that residents will be impacted significantly by increased emissions from vehicles accessing the site. Although this should be assessed at the planning application stage if considered appropriate.
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (Permanent) The development of this site for residential development will have a positive impact on local air quality as the site is locating away from a AQMA and is likely to avoid negative impacts on sensitive receptors.
73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	Site is on junction of Benthams Way and Moss Road which should be able to accommodate an increase in traffic levels.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	Yes there is potential for negative impacts on unclassified roads in Halsall and Scarisbrick. Also the access to the M58 is not ideal- either a 20 minute journey via Ormskirk to J3 or 30 minute journey via A565 to Switch Island. Although residents at this location are more likely to connect to the primary road network outside of the Borough along the A5267 and A565 in Southport.
75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	No, nearest station is a 24 minute walk away at Birkdale.
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	No
79	What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Neutral- (Permanent) It is acknowledged that the impacts of vehicles travelling from the site to the primary road network could have a negative impact on the amenity of nearby residents particularly on unclassified roads in Halsall and Scarisbrick. However it is considered that through the implementation of other Local Plan Policies this issue would be mitigated at the planning application stage.

Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived environmental quality or character of the area?	Yes- Negative. The development of this site for residential development would involve the loss of Grade 1 agricultural land.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote <u>social cohesion</u> or <u>inclusion</u> in nearby communities?	Yes- Positive. The development of the site for residential use would ensure that new housing in the Borough is located in close proximity to community services and facilities in Sefton or West Lancashire.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the <u>economic potential</u> of the area?	Yes- Positive. New residential development on this site would have a positive impact on the local economy and employment. The site is also within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities.

Summary Conclusions and Potential Mitigation Measures

The key sustainability concern related to the development of this site is the potential loss of Grade 1 agricultural land, which is a key resource and is currently offered a high level of protection. However, the appraisal has indicated that the social and economic benefits resulting from the development of this site for residential use would outweigh the negative environmental impacts, particularly in the context of current development constraints in the Borough and therefore the loss of Grade 1 agricultural land, in this instance would represent exceptional circumstances.

It is important that Local Plan policies in particular policies IF2-IF4 are successfully implemented at the planning application stage to ensure that local road capacity issues are addressed if appropriate, particularly on unclassified roads.. This will allow for vehicles travelling from the site to connect to the primary road network sustainably without generating negative impacts on the amenity of local residents.

Overall, the site is considered appropriate as a "Plan B" residential site, if the deep peat deposit issue can be resolved.

West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

Q. No. General Site Info

1	Site Reference Number	6
2	Other Site References	Potential Plan B site
3	Site Name	Land at Fine Jane's Farm, Halsall
4	Site Address	
5	Post Code	-
6	OS Grid Reference	334136 414444
7	Site Area (ha)	2.21
8	Description of Site	Site is a former poultry production farm, now containing derelict buildings and unused land. Site is located very close to the Borough boundary with Sefton.
9	Description of Surrounding Area	To the east and south of the site is agricultural land, to the immediate north is a linear residential development. To the west is disused agricultural land with hardstanding.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	2011/0595/COU - Conversion of redundant farm buildings to B2 and B8 use. Pending consideration 14/11/2011
	Other Site Characteristics	Site lies on Sefton boundary. There are relatively deep peat deposits in this area which could add significantly to development costs and this could impact on development viability.
12	Land Ownership Details	Private.
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	Nov-11
15	Site Appraised by	Lyndsey Regan (Approved by Alan Houghton)

Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	No. Owners want site redeveloped for housing.
17	Is the site potentially available for development?	Yes
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	None known
20	Is the site directly accessible from the highway network or could it reasonably become so?	Site is accessible via the B5243 (Moss Road) and the existing Brookside Road, which provided for the former poultry farm. However the site access is not ideal because of a blind bend on Moss Road and therefore existing site access would likely require widening.
21	Does the site have any known land contamination or remediation issues?	Land contains buildings and hard standing, and would need demolishing and remediating.
22	Does the site have any known ground instability that would limit development?	None known
23	Can adequate provision be made to supply all major utilities to the site?	The ability to connect to the electricity grid in the western parishes may be limited due to the existing network being over capacity and resulting in infrequent power shortages. Scottish Power Manweb are aware of the capacity in the network but there are no planned works to improve the substation. Any development here may be required to deliver a new substation.
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	Yes
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes

28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes
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29 Should the site be taken forward for consideration in the Local Plan?

Yes - although issues related to deep peat deposits will have to be addressed as well as the electricity issue, which is an issue for all western parishes as a whole.

Sustainability Issues

Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	Yes
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at the planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Trees subject to TPOs.

35 What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (permanent) - There are no sites of biodiversity value or sites that are home to protected species located in close proximity to the site, thus development of this site will have a neutral impact on biodiversity. There is potential for a slight negative impact on biodiversity if the trees subject to a TPO on the site are affected by any future development, however it is considered that this could be mitigated via appropriate planning conditions. The implementation of Policy GN3 (Design of Development) will help to ensure that new development incorporates new habitat creation where appropriate.

Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	No
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	Site is already fully developed.
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	Contains derelict land and buildings
42	Is the site previously developed land?	Yes

43 What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (Permanent) - The site does not have any sustainability issues related to land resources.

44	Is the site located within or adjacent to a Principal Aquifer or Source Protection Zone 1 or 2?	No, the site is not located within an Aquifer. The site is not located in a Source Protection Zone.
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45	What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Neutral (Permanent) - The site does not lie within a principal aquifer or a Source Protection Zone. New development on the site would increase the pressure on existing water resources.
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Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	No
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47	What could the effects of development on this site be on the sustainability of climatic factors and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (Permanent) - Developing within low flood risk areas will reduce the likelihood of flooding from climate change.
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Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No
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49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	No
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50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	Yes. The West Lancashire Green Belt Study (May 2011) indicates that the site fulfils purpose 1 of the Green Belt "to check the unrestricted sprawl of large built-up areas" as it is not contained and the site boundaries are weak. However, the site is largely covered in development (storage buildings) and so has lost the degree of openness that is the fundamental aim of the Green Belt land.
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51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	No
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52	What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (Permanent) - Site has no heritage or landscape constraints other than impacts on Green Belt which are unlikely to be significant given the built out nature the site.
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Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	No
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54	Is the site within 30 minutes public transport journey of a Primary School?	Yes, within 15 minute walk of 2 primary schools
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55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes- bus stop and routes on Bentham's Way 4 minute walk from the site
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56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes- Birkdale
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	Yes
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes

What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Very Positive (Permanent)- New residential development on this site would have a positive impact on community equality and health as the site is located in close proximity to the local centre of Birkdale and is therefore within 30 minutes public transport time of health, community and leisure facilities within the Sefton. The site is also within required walking distances to local services such as primary school and GP.

Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	No
66	Is the site within 40 minute public transport journey of an employment area?	Yes

What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (Permanent)- New residential development on this site would potentially have a positive impact on the local economy and employment in Sefton through the location of the site on the Birkdale / Southport boundary. However, positive economic impacts will be experienced in the Borough if residents shop and work in key centres within West Lancashire.

Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
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What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Very Positive (Permanent)- The development of this site for residential development, would overall, have a very positive impact on housing provision in the Borough and in Sefton, given the sites location on the Sefton boundary.

Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No
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71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	Residential development is located to the north of the site, however given the surrounding urban area it is unlikely that residents will be impacted significantly by increased emissions from vehicles accessing the site. Although this should be assessed at the planning application stage if considered appropriate
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (Permanent) The development of this site for residential development will have a positive impact on local air quality as the site is locating away from a AQMA and is likely to avoid negative impacts on sensitive receptors.

73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	Suitable. Just off the B5243 with existing access in place. However the site access is not ideal because of a blind bend on Moss Road and therefore existing site access would likely require widening.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	Yes there is potential for negative impacts on unclassified roads in Halsall and Scarisbrick. Also the access to the M58 is not ideal- either a 20 minute journey via Ormskirk to J3 or 30 minute journey via A565 to Switch Island. Although residents at this location are more likely to connect to the primary road network outside of the Borough along the A5267 and A565 in Southport.
75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	No, nearest station is a 24 minute walk away at Birkdale.
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	No
79	What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Neutral- (Permanent) It is acknowledged that the impacts of vehicles travelling from the site to the primary road network could have a negative impact on the amenity of nearby residents particularly on unclassified roads in Halsall and Scarisbrick. However it is considered that through the implementation of other Local Plan Policies this issue would be mitigated at the planning application stage.

Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived environmental quality or character of the area?	No- Positive. The site is a previously developed site in the Green Belt and has been left vacant and is in a state of disrepair. Its sensitive redevelopment is likely to improve the local environment.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote <u>social cohesion</u> or <u>inclusion</u> in nearby communities?	Yes- Positive. The development of the site for residential use would ensure that new housing in the Borough is located in close proximity to community services and facilities in Sefton or West Lancashire.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the <u>economic potential</u> of the area?	Yes- Positive. New residential development on this site would have a positive impact on the local economy and employment. The site is also within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities.

Summary Conclusions and Potential Mitigation Measures

Given the built out nature of the site, the site contributes very little to the Green Belt and it is considered that's its redevelopment for residential land use would help to improve the local environment.

The key sustainability concern with this site is the need to integrate a safe access into the site and to ensure that local road capacity issues are addressed. It is important therefore that Local Plan policies in particular policies IF2-IF4 are successfully implemented at the planning application stage to ensure that local road capacity issues are addressed if appropriate, particularly on unclassified roads. This will allow for vehicles travelling from the site to connect to the primary road network sustainably without generating negative impacts on the amenity of local residents.

Overall, the site is considered appropriate as a "Plan B" residential site, if the deep peat deposit issue can be resolved. Electricity provision issues will also have to be resolved in order to allow for new development.

West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

Q. No. General Site Info

1	Site Reference Number	7
2	Other Site References	Potential Plan B site
3	Site Name	Land at New Cut Lane, Halsall
4	Site Address	
5	Post Code	-
6	OS Grid Reference	333263 413495
7	Site Area (ha)	2.41
8	Description of Site	The site includes the residential gardens of some properties, recreational land and some agricultural land. There are a few small buildings contained on the site.
9	Description of Surrounding Area	To the north of the site are residential properties on New Cut Lane. To the west are residential properties on Guildford Road (Southport LA area). The south is agricultural land and the eastern border is lined by a Brook.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	1997/0012 - relates to Gorse Hill Farm only
	Other Site Characteristics	Potential flood risk.
12	Land Ownership Details	Private.
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	Nov-11
15	Site Appraised by	Lyndsey Regan (Approved by Alan Houghton)

Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	None Known.
17	Is the site potentially available for development?	Yes
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	None known
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes. Access can be achieved via New Cut Lane, although not ideal.
21	Does the site have any known land contamination or remediation issues?	None known
22	Does the site have any known ground instability that would limit development?	None known
23	Can adequate provision be made to supply all major utilities to the site?	The ability to connect to the electricity grid in the western parishes may be limited due to the existing network being over capacity and resulting in infrequent power shortages. Scottish Power Manweb are aware of the capacity in the network but there are no planned works to improve the substation. Any development here may be required to deliver a new substation.
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	Yes
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes

29 Should the site be taken forward for consideration in the Local Plan?

Yes - although issues related to deep peat deposits will have to be addressed as well as the electricity issue, which is an issue for all western parishes as a whole. Access to the site could also prove to be a key deliverability constraint.

Sustainability Issues

Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	No
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	Yes- site is adjacent to Halsall and Plex Mosses a Lancashire County Heritage Sites: Biological Heritage Site.
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at the planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Trees subject to TPOs.

35 What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Negative (permanent) - The development of this site for residential use could have a negative impact on biodiversity locally through adverse impacts on Halsall and Plex Mosses county Biological Heritage Site. However it is considered that any potential negative impacts could be mitigated via appropriate planning conditions. The implementation of Local Plan policies GN3 and EN2 will help to ensure that new development is sensitive to the biodiversity value of Halsall and Plex Mosses and will help ensure that new habitats are created on site. There is also potential for a slight negative impact on biodiversity if the trees subject to a TPO on the site are affected by any future development, however it is considered that this could be mitigated via appropriate planning conditions.

Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	No
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	No
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	No
42	Is the site previously developed land?	No

43 What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (Permanent) - The site does not have any sustainability issues related to land resources.

44	Is the site located within or adjacent to a Principal Aquifer or Source Protection Zone 1 or 2?	No, the site is not located within an Aquifer. The site is not located in a Source Protection Zone.
45	What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Neutral (Permanent) - The site does not lie within a principal aquifer or a Source Protection Zone. New development on the site would increase the pressure on existing water resources.

Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	No, but a brook borders the east of the site.
47	What could the effects of development on this site be on the sustainability of climatic factors and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (Permanent) - Developing within low flood risk areas will reduce the likelihood of flooding from climate change.

Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No
49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	No
50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	Yes. But the site was assessed as no longer fulfilling any of the purposes of the Green Belt within the Green Belt Study (SEFB13).
51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	No
52	What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (Permanent) - Site has no heritage or landscape constraints other than impacts on Green Belt which are unlikely to be significant given that the site is no longer fulfilling any of the purposes of the Green Belt.

Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	No
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes. St Cuthberts C of E
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes. The site is close to three comprehensive schools within Sefton: Christ the King Catholic High School (mixed), Birkdale High School (boys) and Greenbank High School (girls).

56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes. King George V
57	Is the site within 60 minutes public transport journey of a Hospital?	No. 42 min Edge Hill
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes. Southport Hospital.
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes: The nearest GP practice is Richmond Surgery in Southport, around one mile away by road. This is a 25 minute journey by public transport, with buses every 5-10 minutes.
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes- Birkdale
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	Yes
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes

What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Very Positive (Permanent)- New residential development on this site would have a positive impact on community equality and health as the site is located in close proximity to the local centre of Birkdale and is therefore within 30 minutes public transport time of health, community and leisure facilities within Sefton. The site is also within required walking distances to local services such as primary school and GP.

Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	No
66	Is the site within 40 minute public transport journey of an employment area?	Yes

What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (Permanent)- New residential development on this site would potentially have a positive impact on the local economy and employment in Sefton through the location of the site on the Birkdale / Southport boundary. However, positive economic impacts will be experienced in the Borough if residents shop and work in key centres within West Lancashire.

Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
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What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Very Positive (Permanent)- The development of this site for residential development, would overall, have a very positive impact on housing provision in the Borough and in Sefton, given the sites location on the Sefton boundary.

Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No
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71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	Residential development is located to the north and west of the site, however given the surrounding urban area it is unlikely that residents will be impacted significantly by increased emissions from vehicles accessing the site. Although this should be assessed at the planning application stage if considered appropriate
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (Permanent) The development of this site for residential development will have a positive impact on local air quality as the site is locating away from a AQMA and is likely to avoid negative impacts on sensitive receptors.

73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	Would be dependent on the size of development. However, given the location of the site next to the Southport residential area, the road network should be able to accommodate increased traffic if this site were to be developed. But access to the site would have to resolved initially.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	Yes, access to the M58 is not ideal- either a 20 minute journey via unclassified roads and A570 through Ormskirk to J3 or 30 minute journey via unclassified roads and A5147 to Switch Island. Although residents at this location are more likley to connect to the primary road network outside of the Borough along the A5267 and A565 in Southport.
75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	No, nearest station is a 20 minute walk away at Hillside.
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	No
79	What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Neutral- (Permanent) It is acknowledged that the impacts of vehicles travelling from the site to the primary road network could have a negative impact on the amenity of nearby residents on unclassified roads. However it is considered that through the implementation of other Local Plan Policies this issue would be mitigated at the planning application stage.

Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived environmental quality or character of the area?	No- Positive. The site has no environmental constraints and the sensitive redevelopment of the site is likely to improve the local environment.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote social cohesion or inclusion in nearby communities?	Yes- Positive. The development of the site for residential use would ensure that new housing in the Borough is located in close proximity to community services and facilities in Sefton or West Lancashire.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the economic potential of the area?	Yes- Positive. New residential development on this site would have a positive impact on the local economy and employment. The site is also within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities.

Summary Conclusions and Potential Mitigation Measures

Importantly, the recent West Lancashire Green Belt Study (May 2011) found that the site was no longer fulfilling its Green Belt purpose. This site is partially built out, and given that the site contributes very little to the Green Belt, it is considered that its redevelopment for residential land use would help to improve the local environment.

An environmental concern relating to the development of this site for residential development is the potential impacts on local biodiversity through potential adverse impacts on Halsall and Plex Mosses a Lancashire County Heritage Sites: Biological Heritage Site. It is recommended that potential negative impacts on biodiversity are assessed at the planning application stage and mitigated via appropriate planning conditions if required. The implementation of Local Plan policies GN3 and EN2 will also help to ensure that new development is sensitive to the biodiversity value of Halsall and Plex Mosses and will help ensure that new habitats are created on site.

A key sustainability concern with this site is the need to integrate a safe access into the site and to ensure that local road capacity issues are addressed. It is important therefore that Local Plan policies in particular policies IF2-IF4 are successfully implemented at the planning application stage to ensure that local road capacity issues are addressed if appropriate, particularly on unclassified roads. This will allow for vehicles travelling from the site to connect to the primary road network sustainably without generating negative impacts on the amenity of local residents.

Overall, the site is considered appropriate as a "Plan B" residential site, if the deep peat deposit issue can be resolved. Electricity provision issues will also have to be resolved in order to allow for new development.

West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

Q. No. General Site Info

1	Site Reference Number	8
2	Other Site References	Potential Plan B site
3	Site Name	Land at Holborn Hill, Ormskirk
4	Site Address	
5	Post Code	-
6	OS Grid Reference	340417 407687
7	Site Area (ha)	6.68
8	Description of Site	The site is located adjacent to the A59 to the north-west of Aughton and lies approx 0.6 miles from Ormskirk town centre. The site includes recreational land and some agricultural land. There are a few small buildings contained on the site. The north eastern area of the site allocated for informal recreation facilities.
9	Description of Surrounding Area	To the south and east of the site are residential areas. To the north and west is it open, agricultural land.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	None
	Other Site Characteristics	Potential flood risk.
12	Land Ownership Details	Private.
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	Nov-11
15	Site Appraised by	Lyndsey Regan (Approved by Alan Houghton)

Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	None Known.
17	Is the site potentially available for development?	Yes
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	None known
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes. Easily accessible from Holborn Hill (A59)
21	Does the site have any known land contamination or remediation issues?	None known
22	Does the site have any known ground instability that would limit development?	None known
23	Can adequate provision be made to supply all major utilities to the site?	Issue relating to the treatment of waste water issue due to the environmental capacity limits placed on the New Lane WWTW at Burscough. This issue effects much of Ormskirk and Burscough. Both the Council and United Utilities are aware and working together on a solution which may not be in place until towards the end of the period 2015 - 2020. However whilst the site lies with the waste water catchment that is constrained by treatment infrastructure, it is only a short distance from the top of the hill that demarks the boundary with another, unconstrained catchment. If it is feasible and affordable to pump waste water the short distance to the top of the hill, this could provide a short-term solution to the constraint for this site.
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	Yes
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No

27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes

Yes - the only deliverability issue associated with the site relates to waste water capacity issues. However this issue is affecting the entire settlement area, not just this site and there is potential at this site to utilise a nearby unconstrained catchment. In addition, it is understood there are waste water improvements proposed during the plan period which will improve local capacity and allow for new development.

Should the site be taken forward for consideration in the Local Plan?

Sustainability Issues

Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	No
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No. Gaw Hill / Gorse Hill a Local Nature Conservation Site is located approx 150m north west of the site.
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at the planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Trees subject to TPOs.

Neutral (permanent) - There are no sites of biodiversity value or sites that are home to protected species located in close proximity to the site, thus development of this site will have a neutral impact on biodiversity. There is potential for a slight negative impact on biodiversity if the trees subject to a TPO on the site are affected by any future development, however it is considered that this could be mitigated via appropriate planning conditions. The implementation of Policy GN3 (Design of Development) will help to ensure that new development incorporates new habitat creation where appropriate.

What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	The site slopes up from the south/east to the north/west of the site.
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	Very small part is Grade 2
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	No
42	Is the site previously developed land?	No

43	What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Negative (Permanent) - Development on the site would lead to a loss of a small amount of Grade 2 agricultural land. This would lead to a negative impact on land resources in the Borough.
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44	Is the site located within or adjacent to a Principal Aquifer or Source Protection Zone 1 or 2?	Yes, the site is located within a Principal Bedrock Designation Aquifer which underlies the western part of the Borough. The site is located in a Source Protection Zone 3 (Total Catchment).
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45	What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Negative (Permanent) - The sites lies within a principal aquifer which underlies the western part of the Borough, the development of the site therefore has the potential to have a negative impact on water resources in the Borough. New development on the site would increase the pressure on existing water resources.
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Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	No
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47	What could the effects of development on this site be on the sustainability of climatic factors and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (Permanent) - Developing within low flood risk areas will reduce the likelihood of flooding from climate change.
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Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No
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49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	Yes. The west of the site borders an area of Landscape History of Local Importance
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50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	Yes. In the West Lancashire Green Belt Study (May 2011) this site was assessed as fulfilling purpose 3 of the Green Belt "To assist in safeguarding the countryside from encroachment" as the site is free from development and in agricultural use. The parcel is also not well contained and would result in sprawl of the urban area away from Ormskirk (ORM.12)
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51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	Yes. Christ Church Grade II Listed Building is located 200m south west of the site. Adverse impacts are unlikely due to the location of the church beyond the busy A59. Viewpoints to Church unlikely to be affected as much of the Holborn Hill site is hidden in a dip.
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52	What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Negative (Permanent) - The development of this Green Belt site which has recently been assessed as fulfilling purpose 3 of the Green Belt would have a negative impact on landscape locally as it would result in sprawl of the urban area away from Ormskirk.
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Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	No
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes. St Annes Catholic Primary School.
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes. St Bede's Catholic High School.
56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes. Skelmersdale & Ormskirk College
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes. Edge Hill University.
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes. Ormskirk & District General Hospital
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes. Dr Varma
60	Is the site within 10 minutes walk (800m) of a district or local centre?	No-Site is 12 minute walk to Ormskirk town centre
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	No
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes

What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Positive (Permanent)- New residential development on this site would have a positive impact on community equality and health as the site is located in close proximity to the local centre of Ormskirk and is therefore within 30 minutes public transport time of health, community and leisure facilities within the Borough. The site is also within required walking distances to local services such as primary school and GP.

Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	No
66	Is the site within 40 minute public transport journey of an employment area?	Yes

What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Positive (Permanent)- New residential development on this site would have a positive impact on the local economy and employment through the location of the site close to Ormskirk town centre and within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities.

Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
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What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Very Positive (Permanent)- The development of this site for residential development, would overall, have a very positive impact on housing provision in the Borough.

Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No
71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	Residential development is located to the east and south of the site, however given the surrounding urban area it is unlikely that residents will be impacted significantly by increased emissions from vehicles accessing the site. Although this should be assessed at the planning application stage if considered appropriate
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (Permanent) The development of this site for residential development will have a positive impact on local air quality as the site is locating away from a AQMA and is likely to avoid negative impacts on sensitive receptors.

73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	Suitable. The site is easily accessible from the A59 (Holborn Hill), which borders the south perimeter of the site, but would likely require a new access road into the development. May have a slight impact on traffic congestion in Ormskirk.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	Unlikely. Access to M58 via Ormskirk town centre and A570- approx 10 minute drive. The A59 (Holborn Hill) has considerable capacity to accommodate increased traffic, although some impact may be felt on the route into Ormskirk via Aughton St and County Road. There are residential properties and schools nearby but development would be unlikely to have significant detrimental impacts on those.
75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	No. Aughton Park rail station is 0.8 miles walk away
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	Nearby
79	What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Neutral- (Permanent) It is acknowledged that the impacts of vehicles travelling from the site to the primary road network could have a negative impact on the amenity of nearby residents through increased congestion on route to Ormskirk along Aughton Street and County Road. However it is considered that through the implementation of other Local Plan Policies this issue would be mitigated at the planning application stage. The site is generally well connected in terms of rail, cycle and pedestrian links as well as distance from many of the key service facilities on offer in Ormskirk.

Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived environmental quality or character of the area?	Yes- Negative. The development of this site for residential development would involve the loss of a small area of Grade 2 agricultural land and would have a negative impact on the Borough's landscape character, through the development of a Green Belt site which has recently been assessed as fulfilling purpose 3 of the Green Belt by assisting in safeguarding the countryside from encroachment.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote social cohesion or inclusion in nearby communities?	Yes- Positive. The development of the site for residential use would ensure that new housing in the Borough is located in close proximity to community services and facilities in Ormskirk.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the economic potential of the area?	Yes- Positive. New residential development on this site would have a positive impact on the local economy and employment. The site is also within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities.

Summary Conclusions and Potential Mitigation Measures

Importantly, the recent West Lancashire Green Belt Study (May 2011) found that the site is still fulfilling purpose 3 of the Green Belt "To assist in safeguarding the countryside from encroachment" as the site is free from development and in agricultural use. The study indicates that the site is also not well contained and would result in sprawl of the urban area away from Ormskirk. In light of this, it is considered that the redevelopment of the site would have a negative impact on land resources in the Borough through the creation of a weaker Green Belt boundary. There are also likely to be negative impacts on land resources through the loss of Grade 2 agricultural land.

However, the appraisal has indicated that the social and economic benefits resulting from the development of this site for residential use would outweigh the negative environmental impacts associated with the development of a small area of Grade 2 agricultural land, particularly in the context of current development constraints in the Borough and therefore the loss of Grade 2 agricultural land, in this instance would represent exceptional circumstances.

It is considered that potential negative impacts on water resources related the site being located on a sandstone aquifer can be mitigated through appropriate water management on the site as per previous development in the western area of the Borough. It is important that mitigation ensures that the aquifer is protected from contamination and damage.

It is important that Local Plan policies in particular policies IF2-IF4 are successfully implemented at the planning application stage to ensure that the local waste water infrastructure capacity issues have been addressed.

It is recognised that this site is well screened and is relatively hidden from most views due to the sloping nature of the site and therefore any impact on landscape views are unlikely to be significant. The location of the site close to Ormskirk town centre and on the A59 means that it is considered very sustainable in terms of transport and in relation to access to community services and facilities and potential impacts on the local economy.

Beyond the land resources issues and in the context of other Green Belt sites in the Borough, this site is not considered overly sensitive to change and it is considered that the positive social and economic impacts of development would contribute towards achieving a sustainable pattern of development in the Borough.

It is recommended that other suitable sites in the Borough are allocated as "Plan B" sites before this site, given the harm to the Green Belt likely to be generated by development of this site through the extension of the urban area of Aughton north-westwards into the countryside and the creation of a weaker Green Belt boundary.

West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

Q. No. General Site Info

1	Site Reference Number	9
2	Other Site References	Potential Plan B site
3	Site Name	Land at Alty's Farm
4	Site Address	
5	Post Code	-
6	OS Grid Reference	341316 407362
7	Site Area (ha)	16.48
8	Description of Site	This site is in active agricultural use, containing a few farm buildings at Alty's Farm
9	Description of Surrounding Area	Some residential areas can be found along the north-east and north-west of the site. The remainder of the surrounding area is agricultural.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	2006/0858 - Alty's Farm only
	Other Site Characteristics	None
12	Land Ownership Details	Private.
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	Nov-11
15	Site Appraised by	Lyndsey Regan (Approved by Alan Houghton)

Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	None known
17	Is the site potentially available for development?	Yes
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	None known
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes, the site is accessible from Alty's Lane on the east of the site, or from Black Moss Lane in the south-western corner.
21	Does the site have any known land contamination or remediation issues?	None known
22	Does the site have any known ground instability that would limit development?	None known
23	Can adequate provision be made to supply all major utilities to the site?	Issue relating to the treatment of waste water issue due to the environmental capacity limits placed on the New Lane WWTW at Burscough. This issue effects much of Ormskirk and Burscough. Both the Council and United Utilities are aware and working together on a solution which may not be in place until towards the end of the period 2015 - 2020.
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	Yes
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No

27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes
29	Should the site be taken forward for consideration in the Local Plan?	Yes - the only deliverability issue associated with the site relates to waste water capacity issues. However this issue is affecting the entire settlement area, not just this site and it is understood there are waste water improvements proposed during the plan period which will improve local capacity and allow for new development.

Sustainability Issues

Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	No
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at the planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Trees subject to TPOs.

What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (permanent) - There are no sites of biodiversity value or sites that are home to protected species located in close proximity to the site, thus development of this site will have a neutral impact on biodiversity. There is potential for a slight negative impact on biodiversity if the trees subject to a TPO on the site are affected by any future development, however it is considered that this could be mitigated via appropriate planning conditions. The implementation of Policy GN3 (Design of Development) will help to ensure that new development incorporates new habitat creation where appropriate.

Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	None known
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	Yes the site consists of mainly Grade 1 Agricultural Land
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	No
42	Is the site previously developed land?	No

What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Negative (Permanent) - Development on the site would lead to a loss of Grade 1 agricultural land. This would lead to a negative impact on land resources in the Borough.

44	Is the site located within or adjacent to a Principal Aquifer or Source Protection Zone 1 or 2?	Yes, the site is located within a Principal Bedrock Designation Aquifer which underlies the western part of the Borough. The site is located in a Source Protection Zone 3 (Total Catchment).
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45	What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Negative (Permanent) - The sites lies within a principal aquifer which underlies the western part of the Borough, the development of the site therefore has the potential to have a negative impact on water resources in the Borough. New development on the site would increase the pressure on existing water resources.
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Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	Yes. The north east of the site is located within flood zones 2 and 3. The site is adjacent to a brook.
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47	What could the effects of development on this site be on the sustainability of climatic factors and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Negative (Permanent) - Developing within flood risk areas will increase the likelihood of flooding from climate change. However the site is considered large enough to be able to sustainably locate new development away from areas of flood risk.
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Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No
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49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	Yes-east of the site is an area of County Landscape History Importance located within Ruff Lane Conservation Area. However adverse impacts on landscape views are unlikely as the site is currently screened / enclosed by residential development and a sports ground.
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50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	Yes. In the West Lancashire Green Belt Study (May 2011), this site was assessed as fulfilling purpose 3 of the Green Belt "To assist in safeguarding the countryside from encroachment" as the site is free from development and in agricultural use. Views of the parcel from the east are also very open and considered to be important to the setting of Ormskirk (ORM11A)
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51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	No- Ruff Lane Conservation Area lies approx 275m to the east of the site. The area contains a number of historic buildings, which represent significant stages in the growth of Ormskirk. It contains some of the oldest surviving buildings in the town, including 30 Listed Buildings, and 2 Listed Structures as well as abundant tree cover and mature vegetation.
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52	What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Negative (Permanent) - The development of this Green Belt site which has recently been assessed as fulfilling purpose 3 of the Green Belt would have a negative impact on landscape locally.
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Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	No
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54	Is the site within 30 minutes public transport journey of a Primary School?	Yes. Ormskirk C of E Primary School
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55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes. Ormskirk School.
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56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes. Skelmersdale & Ormskirk College
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes. Edge Hill University.
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes. Ormskirk & District General Hospital
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes. Dr Gardiner
60	Is the site within 10 minutes walk (800m) of a district or local centre?	No. Ormskirk town centre approx 14 minute (0.7 miles) walk away
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	No
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes

64 What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Positive (Permanent)- New residential development on this site would have a positive impact on community equality and health as the site is located in close proximity to the local centre of Ormskirk and is therefore within 30 minutes public transport time of health, community and leisure facilities within the Borough. The site is also within required walking distances to local services such as primary school and GP.

Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	No
66	Is the site within 40 minute public transport journey of an employment area?	Yes

67 What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Positive (Permanent)- New residential development on this site would have a positive impact on the local economy and employment through the location of the site close to Ormskirk town centre and within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities.

Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
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69 What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Very Positive (Permanent)- The development of this site for residential development, would overall, have a very positive impact on housing provision in the Borough.

Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No
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71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	Residential development is located to the east and south of the site, however given the surrounding urban area it is unlikely that residents will be impacted significantly by increased emissions from vehicles accessing the site. Although this should be assessed at the planning application stage if considered appropriate
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (Permanent) The development of this site for residential development will have a positive impact on local air quality as the site is locating away from a AQMA and is likely to avoid negative impacts on sensitive receptors.
73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	The roads around the site are narrow residential roads and may be unsuitable to accommodate increased levels of traffic, or would require improvements.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	Potentially. Developing a site of this size, with existing narrow residential roads could have adverse impacts on existing residential properties, schools and the cricket club, as well as potentially increasing congestion in Ormskirk town centre. Access to the M58 would be a 10 minute drive through unclassified roads to reach the A570 or B5197 from the site.
75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	Yes- Ormskirk Station approx 1200m away (approx 15 minute walk)
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	Nearby
79	What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Negative- (Permanent) The impacts of vehicles travelling from the site to the primary road network could have a negative impact on the amenity of nearby residents through increased congestion on route to Ormskirk along the narrow unclassified roads. However it is considered that through the implementation of other Local Plan Policies there is potential for this issue to be addressed at the planning application stage. The site is generally well connected in terms of rail, cycle and pedestrian links as well as distance from many of the key service facilities on offer in Ormskirk.

Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived <u>environmental quality or character</u> of the area?	Yes- Negative. The development of this site for residential development would involve the loss of Grade 1 agricultural land and would have a negative impact on the Borough's landscape character, through the development of a Green Belt site which has recently been assessed as fulfilling purpose 3 of the Green Belt by assisting in safeguarding the countryside from encroachment.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote <u>social cohesion or inclusion</u> in nearby communities?	Yes- Positive. The development of the site for residential use would ensure that new housing in the Borough is located in close proximity to community services and facilities in Ormskirk if transport issues are resolved.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the <u>economic potential</u> of the area?	Yes- Positive. New residential development on this site would have a positive impact on the local economy and employment. The site is also within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities.

Summary Conclusions and Potential Mitigation Measures

The recent West Lancashire Green Belt Study (May 2011) found that the site is still fulfilling purpose 3 of the Green Belt "To assist in safeguarding the countryside from encroachment" as the site is free from development and in agricultural use. The study indicates that views of the site from the east are also very open and considered to be important to the setting of Ormskirk. In light of this, it is considered that the redevelopment of the site would have a negative impact on land resources in the Borough through the creation of a weaker Green Belt boundary. There are also likely to be negative impacts on land resources through the loss of Grade 1 agricultural land.

The site has a number of development constraints which would have to be overcome to allow for residential development on the site. The key environmental concerns relate to the impact on land resources, as outlined above and the need to overcome flood risk issues in the north of the site. The capacity of the local road network to accommodate the development of this site is a key sustainability concern and would have to be addressed at the planning application stage.

It is considered that potential negative impacts on water resources related to the site being located on a sandstone aquifer can be mitigated through appropriate water management on the site as per previous development in the western area of the Borough. It is important that mitigation ensures that the aquifer is protected from contamination and damage.

It is important that Local Plan policies in particular policies IF2-IF4 are successfully implemented at the planning application stage to ensure that the local waste water infrastructure capacity issues have been addressed. It will also be important that Local Plan Policy EN2 which seeks to preserve and enhance West Lancashire's Natural Environment including landscape character is implemented to help ensure that any negative impacts are mitigated, particularly in relation to views from the east to the site.

It is recognised that this site is well enclosed and would not extend Ormskirk any further south-eastwards. The location of the site close to Ormskirk town centre means that it is considered very sustainable in terms of access to community services and facilities and potential impacts on the local economy.

In light of the above, it is recommended that other suitable sites in the Borough are allocated as "Plan B" sites before this site, given the number of development constraints that currently need addressing and the harm to the Green Belt likely to be generated by development of this site through the creation of a weaker Green Belt boundary.

Q. No. General Site Info

1	Site Reference Number	10
2	Other Site References	Rural employment site (DS3.4)
3	Site Name	Land Between Greaves Hall Avenue and Southport New Road, Banks
4	Site Address	Land Between Greaves Hall Avenue and Southport New Road, Banks
5	Post Code	-
6	OS Grid Reference	339389 420029
7	Site Area (ha)	2.02
8	Description of Site	Land is wooded area, with some open land with natural vegetation. Site also contains a small area of hardstanding from a former road. Trees border the south, west and north perimeters of the site.
9	Description of Surrounding Area	To the north of the site is Greaves Hall Avenue and a leisure centre. To the west and east are residential areas, and a small area of linear open space. To the south of the site is the A565 Southport New Road.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	None
	Other Site Characteristics	-
12	Land Ownership Details	Private
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	22/11/2011
15	Site Appraised by	Sam Rosillo (Approved by Alan Houghton)

Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	None known
17	Is the site potentially available for development?	Yes, potentially, although land has been safeguarded in WLRLP.
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	None known
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes, from Greaves Hall Ave.
21	Does the site have any known land contamination or remediation issues?	None known
22	Does the site have any known ground instability that would limit development?	None known
23	Can adequate provision be made to supply all major utilities to the site?	Due to the topography of the Northern Parishes and the levels of draw off at peak demand on the local mains (market garden related), frequent bursts and pressure related issues are occurring in the area and resulting in numerous customer complaints. There are no plans in UU's current or future funding plans to resolve this issue and therefore development here could be limited / restricted.
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	No
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Unkown at present
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Potentially
29	Should the site be taken forward for consideration in the Local Plan?	Yes - the only deliverability issue associated with the site relates to the provision of major utilities.

Sustainability Issues

Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	No
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Yes

35 What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (permanent) - There are no sites of biodiversity value or protected species located in close proximity to the site. The impact of new development on the area of woodland/tree preservation value will need to be addressed. This will lead to a neutral impact. However, the delivery of new development on the site alongside the implementation of policy GN3 (Design of Development) will help to ensure that new habitat creation is incorporated on the site.

Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	No
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	Very small part is Grade 1
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	No. Although there is a former road / hardstanding on the site.
42	Is the site previously developed land?	No. Although there is a former road / hardstanding on the site.

43 What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Negative (permanent) - Development on the site would potentially lead to a loss of a small area Grade 1 agricultural land. This would lead to a slightly negative impact in terms of land resources as it is likely that this area of high grade agricultural land would be lost.

44	Is the site located within or adjacent to a Principal Aquifer or Source Protection Zone 1 or 2?	No - although site is located within a secondary superficial deposit aquifer (predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering)
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45 What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (permanent) - Although the site does not lie on a principal aquifer or a source protection zone, new development on the site would increase the pressure on existing water resources. Issues relating to the capacity of utilities in Banks would need to be addressed in order to deliver new development on the site.

Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	Yes - zone 2 of the floodplain
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47 What could the effects of development on this site be on the sustainability of climatic factors and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Negative (permanent) - The site is located within the floodplain. Therefore, development on the site would lead to an increase in new development within the floodplain.

Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No.
49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	No
50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	No
51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	No

52 What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Positive (permanent) - Development on the site would not affect any buildings of heritage value and would not lead to any loss in Green Belt land. This would lead to a positive impact in terms of protecting local heritage and landscape assets.

Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	Yes - Development on the site could potentially harm the primary school located towards the north west of the site.
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes - St Stevens C of E school is located towards the north east of the site.
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes - Southport (three secondary schools) and Tarleton High School are located within 40 minutes public transport journey time from the site.
56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes -Southport College is located within 60 minutes public transport journey time from the site.
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes - Southport and Ormskirk Hospital is within 60 minutes public transport journey time from the site.
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes - there are a number of GP practices within Southport, which is located within 30 minutes public transport journey time from the site.
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes - site within 30 minutes public transport journey time of Southport
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes - site located within Banks Settlement Boundary.
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	Yes - the Open Space Study for West Lancashire shows that there is sufficient amenity green space in and around Banks
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes - Banks Leisure centre is located in close proximity to the site.

64 What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Positive (permanent) - The site is located within close proximity to a the St Stevens C of E school and Banks Leisure Centre. Furthermore, the site is within sufficient public transport time to a range of other community services. Development on the site will need to ensure that sensitive receptors are not harmed.

Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	No, other than school and leisure centre.
66	Is the site within 40 minute public transport journey of an employment area?	Yes
67	What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (permanent)- new development on this rural development site will have a positive impact on the local economy as it will help to provide new jobs in the area.

Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
69	What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (permanent) - New development on the site will help to provide additional jobs in Banks. This will help to provide employment opportunities for the local community. The Local Plan policies should be applied to ensure local amenity of residents are protected as part of delivering new development on the site.

Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No
71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	Yes - residential properties are located towards the east and west of the site. There is also a school located towards the north east of the site.
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Negative (permanent) - The site is not located within an AQMA . However, there are residential properties towards the east and west of the site and a school towards the north east. New employment development on the site (such as B2 or B8 uses) could have a negative impact on these sensitive receptors.

73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	Access can be provided from Greaves Hall Ave, which should have the capacity to accommodate increased levels of traffic.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	Traffic accessing the site via Greaves Hall lane may have an adverse impact on the school and leisure centre although this could likely be mitigated against through traffic calming measures or control
75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	No
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	Nearby
79	What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (permanent) - Overall, development on the site would have a positive impact on transportation locally as it is accessible from the local road network and existing bus and cycle routes. However, any potential adverse impact on the school,leisure centre and residential areas would need to be mitigated through traffic calming measures or control.

Cumulative Impacts

80	<p>Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived <u>environmental quality or character</u> of the area?</p>	<p>Possibly - Neutral</p> <p>Overall, the cumulative impact would be neutral. New development on the site would have a neutral impact on biodiversity and water resources and a positive impact on heritage and landscape. However, issues relating to the risk of flooding would need to be addressed in order to deliver new development on the site. Development on the site would potentially lead to a loss of a small area Grade 1 agricultural land. This would lead to a slightly negative impact in terms of land resources as it is likely that this area of high grade agricultural land would be lost.</p>
81	<p>Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote <u>social cohesion or inclusion</u> in nearby communities?</p>	<p>Yes- Positive. The site is located within close proximity to a primary school and a leisure centre and within sufficient public transport journey time to a range of other community services and facilities. The development of the site for employment purposes would ensure that new jobs would be created for the local community. Any potential negative impacts on nearby sensitive receptors would need to be addressed.</p>
82	<p>Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the <u>economic potential</u> of the area?</p>	<p>Yes- Positive. Potential new employment development on the site would have a positive impact on the local economy through providing further employment opportunities for the local population.</p>

Summary Conclusions and Potential Mitigation Measures

The site is located within the Banks settlement boundary. Provided that specific issues (set out below) are addressed, this site has the potential for employment development.

Development on the site would potentially lead to a loss of a small area Grade 1 agricultural land. This would lead to a slightly negative impact in terms of land resources as it is likely that this area of high grade agricultural land would be lost. New development on the site would increase the pressure on existing water resources. Issues relating to the capacity of utilities in the Banks area would need to be addressed in order to deliver new development. Furthermore, development on the site would lead to an increase in new development within the floodplain. This would need to be considered in locating new development on the site.

Development on the site would not affect any buildings of heritage value and would not lead to any loss in Green Belt land. This would lead to a positive impact in terms of protecting heritage and local landscape assets.

The development of the site for employment purposes will ensure that additional employment opportunities are provided for the local community, which will have a positive impact on the local economy. The site is located within close proximity or within sufficient public transport journey time to a range of other community services.

New employment development on the site could potentially have a negative impact on sensitive receptors (the school and the leisure centre) and housing located in close proximity to the site. The specific employment use of the site will need to be considered to ensure that it does not have a negative impact on these receptors and any impact would need to be mitigated.

West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

Q. No. General Site Info

1	Site Reference Number	11
2	Other Site References	Rural development opportunity (DE5.1.26)
3	Site Name	Greaves Hall Hospital, Banks
4	Site Address	Greaves Hall Hospital, Banks
5	Post Code	-
6	OS Grid Reference	339641 420428
7	Site Area (ha)	4.93
8	Description of Site	Site contains the former Greaves Hall Hospital and associated buildings, including a water tower, which are now in an unused and derelict condition as well as areas of hardstanding. The grounds of the site are unmaintained and likely to be overgrown.
9	Description of Surrounding Area	To the west and south of the site are residential areas, public open space, leisure centre and school. To the north/east of the site is open land with some wooded areas and land used for agriculture.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	2007/1309/OUT - mixed use development (withdrawn). 2003/0319 - mixed use development (refused). 2001/0835 - residential development (refused / dismissed).
	Other Site Characteristics	-
12	Land Ownership Details	Private
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	23/11/2011
15	Site Appraised by	Sam Rosillo (Approved by Alan Houghton)

Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	No
17	Is the site potentially available for development?	Yes. Allocated for employment use in current WLRLP.
18	Does the planning history of the site caution against its allocation?	No.
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	None known
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes, available from Aveling Drive or Greaves Hall Ave.
21	Does the site have any known land contamination or remediation issues?	Land contains derelict buildings which would need to be removed. There is no known contamination issues on the site. Old hospital hall building has been demolished due to fire, but hardstanding remains.
22	Does the site have any known ground instability that would limit development?	None known
23	Can adequate provision be made to supply all major utilities to the site?	Due to the topography of the Northern Parishes and the levels of draw off at peak demand on the local mains (market garden related), frequent bursts and pressure related issues are occurring in the area and resulting in numerous customer complaints. There are no plans in UU's current or future funding plans to resolve this issue and therefore development here could be limited / restricted.
24	Is the site within Functional Floodplain (Flood Zone 3b)?	Site in flood zone 3
25	Is the site within the Green Belt?	No
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes

Should the site be taken forward for consideration in the Local Plan?

Yes - The issues relating to the site are the presence of derelict buildings, flood risk and the potential utilities issues, which may restrict the potential for development.

Sustainability Issues

Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	No
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Yes
35	What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Neutral (permanent) - There are no sites of biodiversity value or protected species located in close proximity to the site. This will lead to a neutral impact. However, the delivery of new development on the site alongside the implementation of policy GN3 (Design of Development) will help to ensure that new habitat creation is incorporated on the site.

Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	No
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	No
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	Yes. Derelict site.
42	Is the site previously developed land?	Yes.
43	What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (permanent) - Development on this site would bring a previously developed and derelict site back into use. This would lead to a positive impact on land resources.

44	Is the site located within or adjacent to a Major Aquifer or Source Protection Zone 1 or 2?	No - although site is located within a secondary superficial deposit aquifer (predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering)
45	What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Neutral (permanent) - Although the site does not lie on a principal aquifer or a source protection zone, new development on the site would increase the pressure on existing water resources. Issues relating to the capacity of utilities in Banks would need to be addressed in order to deliver new development on the site.

Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	Yes - site is located within floodzone 3
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47 What could the effects of development on this site be on the sustainability of climatic factors, energy and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Negative (permanent) - The site is located within the floodplain. Therefore, development on the site would lead to an increase in new development within the floodplain.

Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No.
49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	No
50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	No
51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	No

52 What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Positive (permanent) - Development on the site would not affect any buildings of heritage value and would not lead to any loss in Green Belt land. This would lead to a positive impact in terms of protecting local heritage and landscape assets in West Lancashire.

Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	Yes - Development on the site could potentially harm the primary school located towards the south west of the site.
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes - St Stevens C of E school is located towards the south west of the site.
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes - Southport (three secondary schools) and Tarleton High School are located within 40 minutes public transport journey time from the site.
56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes -Southport College is located within 60 minutes public transport journey time from the site.
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes - Southport and Ormskirk Hospital is within 60 minutes public transport journey time from the site.
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes - there are a number of GP practices within Southport, which is located within 30 minutes public transport journey time from the site.
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes - site within 30 minutes public transport journey time of Southport
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes - site located within Banks Settlement Boundary.
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	Yes - the Open Space Study for West Lancashire shows that there is sufficient amenity green space in and around Banks
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes - Banks Leisure centre is located in close proximity to the site.

64 What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Positive (permanent) - The site is located within close proximity to a the St Stevens C of E school and Banks Leisure Centre. Furthermore, the site is within sufficient public transport time to a range of other community services. Development on the site will need to ensure that sensitive receptors are not harmed.

Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	No, other than school and leisure centre.
66	Is the site within 40 minute public transport journey of an employment area?	Yes
67	What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (permanent)- New development on this key rural development site will have a positive impact on the local economy. Potential mixed use development on the site will help to stimulate the rural economy and provide new housing in the area.

Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
69	What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (permanent) - New development on this key rural development site will have a positive impact on delivering new housing in the area.

Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No
71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	Remediation of the site may affect neighbouring schools, leisure centre and residential but would be unlikely to have significant impacts.
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Negative (permanent) - The site is not located within an AQMA. However, there are residential properties towards the north and south of the site and a school towards the south west. New development on the site (particularly B2 or B8 employment uses) could have a negative impact on these sensitive receptors.

73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	Access can be provided via Aveling Drive. Roads should be suitable to accommodate increased levels of traffic. Development of the site may increase traffic flowing through the centre of Banks and past the school and leisure centre.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	Development of the site may increase the volumes of traffic flowing through the centre of Banks. Traffic accessing the site via Greaves Hall lane may have an adverse impact on the school and leisure centre although this could likely be mitigated against through traffic calming measures or control
75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	No
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	Nearby
79	What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Neutral (permanent) - Development on the site will be accessible by a high frequency bus service, a cycle route and public footpaths. However, the potential increase in traffic flow through the centre of Banks will need to be considered as part of delivering new development on the site.

Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived <u>environmental quality or character</u> of the area?	Possibly - Neutral Overall, the cumulative impact would be neutral. New development on the site would have a neutral impact on biodiversity and water resources and a positive impact on heritage and landscape. However, issues relating to the risk of flooding would need to be addressed in order to deliver new development on the site.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote <u>social cohesion or inclusion</u> in nearby communities?	Yes- Positive. The site is located within close proximity to a primary school and a leisure centre and within sufficient public transport journey time to a range of other community services and facilities. The development of the site for employment purposes would ensure that new jobs would be created for the local community. Potential new housing on the site would also have a positive impact in terms of increasing access to new housing in the area. Any potential negative impacts on nearby sensitive receptors would need to be addressed.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the <u>economic potential</u> of the area?	Yes- Positive. Potential new employment development on the site would have a positive impact on the local economy through providing further employment opportunities for the local population.

Summary Conclusions and Potential Mitigation Measures

The site is located within the Banks settlement boundary. Provided that specific issues (set out below) are addressed, this site has the potential for development.

There are no significant issues relating to biodiversity on the site, although new development will need to comply with policy GN3 (Design of Development), which sets out the need to ensure that new habitat creation is incorporated as part of new development. Development of the site would have a positive impact on land resources through bringing a derelict site back into use.

The site is located within flood zone 3. There will be a need to address this issue as part of delivering new development. Furthermore, issues relating to the capacity of utilities in the Banks area would need to be addressed in order to accommodate new development in the area.

Mixed use development on the site would have a positive impact on delivering new housing and would help to boost the local economy through providing additional job opportunities for the local community. The site is located within close proximity to the St Stevens C of E school and Banks Leisure Centre. Furthermore, the site is within sufficient public transport journey time to a range of other community services. This will have a positive impact on ensuring key community facilities are accessible from the new development.

New employment development on the site could potentially have a negative impact on sensitive receptors (the school and the leisure centre) and housing located in close proximity to the site. The type of development delivered on the site will need to be considered to ensure that it does not have a negative impact on these receptors in terms of release of dust, fumes and emissions.

West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

Q. No. General Site Info

1	Site Reference Number	12
2	Other Site References	Rural development opportunity (DE14)
3	Site Name	East Quarry, Appley Bridge
4	Site Address	East Quarry, Appley Bridge
5	Post Code	-
6	OS Grid Reference	352531 409579
7	Site Area (ha)	14.17
8	Description of Site	Site contains a disused quarry, filled with water. Around the southern edge of the quarry are buildings that may/may not still be in use. The east of the site on Appley Lane North accommodates a number of B1/B2/B8 properties, including Northern Diver. The south-east portion of the site was the former Bullens site, which has recently been completed into a residential development of 29 houses. Most sides of the site are enclosed by trees.
9	Description of Surrounding Area	The site is in close proximity to Appley Bridge rail station (to the south) and has access from 3 main roads. To the north-east of the site there is the conservation area of Ashfield Terrace (residential). The north of the site houses further employment uses. The east and south of the site is further residential use, and the Leeds-Liverpool canal.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	2011/0571/SCR, 2011/1022/OUT - regeneration of site including residential units, hotel, restaurant/boathouse, community centre. Pending consideration 14/11/2011
	Other Site Characteristics	-
12	Land Ownership Details	Private
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	23/11/2011
15	Site Appraised by	Sam Rosillo (approved by Alan Houghton)

Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	None known. Site likely to be in shared ownership which may create issues
17	Is the site potentially available for development?	Yes. Designated in WLRLP as opportunity site (DE14)
18	Does the planning history of the site caution against its allocation?	No.
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	Site close to residential use (south/east) and employment uses (north, west). Employment is light use. Water filled quarry may create issues for development.
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes, site accessible from Appley Lane and Mill Lane.
21	Does the site have any known land contamination or remediation issues?	Land contains a disused quarry, infilled with water. Also contains buildings that may / may not be disused and vacant.
22	Does the site have any known ground instability that would limit development?	None known but may be issues in relation to the flooded quarry and site is within Coal Authority Standing Advice Area
23	Can adequate provision be made to supply all major utilities to the site?	No Known utility issues
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	No
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes
29	Should the site be taken forward for consideration in the Local Plan?	Yes - site potentially in shared ownership, which may create issues.

Sustainability Issues

Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site's of Special Scientific Interest (SSSI)?	No
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Yes

35 What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (permanent) - There are no sites of biodiversity value or protected species located in close proximity to the site. The impact of new development on the area of woodland/tree preservation value will need to be addressed. This will lead to a neutral impact. However, the delivery of new development on the site alongside the implementation of policy GN3 (Design of Development) will help to ensure that new habitat creation is incorporated on the site.

Water and Land Resources

36	Is the site subject to any known stability issues?	None known. May be issues in relation to the flooded quarry.
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	No.
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	All Grade 3
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	Yes. Derelict / disused quarry.
42	Is the site previously developed land?	Yes.

43 What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Negative (permanent) - New development on the site will lead to the loss of Grade 3 agricultural land. This will have a detrimental impact on the protection of the best and most versatile agricultural land within West Lancashire. However, development of the site will bring areas within a derelict/disused quarry back into use.

44	Is the site located within or adjacent to a Major Aquifer or Source Protection Zone 1 or 2?	No - although site is located within a secondary bedrock designation aquifer (permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers)
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45 What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (permanent) - Although the site does not lie on a principal aquifer or a source protection zone, new development on the site would increase the pressure on existing water resources.

Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	No
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47 What could the effects of development on this site be on the sustainability of climatic factors, energy and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Positive (permanent)- Developing within low flood risk areas will reduce the likelihood of flooding from climate change provided mitigation is carried out.

Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No.
49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	No
50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	No
51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	Yes - The site is within 250m of Skull House, Beacon View, which is a grade II listed building.

52 What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Positive (permanent) - Although there is a listed building located within 250m of the site, new development is unlikely to have a significant impact. Overall, there is likely to be a positive impact on heritage and landscape assets as new development will be delivered within an existing settlement.

Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	No
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes - Appley Bridge All Saints C of E Primary School is located close to the site.
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes - Shevington High School is within 40 minutes public transport journey time of the site.
56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes - Skelmersdale and Ormskirk College is within 60 minutes public transport journey time of the site.
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes - Ormskirk and District General Hospital is within 60 minutes public transport journey time of the site.
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes - Parbold Surgery is within 30 minutes public transport journey time of the site.
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes - Site is within 30 minutes journey time of Skelmersdale.
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes - sites is within 10 minutes walk of the local centre
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	Yes - the Open Space Study for West Lancashire shows that there is sufficient amenity green space in and around Appley Bridge.
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes - Site is within 30 minutes journey time of Skelmersdale, which has three sports centres.

64 What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Positive (permanent) - The site is located within close proximity to a the Appley Bridge All Saints C of E School. Furthermore, the site is within sufficient public transport time to a range of other community services.

Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	No.
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66	Is the site within 40 minute public transport journey of an employment area?	Yes
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67 What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Positive (permanent)- New development on this rural development site will have a positive impact on the local economy as it will help to provide new jobs in the area through the development of a restaurant and a hotel.

Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
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69 What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Positive (permanent) - New development on the site will deliver new housing. This will have a positive impact on the local housing provision.

Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No.
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71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	No.
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72 What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (Permanent) - Development on the site is likely to have a neutral impact on air quality as there are no AQMAs located close to the site and there are no sensitive receptors located close to the site.

73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	Access can be provided from Appley Lane or Appley lane North. Roads should be suitable to accommodate increased levels of traffic with some implementation. Eg. Congestion currently caused on Appley Lane North by parked cars / industrial traffic.
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74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	No, Appley Bridge has rural industries there already and development would be unlikely to have greater, significant impacts on that existing.
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75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
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76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
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77	Is the site within 1200m of a Rail Station?	Yes
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78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	Nearby
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What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Positive (permanent) - Overall, development on the site would have a positive impact on transportation locally as it is accessible from the local road network and existing bus and cycle routes.

79

Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived <u>environmental quality or character</u> of the area?	Possibly Neutral A mixture of positive, neutral and negative impacts have been identified in relation to environmental quality and character. The main negative impact is the loss of grade 3 agricultural land.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote <u>social cohesion or inclusion</u> in nearby communities?	Yes Positive The site is located in close proximity to a primary school and is within sufficient public transport journey time from other community services. Local employment opportunities are also likely to be created as part of new development on the site. This will contribute towards a positive cumulative impact on social cohesion.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the <u>economic potential</u> of the area?	Yes Positive Local employment opportunities are also likely to be created as part of new development on the site. This will contribute towards a positive cumulative impact on the economic potential of the area.

Summary Conclusions and Potential Mitigation Measures

The site is located within the Appley Bridge settlement boundary. The main issue associated with the site is the presence of grade 3 agricultural land on the site. This will need to be addressed as part of delivering new development on the site.

Although there are no areas of biodiversity value located within or close to the site, the impact of new development presence of an area of woodland/tree preservation value within close proximity of the site will need to be addressed as part of delivering new development. There are no primary aquifers or source protection zones on the site, although new development will increase the pressure on existing water resources in the area. The site is in a low flood risk area, which will reduce the likelihood of flooding from climate change.

The development of the site for housing, hotel and employment uses will ensure that additional employment opportunities are provided for the local community, which will have a positive impact on the local economy. The site is located within close proximity to a primary school and is within sufficient public transport journey time to a range of other community services. This will help to ensure that key services are accessible for the end users of the site.

West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

Q. No. General Site Info

1	Site Reference Number	13
2	Other Site References	Rural development opportunity (DE5.2.19)
3	Site Name	Altys Brickworks, Hesketh Bank
4	Site Address	Altys Brickworks, Hesketh Bank
5	Post Code	-
6	OS Grid Reference	344925 422861
7	Site Area (ha)	18.12
8	Description of Site	Sites contains the Altys Brickworks site, comprising a number of buildings currently in use and a large area of hardstanding. The site also contains the West Lancashire Light Railway, an area of open land and small lake to the north of the site, and to the south, national nature reserve and linear park designation.
9	Description of Surrounding Area	To the north, west and south-west of the site is a residential area. The site boundary to the east is the River Douglas, whilst further east and south is open land and agricultural land.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	2004/1057 - mixed use redevelopment (refused)., 2007/0553/FUL & 2009/0435/FUL - foodstore (granted)
	Other Site Characteristics	-
12	Land Ownership Details	Private. Multiple ownership
13	Source of Site Suggestion	WLBC / Site owners
14	Date of Appraisal:	23/11/2011
15	Site Appraised by	Sam Rosillo (Approved by Alan Houghton)

Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	Possibly. Multiple ownership. Site submitted in SHLAA which suggests owners of Altys prepared to sell / develop site.
17	Is the site potentially available for development?	Yes
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	Land to the north and south of the Altys site is designated as green space in the Replacement Local Plan. Some flood risk from R.Douglas. Surrounding residential area would suggest against heavy industry.
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes, accessible from Station Road. Existing private access road onto the Altys site.
21	Does the site have any known land contamination or remediation issues?	Former brickworks, contains existing buildings and hardstandings which would need to be removed before any development
22	Does the site have any known ground instability that would limit development?	None known.
23	Can adequate provision be made to supply all major utilities to the site?	Due to the topography of the Northern Parishes and the levels of draw off at peak demand on the local mains (market garden related), frequent bursts and pressure related issues are occurring in the area and resulting in numerous customer complaints. There are no plans in UU's current or future funding plans to resolve this issue and therefore development here could be limited / restricted.
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	No
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes
29	Should the site be taken forward for consideration in the Local Plan?	Yes - Issues relating to utilities provision, multiple ownership and potential flood risk existing on the site.

Sustainability Issues

Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	Yes - Ribble Estuary SSSI is located within 1km of the site.
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Yes

What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (permanent) - There will be a neutral impact on local biodiversity as part of new development on this site. However, the potential impact of new development on the area of woodland/tree preservation value and the Ribble Estuary SSSI will need to be considered as part of delivering new development on the site. The delivery of new development on the site alongside the implementation of policy GN3 (Design of Development) will help to ensure that new habitat creation is incorporated on the site.

Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	No
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	No
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	No. Site still in use.
42	Is the site previously developed land?	Yes, in relation to Altys. North and south parts of site unlikely to be developed as they are currently designated as green space within the replacement local

What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Positive (permanent) - New development on the central part of the site would represent the re-use of developed land. This will have a positive impact on delivering effective use of land resources.

44	Is the site located within or adjacent to a principal Aquifer or Source Protection Zone 1 or 2?	No - although site is located within a secondary superficial deposit aquifer (predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering)
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What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (permanent) - Although the site does not lie on a principal aquifer or a source protection zone, new development on the site would increase the pressure on existing water resources. Issues relating to the capacity of utilities in Hesketh Bank would need to be addressed in order to deliver new development on the site.

Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	Yes. Eastern part of the site is at risk of flooding from the River Douglas (floodzone 2).
47	What could the effects of development on this site be on the sustainability of climatic factors, energy and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Negative (permanent) - The site is located within the floodplain. However, development could be directed away from the areas that are at risk from flooding.

Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No.
49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	Yes - site located close to an area of local landscape importance.
50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	No
51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	Yes - three listed buildings are located on Beconsall Lane towards the north of the site.
52	What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (permanent) - Re-development of the site would represent re-use of previously developed land. New development on the site should help to ensure that the area of local landscape importance on the outskirts of the site and the areas of greenspace towards the north and south of the site are protected.

Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	No
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes - Tarleton Community Primary School is located towards the south of the site.
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes - Tarleton high School is located towards the south of the site.
56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes - Southport College is located within 60 minutes public transport journey time from the site.
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes - Southport and Ormskirk Hospital is within 60 minutes public transport journey time from the site.
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes - there are a number of GP practices within Southport, which is located within 30 minutes public transport journey time from the site.
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes - the site is located within 30 minutes public transport journey time of Southport
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes - the site is located in close proximity to Hesketh Bank local centre
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	Yes - the Open Space Study for West Lancashire shows that there is sufficient amenity green space in and around Hesketh Bank
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes - the site is within 40 minutes of Banks Leisure Centre. The 3G all weather football pitches are also located in close proximity to the site.

64 What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent? **Positive (permanent) - The site is located within close proximity to a primary and secondary school. Furthermore, the site is within sufficient public transport time to a range of other community services.**

Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	Potentially the West Lancashire Light Railway, the River Douglas and the proposed linear park (tourism).
66	Is the site within 40 minute public transport journey of an employment area?	Yes

67 What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent? **Positive (permanent/temporary) - Development of this site is likely to lead to a positive impact on the local economy. The time-frame across which this impact will occur is dependent upon the type of development that is delivered on the site.**

Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
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69 What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent? **Positive (permanent) - If new housing is delivered on the site then there will be a positive impact on the local housing provision.**

Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No.
71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	No.

72 What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent? **Neutral (Permanent) - Development on the site is likely to have a neutral impact on air quality as there are no AQMAs located close to the site and there are no sensitive receptors located close to the site.**

73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	Road network in Hesketh Bank already suffers badly from congestion and heavy levels of HGV traffic. Dependent on size and type of development as to whether problems would worsen.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	Potentially. Road network in Hesketh Bank already suffers badly from congestion and heavy levels of HGV traffic. Dependent on size and type of development as to whether problems would worsen. Traffic has to go through Hesketh Bank and Tarleton centres, including retail and schools which could create adverse impacts.
75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	No
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	Yes

What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

79

Negative (Permanent) - New development on the site is likely to have a negative impact on the local road network, which already suffers from congestion issues. These will need to be addressed as part of delivering new development on the site.

Cumulative Impacts

<p>80 Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived environmental quality or character of the area?</p>	<p>Possibly Neutral A mixture of impacts have been identified for the site, which in combination lead to an overall neutral impact. There will be a need to direct new development on the site away from the area within floodzone 2, located towards the east of the site. Issues relating to the capacity of utilities in Hesketh Bank would also need to be addressed in order to deliver new development on the site. New development on the site should help to ensure that the area of local landscape importance on the outskirts of the site and the areas of greenspace towards the north and south of the site are protected.</p>
<p>81 Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote social cohesion or inclusion in nearby communities?</p>	<p>Yes Positive The site is located in close proximity to a primary and secondary school and is within sufficient public transport journey time from other community services. Local employment opportunities are also likely to be created as part of new development on the site. This will contribute towards a positive cumulative impact on social cohesion.</p>
<p>82 Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the economic potential of the area?</p>	<p>Yes Positive Local employment opportunities are also likely to be created as part of new development on the site. This will have a positive cumulative impact on the economic potential of the area.</p>

Summary Conclusions and Potential Mitigation Measures

The site is located within Hesketh Bank. Land to the north and south of the Altys site is protected leisure and environmental land. Therefore, the central part of the site has the most potential to accommodate new development on the site. The site is surrounded by residential areas, which would suggest that heavy industrial uses on the site would be inappropriate.

The Ribble Estuary SSSI and areas of woodland/tree preservation value are located in close proximity to the site. It will be important that new development addresses the need to protect these designations. There are issues relating to the capacity of existing utilities infrastructure in the area, which would also need to be addressed as part of delivering new development on the site. An area of the site towards the eastern boundary is at risk of flooding, so development should be directed away from this part of the site.

Development of the central part of the site would represent re-use of previously developed land. New development should ensure that heritage and landscape assets located around the site are protected as part new development. New development on the site should also help to ensure that the areas of greenspace towards the north and south of the site are protected.

The development of the site will ensure that additional employment opportunities are provided for the local community, which will have a positive impact on the local economy. The temporal nature of this positive effect will be dependent upon the type of development on the site. Employment development will have a permanent impact, whereas housing development would only create temporary construction jobs.

The site is located within close proximity to a primary and a secondary school and is within sufficient public transport journey time to a range of other community services. This will help to ensure that key services are accessible for the end users of the site.

West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

Q. No. General Site Info

1	Site Reference Number	14
2	Other Site References	Rural development opportunity (DE5.2.13)
3	Site Name	Tarleton Mill, Tarleton
4	Site Address	Tarleton Mill, Tarleton
5	Post Code	-
6	OS Grid Reference	345545 420925
7	Site Area (ha)	3.71
8	Description of Site	Site contains Tarleton Mill, a former mill. Part of the mill is still being used for storage (B8), however, most of the site remains unused. Site includes satellite buildings and carparking / hardstanding.
9	Description of Surrounding Area	Site is bordered to the east by the River Douglas, acting as a natural boundary to the site. To the west is residential use, to the north and south is designated protected land (DS4) being used for horticulture / agriculture. A small caravan park lies to the immediate south of the site.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	2009/0598/OUT - mixed use development comprising employment space, 70 dwellings and POS. Pending decision 14/11/2011
	Other Site Characteristics	-
12	Land Ownership Details	Private.
13	Source of Site Suggestion	WLBC / Site owners.
14	Date of Appraisal:	23/11/2011
15	Site Appraised by	Sam Rosillo (Approved by Alan Houghton)

Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	No. Site owners want to redevelop site.
17	Is the site potentially available for development?	Yes
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	Residential land and safeguarded land used for horticulture, but should not prevent light industry / office / residential / mixed use scheme from being undertaken.
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes, from Plox Brow, although the road is narrow and serves the mill and residential properties only.
21	Does the site have any known land contamination or remediation issues?	None known. Mill building would likely be redeveloped or converted.
22	Does the site have any known ground instability that would limit development?	None known.
23	Can adequate provision be made to supply all major utilities to the site?	Due to the topography of the Northern Parishes and the levels of draw off at peak demand on the local mains (market garden related), frequent bursts and pressure related issues are occurring in the area and resulting in numerous customer complaints. There are no plans in UU's current or future funding plans to resolve this issue and therefore development here could be limited / restricted.
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	No
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No.
27	Is there interest in site for development?	Yes.
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes
29	Should the site be taken forward for consideration in the Local Plan?	Yes - Issues relating to utilities provision and potential flood risk existing on the site.

Sustainability Issues

Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site's of Special Scientific Interest (SSSI)?	No
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Yes

35 What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (permanent) - There will be a neutral impact on local biodiversity as part of new development on this site. However, the potential impact of new development on the area of woodland/tree preservation value will need to be considered as part of delivering new development on the site. The delivery of new development on the site alongside the implementation of policy GN3 (Design of Development) will help to ensure that new habitat creation is incorporated on the site.

Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	No
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	Mainly Grade 3
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	No. Part of site still in use. Former mill building is not derelict. No contamination.
42	Is the site previously developed land?	Yes

43 What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Negative (permanent) - New development on the site will lead to the loss of Grade 3 agricultural land. This will have a detrimental impact on the protection of the best and most versatile agricultural land within West Lancashire. However, development on part of the site will bring previously developed land back into use.

44	Is the site located within or adjacent to a Major Aquifer or Source Protection Zone 1 or 2?	No - although site is located within a secondary superficial deposit aquifer (predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering).
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45 What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (permanent) - Although the site does not lie on a principal aquifer or a source protection zone, new development on the site would increase the pressure on existing water resources. Issues relating to the capacity of utilities in Tarleton would need to be addressed in order to deliver new development on the site.

Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	Yes - the north western part of the site falls within flood zone 2
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47 What could the effects of development on this site be on the sustainability of climatic factors, energy and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Negative (permanent) - The site is located within the floodplain. However, development could be directed away from the areas that are at risk from flooding.

Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No.
49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	Yes - site located within the Northern Mosses landscape area.
50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	No.
51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	Yes - there are a four grade II listed buildings located in close proximity to the site.

52 What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Positive (permanent) - Re-development of part of the site would represent re-use of previously developed land. New development on the site should address the need to protect the heritage and landscape assets in close proximity to the site.

Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	Yes - Tarleton High School is located in close proximity to the site.
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes - Tarleton Community Primary School is located in close proximity to the site.
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes - Tarleton Community Primary School is located in close proximity to the site.
56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes - Southport College is located within 60 minutes public transport journey time from the site.
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes - Southport and Ormskirk Hospital is within 60 minutes public transport journey time from the site.
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes - there are a number of GP practices within Southport, which is located within 30 minutes public transport journey time from the site.
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes - the site is located within 30 minutes public transport journey time of Southport
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes - the site is located in close proximity to Tarleton local centre
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	Yes - the Open Space Study for West Lancashire shows that there is sufficient amenity green space in and around Tarleton Hesketh Bank
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes - the site is within 40 minutes public transport journey time of Banks Leisure Centre.

64 What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Positive (permanent) - The site is located within close proximity to a primary and secondary school. Furthermore, the site is within sufficient public transport time to a range of other community services. Development on the site may have an impact on the nearby secondary school.

Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	River Douglas and linear park (tourism)
66	Is the site within 40 minute public transport journey of an employment area?	Yes
67	What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (permanent) - Development of this site is likely to lead to a positive impact on the local economy. The outstanding application on the site incorporates employment related development.

Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
69	What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (permanent) - The outstanding application on the site incorporates 70 new dwellings. Delivery of this new development will have a positive impact on the local housing provision.

Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No
71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	Possibly River Douglas, linear park (tourism).
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Negative (permanent) - B2/B8 employment development on the site could potentially have a negative impact on the River Douglas.

73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	Tarleton Mill is served by Plox Brow, which is a small road designed only for access to the mill and residential properties. Road could accommodate moderate levels of development, but may struggle with significant level of development.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	Tarleton Mill is served by Plox Brow, which is a small road designed only for access to the mill and residential properties. Road could accommodate moderate levels of development, but may struggle with significant level of development. Traffic would be routed through Tarleton, down Coe lane, Gorse Lane or Church Road onto the A59. This may have an impact on schools and Tarleton retail centre.
75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	No
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	No

79	What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Negative (Permanent) - New development on the site is likely to have a negative impact on the local road network, which already suffers from congestion issues. These will need to be addressed as part of delivering new development on the site.
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Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived <u>environmental quality or character</u> of the area?	<p>Yes Negative</p> <p>The cumulative impact of the proposed new development on the site is likely to be negative. The main issues relating to the site include the loss of Grade 3 agricultural land, pressure on water resources, flooding and a potential decrease in air quality.</p>
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote <u>social cohesion</u> or <u>inclusion</u> in nearby communities?	<p>Yes Positive</p> <p>The site is located in close proximity to a primary and secondary school and is within sufficient public transport journey time from other community services. Local employment opportunities are also likely to be created as part of new development on the site. This will contribute towards a positive cumulative impact on social cohesion.</p>
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the <u>economic potential</u> of the area?	<p>Yes Positive</p> <p>Local employment opportunities are also likely to be created as part of new development on the site. This will have a positive cumulative impact on the economic potential of the area.</p>

Summary Conclusions and Potential Mitigation Measures

The site is located within Tarleton. Although the delivery of new development on the site will have a positive impact on enhancing the economic potential and social cohesion in the area, there are a number of issues relating to environmental quality and character which will need to be addressed.

The site is mainly classed as grade 3 agricultural land. Development on the site will lead to the loss of this land. However, an area of the site is classed as previously developed land and bringing this back into use represents the sustainable use of land resources. New development on the site will lead to pressure on water resources and issues relating to utilities infrastructure in Tarleton will need to be addressed.

The eastern part of the site is located in flood zone 2. Development should be directed away from this part of the site. New development on the site is likely to have a negative impact on the local road network, which already suffers from congestion issues. These issues will need to be addressed.

The site is in close proximity to a primary and a secondary school and is within a sufficient public transport journey time from a number of other community services and facilities. This will ensure that key services and facilities are accessible to people inhabiting the site. Employment uses are likely to be delivered as part of new development on the site. This will have a positive impact on boosting the local economy in the area.

West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

Q. No. General Site Info

1	Site Reference Number	15
2	Other Site References	Housing Allocations
3	Site Name	Grove Farm, Ormskirk
4	Site Address	Grove Farm, Ormskirk
5	Post Code	-
6	OS Grid Reference	342175 409212
7	Site Area (ha)	8.72
8	Description of Site	The parcel contains some farm buildings/houses associated with the site. The site is agricultural land that does not appear to be in active use. Site borders the A59. Site on gateway of Ormskirk. A railway line extends along the eastern boundary of the site, elevated above the site by way of an embankment.
9	Description of Surrounding Area	Parcel is surrounded by agricultural use to the north and south east. To the west is the main road and a residential area. To the south of the parcel is another residential area.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	None
	Other Site Characteristics	-
12	Land Ownership Details	Private
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	24/11/2011
15	Site Appraised by	Sam Rosillo (Approved by Alan Houghton)

Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	No. The parcel borders residential areas to the west and south. No conflicting uses.
17	Is the site potentially available for development?	Yes
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	None known
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes, site accessible from A59 (High Lane).
21	Does the site have any known land contamination or remediation issues?	None known
22	Does the site have any known ground instability that would limit development?	None known
23	Can adequate provision be made to supply all major utilities to the site?	Issue relating to the treatment of waste water issue due to the environmental capacity limits placed on the New Lane WWTW at Burscough. This issue affects much of Ormskirk and Burscough. Both the Council and United Utilities are aware and working together on a solution which may not be in place until towards the end of the period 2015 - 2020.
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	Yes
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes
29	Should the site be taken forward for consideration in the Local Plan?	Yes - no specific deliverability issues associated with the site other than it is located within the Green Belt.

Sustainability Issues

Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	Yes - The site is within 5km of Martin Mere (an International Wildlife Site) and a Local Nature Conservation site.
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	No
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	No
35	What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Neutral (permanent) - Potential new development on the site should consider its proximity to Martin Mere (an International Wildlife Site) and the Local Nature Conservation site.

Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	No, the parcel is flat. Railway embankment found on the eastern edge of the site.
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	Mainly Grade 1
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	No
42	Is the site previously developed land?	No, farmland. The parcel contains farm buildings/houses.
43	What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Negative (permanent) - Development on the site would potentially lead to a loss of Grade 1 agricultural land. This would lead to a negative impact in terms of land resources.

44	Is the site located within or adjacent to a Major Aquifer or Source Protection Zone 1 or 2?	Yes - site is located on source protection zone 2 and the principal bedrock aquifer.
45	What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Neutral (permanent) -The southern part of the site is located on source protection zone 2 and the whole of the site is located on a principal bedrock aquifer. There will be a need to consider incorporating measures to ensure there is no negative impact on the source protection zone as part of delivering new development on the site.

Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	No
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47 What could the effects of development on this site be on the sustainability of climatic factors, energy and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Positive (permanent) - Developing within low flood risk areas will reduce the likelihood of flooding from climate change.

Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No.
49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	Yes - the site is located close to an area of local landscape importance.
50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	This parcel was assessed as no longer fulfilling the purposes of the Green Belt within the Green Belt Study (ORM.01)
51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	Yes - the site is located in close proximity to a grade II listed building.

52 What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (permanent) - New development on the site will need to take into consideration the proximity of the area of local landscape importance and the listed building. Although the site is within the Green Belt, the parcel of land was assessed as no longer fulfilling the purposes of the Green Belt within the West Lancashire Green Belt Study.

Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	No data
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes - St Annes Catholic Primary School
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes - St Bede's Catholic High School
56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes - Skelmersdale and Ormskirk College
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes - Ormskirk & District General Hospital
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes - Dr Corke & Lewis
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes - Ormskirk Town Centre
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes - Ormskirk Town Centre
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	Yes
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes - on foot
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes

64 What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Very Positive (permanent)- The sites is located within Ormskirk settlement boundary, which has a range of community services and facilities. This will ensure that people inhabiting the new site will have good access to a number of facilities.

Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	No
66	Is the site within 40 minute public transport journey of an employment area?	Yes
67	What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (permanent) - Development on the site will have a positive impact on ensuring new housing is delivered in an area where job opportunities will be accessible.

Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
69	What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Very Positive (permanent) - The site is allocated for residential development in the Local Plan. Therefore, development on the site will have very positive impact on contributing towards housing provision in the Ormskirk area.

Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No
71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	Remediation of the site may affect neighbouring schools, leisure centre and residential but would be unlikely to have significant impacts.
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Neutral (Permanent) - Development on the site is likely to have a neutral impact on air quality as there are no AQMAs located close to the site. The proximity of sensitive receptors will need to be considered in relation to remediation of the site.

73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	A59 is main road between Ormskirk and Burscough, that runs along the western boundary of the site. High Lane is a major trunk road, whilst capacity issues are not known it is likely that extra capacity in the network exists.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	Development of site may increase traffic congestion in Ormskirk. May have minor increase on sensitive receptors around area. Green links could be made into the urban area of Ormskirk to the south which could provide safe access to sensitive uses such as schools.
75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	Yes
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	No
79	What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Negative (Permanent) - New development on the site is likely to have a negative impact on the local road network, through an increase in traffic congestion within Ormskirk. This issue will need to be addressed as part of delivering new development on the site.

Cumulative Impacts

80	<p>Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived <u>environmental quality or character</u> of the area?</p> <p>Possibly Neutral Development on the site would have a mixture of positive, neutral and negative impacts on environmental quality in the area. The site is located in close proximity to Martin Mere and a Local Nature Conservation site and the southern border of the site falls within source protection zone 2. The site is also located on a principal aquifer. New development would need to be delivered whilst ensuring that there was no significant detrimental impact on these designations.</p>
81	<p>Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote <u>social cohesion or inclusion</u> in nearby communities?</p> <p>Yes Very Positive The site is located within Ormskirk settlement boundary, which has a range of community services and facilities. This will ensure that people inhabiting the new site will have good access to a number of facilities.</p>
82	<p>Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the <u>economic potential</u> of the area?</p> <p>Yes Positive The site is located within Ormskirk Settlement Boundary. Therefore, employment opportunities available within Ormskirk will be accessible to people inhabiting potential new housing development.</p>

Summary Conclusions and Potential Mitigation Measures

The location close to the urban area of Ormskirk and the size of this site means that it has great potential for residential development. The recent West Lancashire Green Belt Study (May 2011) found that the site was no longer fulfilling its Green Belt purpose.

In terms of delivering new development on the site, a number of issues would need to be addressed. The site is located in close proximity to Martin Mere (an International Wildlife Site), a local nature conservation site and a listed building. The need to protect these assets would need to be considered. The site is also located within the groundwater source protection zone 2 and on a principal aquifer. There would be a need to ensure new development does not have a detrimental impact on these assets.

The capacity of existing water utilities infrastructure is also an issue that would need to be addressed as part of delivering new development on the site. A large part of the site is classified as Grade 1 agricultural land. The loss of this land will have a negative impact on the preservation of land resources in West Lancashire.

There are no air quality issues associated with the site. However, new development on the site is likely to have a negative impact on the local road network, through an increase in traffic congestion within Ormskirk. This issue will need to be addressed as part of delivering new development on the site.

Development of the site will have a very positive impact on improving the provision of housing available in Ormskirk. The location of new development would also ensure that key community facilities and services would be accessible to people inhabiting the new site.

The site is within close proximity to Ormskirk town centre, which would ensure job opportunities are accessible to people inhabiting the area.

West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

Q. No. General Site Info

1	Site Reference Number	16
2	Other Site References	Housing Allocations (WLRLP DS3.1 Safeguarded land)
3	Site Name	Land at Firwood Road, Lathom/Skelmersdale
4	Site Address	Land at Firwood Road, Lathom/Skelmersdale
5	Post Code	-
6	OS Grid Reference	346240 406702
7	Site Area (ha)	22.43
8	Description of Site	Site is on the western side of Skelmersdale, and parcel includes agricultural fields, trees and hedgerows, residential properties, residential gardens, buildings, vacant brownfield land, existing roads.
9	Description of Surrounding Area	Site has residential areas to the east and immediate south. To the north is the XL employment area. Remaining surrounding area is agricultural land.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	Relate to existing properties only.
	Other Site Characteristics	-
12	Land Ownership Details	Private. Multiple ownership
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	24/11/2011
15	Site Appraised by	Sam Rosillo (Approved by Alan Houghton)

Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	Site under multiple ownership.
17	Is the site potentially available for development?	Yes. Safeguarded land in WLRLP.
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	Employment area (B1, B2, B8 uses) to north / north-east of the site but should not impact on the deliverability of the site.
20	Is the site directly accessible from the highway network or could it reasonably become so?	Site accessible from A577 (east, south), Firwood Road (west) and Old Engine Lane (north), Slate Lane (far north). However Firwood Road and Old Engine Lane are narrow rural roads.
21	Does the site have any known land contamination or remediation issues?	None known
22	Does the site have any known ground instability that would limit development?	None known, but site within or adjacent to Coal Authority Referral Area
23	Can adequate provision be made to supply all major utilities to the site?	No known utility issues
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No data
25	Is the site within the Green Belt?	No
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes

Should the site be taken forward for consideration in the Local Plan?

Yes - Only deliverability issue is the multiple ownership of the site.

Sustainability Issues

Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	No
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Yes

35 What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (permanent) - There will be a neutral impact on local biodiversity as part of new development on this site. However, the potential impact of new development on the area of woodland/tree preservation value will need to be considered as part of delivering new development on the site. The delivery of new development on the site alongside the implementation of policy GN3 (Design of Development) will help to ensure that new habitat creation is incorporated on the site.

Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	No
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	Mainly Grade 1
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	Part of site appears to contain derelict / unused brownfield land (buildings and hardstanding). Majority of site is greenfield / agricultural land.
42	Is the site previously developed land?	Part of site contains residential properties and buildings. Majority of site area is undeveloped.

43 What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Negative (permanent) - Although the development of the site would involve the re-use of an area of derelict/unused brownfield land, a significant area of grade 1 agricultural land would be removed. This does not demonstrate the most efficient use of land resources.

44 Is the site located within or adjacent to a Major Aquifer or Source Protection Zone 1 or 2?

No - although site is located within a secondary superficial deposit aquifer (predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering) and a secondary bedrock aquifer (permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers).

45 What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (permanent) - Although the site does not lie on a principal aquifer or a source protection zone, new development on the site would increase the pressure on existing water resources.

Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	No
47	What could the effects of development on this site be on the sustainability of climatic factors, energy and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (permanent)- Developing within low flood risk areas will reduce the likelihood of flooding from climate change.

Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No.
49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	No
50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	No
51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	Yes - there is 1 grade II listed building located in close proximity to the site.
52	What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	Positive (permanent) - Re-development of part of the site would represent re-use of previously developed land. New development on the site should address the need to protect the heritage asset in close proximity to the site.

Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	Yes - There are existing houses present on the site.
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes - St Richards Primary School
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes - West Lancashire Community High School
56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes - West Lancashire College
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes - Ormskirk and District General Hospital
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes - numerous GPs within Skelmersdale
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes - Skelmersdale Town Centre
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	Yes
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes

What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

64

Very Positive (permanent)- The sites is located within Skelmersdale settlement boundary, which has a range of community services and facilities. This will ensure that people inhabiting the new site will have good access to a number of facilities.

Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	No.
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66	Is the site within 40 minute public transport journey of an employment area?	Yes
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What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Positive (permanent) - The site is located within Skelmersdale Settlement Boundary and lies adjacent to an employment area. Therefore, employment opportunities available within Skelmersdale will be accessible to people inhabiting potential new housing development.

67

Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
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What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Very Positive (permanent) - The site is allocated for residential development in the Local Plan. Therefore, development on the site will have very positive impact on contributing towards housing provision in the Skelmersdale area.

69

Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No.
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71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	Development on site would need to consider employment uses to the north of the site.
----	---	--

What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Negative (permanent) - There is the potential for new housing development on the site to be adversely affected by the existing employment use adjacent to the site through dust and fumes emissions. This will need to be considered as part of delivering new development on the site.

72

73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	A577 should be easily be able to accommodate increased levels of traffic to/from the site. Old Engine Lane and Firwood Road would be unsuitable for increased levels without widening and improving of roads.
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74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	New town design of Skelmersdale means that traffic flows easily and development on this site would be unlikely to cause adverse impacts on local area.
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75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
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76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
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77	Is the site within 1200m of a Rail Station?	No
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78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	Yes
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What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

79

Positive (permanent) - The site is accessible to Skelmersdale town centre, which would ensure that key services and facilities would be accessible to the local community. However, issues relating to the local transport infrastructure would need to be addressed as part of delivering new development on the site.

Cumulative Impacts

<p>80 Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived <u>environmental quality or character</u> of the area?</p>	<p>Possibly Neutral A mixture of impacts have been identified in relation to environmental quality. Overall, the cumulative impact would be neutral. The main negative impact relates to redevelopment of grade 1 agricultural land, which would be required as part of delivering new development on the site. Furthermore, new housing located on the site could potentially be adversely impacted by existing employment uses located towards the north of the site.</p>
<p>81 Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote <u>social cohesion or inclusion</u> in nearby communities?</p>	<p>Yes Very Positive The sites is located within Skelmersdale settlement boundary, which has a range of community services and facilities. This will ensure that people inhabiting the new site will have good access to a number of facilities.</p>
<p>82 Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the <u>economic potential</u> of the area?</p>	<p>Yes Positive The site is located within Skelmersdale Settlement Boundary and lies adjacent to an employment area. Therefore, employment opportunities available within Skelmersdale will be accessible to people inhabiting potential new housing development.</p>

Summary Conclusions and Potential Mitigation Measures

The site is located within the Skelmersdale settlement boundary. Provided that specific issues (set out below) are addressed, this site has the potential for housing development.

Although there is an area of brownfield land located on the site that would be reused, development on the site would lead to a loss in grade 1 agricultural land. This does not represent the most efficient use of land resources. The site has very good access to a range of services and facilities. However, issues relating to the local transport infrastructure would need to be addressed in order to support the delivery of new housing on the site.

There are a number of existing houses located throughout the site. There would be a need to take this into consideration in terms of taking the site forward.

Development of the site will have a very positive impact on improving the provision of housing available in Skelmersdale. The location of new development would also ensure that key community facilities and services would be accessible to people inhabiting the new site.

The site is located adjacent to an existing employment area. Coupled with the sites location within the Skelmersdale Settlement Boundary, the site is accessible to Skelmersdale town centre and job opportunities in this area. There is potential for the air quality of the site to be adversely impacted by emissions from the neighbouring employment area. This would need to be considered as part of delivering new development on the site.

West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

Q. No. General Site Info

1	Site Reference Number	17
2	Other Site References	Housing Allocations (WLRLP allocated as DE5.1.8 employment, DS3.2 safeguarded, DE2 Whalleys, EN8 green space)
3	Site Name	Whalleys / Cobbs Clough Road, Skelmersdale
4	Site Address	Whalleys / Cobbs Clough Road, Skelmersdale
5	Post Code	-
6	OS Grid Reference	348281 408192
7	Site Area (ha)	33.64
8	Description of Site	Site is to north of Skelmersdale and is allocated land in the WLRLP. Site is greenfield, open land containing some trees. Whalleys Road dissects the site whilst the site is enclosed by the boundaries of Cobbs Clough Road, Cobbs Brow Lane, Beacon Lane and Whalleys Road.
9	Description of Surrounding Area	Site has residential areas to the south, and agricultural land to the north, east and west.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	1998/0216 - residential development (refused)
	Other Site Characteristics	-
12	Land Ownership Details	Private
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	24/11/2011
15	Site Appraised by	Sam Rosillo (Approved by Alan Houghton)

Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	No.
17	Is the site potentially available for development?	Yes. Safeguarded and allocated land in WLRLP.
18	Does the planning history of the site caution against its allocation?	No.
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	No.
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes, accessible from Cobbs Clough Road, Cobbs Brow Lane, Whalleys Road, Beacon Lane.
21	Does the site have any known land contamination or remediation issues?	None known
22	Does the site have any known ground instability that would limit development?	None known, but site within or adjacent to Coal Authority Referral Area
23	Can adequate provision be made to supply all major utilities to the site?	No known utility Issues
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	No
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes

29 **Should the site be taken forward for consideration in the Local Plan?** **Yes** - There are no significant deliverability issues associated with the site.

Sustainability Issues

Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	No
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Yes

35 What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (permanent) - There will be a neutral impact on local biodiversity as part of new development on this site. However, the potential impact of new development on the area of woodland/tree preservation value will need to be considered as part of delivering new development on the site. The delivery of new development on the site alongside the implementation of policy GN3 (Design of Development) will help to ensure that new habitat creation is incorporated on the site.

Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	No
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	Very small part is Grade 3
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	No.
42	Is the site previously developed land?	No, other than one residential property and its associated buildings in the northern part of the site.

43 What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Negative (permanent) - Development on the site would potentially lead to a loss of a small area of Grade 3 agricultural land. This would lead to a negative impact in terms of land resources.

44	Is the site located within or adjacent to a Major Aquifer or Source Protection Zone 1 or 2?	No - although site is located within a secondary bedrock aquifer (permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers).
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45 What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (permanent) - Although the site does not lie on a principal aquifer or a source protection zone, new development on the site would increase the pressure on existing water resources.

Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	No
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47 What could the effects of development on this site be on the sustainability of climatic factors, energy and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Positive (permanent)- Developing within low flood risk areas will reduce the likelihood of flooding from climate change.

Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No.
49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	Yes - the site is within close proximity to the Ormskirk, Burscough and Lathom natural area
50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	No
51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	No

52 What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Positive (permanent) - Development on the site would not affect any buildings of heritage value and would not lead to any loss in Green Belt land. This would lead to a positive impact in terms of protecting local heritage and landscape assets. However, the area designated for its local landscape importance would need to be protected as part of delivering new development on the site.

Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	Yes - St James' Primary School is located close to the site.
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes - St James' Primary School is located close to the site.
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes - West Lancashire Community High School
56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes - West Lancashire College
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes - Ormskirk and District General Hospital
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes - numerous GPs within Skelmersdale
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes - Skelmersdale Town Centre
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	Yes
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes

64 What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Very Positive (permanent)- The sites is located within Skelmersdale settlement boundary, which has a range of community services and facilities. This will ensure that people inhabiting the new site will have good access to a number of facilities.

Local Economy and Employment

65 Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?

No

66 Is the site within 40 minute public transport journey of an employment area?

Yes

67 What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Positive (permanent) - Development on the site will have a positive impact on ensuring new housing is delivered in an area where job opportunities will be accessible.

Housing

68 Is the site within 250m of residential dwellings (including individual houses)?

Yes

69 What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Very Positive (permanent) - The site is allocated for residential development in the Local Plan. Therefore, development on the site will have very positive impact on contributing towards housing provision in the Skelmersdale area.

Transportation and Air Quality

70 Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?

No

71 Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)

No. unlikely as site to be developed for housing.

72 What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (Permanent) - Development on the site is likely to have a neutral impact on air quality as there are no AQMAs located close to the site. Although a primary school is located in close proximity to the site, the development of housing is unlikely to lead to significant air emissions.

73 How suitable is the road network to accommodate the increased levels of traffic to and from the site?

Surrounding roads should be able to easily accommodate increased levels of traffic. Design of roundabout exits pre-empt development on this site.

74 Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?

New town design of Skelmersdale means that traffic flows easily and development on this site would be unlikely to cause adverse impacts on local area.

75 Is the site within 800m of an existing or proposed Cycle Route?

Yes

76 Is the site within 800m of a bus stop for a high frequency bus service?

Yes

77 Is the site within 1200m of a Rail Station?

No

78 Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?

Yes

What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

79

Positive (permanent) - Development on the site would ensure that services and facilities located in Skelmersdale would be accessible to people inhabiting the new development. Furthermore, the primary road infrastructure is already in place to support new development on the site.

Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived <u>environmental quality or character</u> of the area?	Possibly Neutral Development on the site would have a mixture of positive, neutral and negative impacts on environmental quality in the area. However, The main issue with the site is that there is a small part allocated as Grade 3 agricultural land.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote <u>social cohesion or inclusion</u> in nearby communities?	Yes Very Positive The sites is located within Skelmersdale settlement boundary, which has a range of community services and facilities. This will ensure that people inhabiting the new site will have good access to a number of facilities.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the <u>economic potential</u> of the area?	Yes Positive The site is located within Skelmersdale Settlement Boundary. Therefore, employment opportunities available within Skelmersdale will be accessible to people inhabiting potential new housing development.

Summary Conclusions and Potential Mitigation Measures

The site is located within the Skelmersdale settlement boundary. The main issue with the site is that there is a small part allocated as Grade 3 agricultural land.

There are no significant areas of biodiversity value located on the site. However, the potential impact of new development on the area of woodland/tree preservation value will need to be considered as part of delivering new development on the site. Development of the site would not lead to any loss in Green Belt land and is within a low flood risk area, which will reduce the likelihood of flooding from climate change.

There are no air quality issues associated with the site and the primary road network is in place to support new development on the site.

Development of the site will have a very positive impact on improving the provision of housing available in Skelmersdale. The location of new development would also ensure that key community facilities and services would be accessible to people inhabiting the new site. Furthermore, the site is within close proximity to Skelmersdale town centre, which would ensure job opportunities are accessible to people inhabiting the area.

URS



West Lancashire Borough Council Local Plan
Site Appraisal
Pro Forma (including SA/SEA)

Guidance Note
November 2011

Prepared for
West Lancashire Borough Council

Revision Schedule

Guidance Note November 2011

Rev	Date	Details	Prepared by	Reviewed by	Approved by
01	November 2011	Draft	Lyndsey Regan Planner Sam Rosillo Planner	Anita Longworth Principal Planner	Anita Longworth Principal Planner

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1 Site Appraisal Pro Forma

1.1 West Lancashire Site Appraisal Pro Forma

1.1.1 West Lancashire Borough Council (WLBC) is currently preparing its Local Plan. URS Scott Wilson have developed a site appraisal pro forma which can be completed for each potential site being considered for allocation in the Local Plan. In this way, West Lancashire can ensure that all the sites put forward are evaluated on a consistent basis.

1.1.2 The pro forma includes a range of sustainability criteria which test the performance of the site in relation to economic, social and environmental objectives set out in the wider Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the West Lancashire Local Development Framework. The pro forma also includes deliverability criteria which explore the likelihood of the site being realistically brought into use. This document introduces the pro forma and provides guidance on how it has been completed.

1.2 Structure to the Pro Forma

1.2.1 The pro forma is divided into five sections:

- General Site Information – provides basic information on the site including site name, reference number, size etc.
- Deliverability Issues – criteria for testing the likelihood of the site realistically being brought into use.
- Sustainability Issues – criteria for testing the performance of the site in relation to a number of sustainability issues. These sustainability issues are based on the Sustainability Appraisal Framework set out in the LDF Scoping Report (updated in 2009) and include: Biodiversity; Water and Land Resources; Climatic Factors and Flooding; Heritage and Landscape; Social Equality and Community Services; Local Economy and Employment; Housing and Transportation and Air Quality.
- Cumulative Impacts – criteria for testing the impact of locating a new development on each site. This is measured by examining the sites impact in conjunction with other existing and proposed development in its vicinity.

1.3 Assumptions and Limitations in the Pro Forma

1.3.1 In arriving at the final pro forma, and in completing a pro forma for any given site, a series of assumptions have been made and certain limitations recognised. These are factors that need to be considered in reviewing the appraisals as a whole.

1.3.2 A key issue in preparing a series of site appraisals such as these is that, however much the pro forma is structured to facilitate objective answers, there is an element of subjectivity, especially where sustainability plays such a central role in the appraisal. Ultimately, many of the criteria involve issues that are not fixed or are difficult to predict and these rely on an individual's professional judgement, informed by their experience and knowledge of the subject.

- 1.3.3 For example, in appraising the social or economic impacts of a site there is a great deal of uncertainty because there are so many other factors affecting social and economic trends. Similarly, while the presence of sensitive environmental receptors can be determined for certain, the precise impact of a specific use of a site on them can be uncertain because there are a range of other factors that can influence the situation, all with their own variables.
- 1.3.4 To partially address these limitations, some of the questions in the pro forma (either explicitly in the question or in the guidance below on how to answer the question) utilise a set distance from the site being surveyed within which it is assumed a sensitive receptor could potentially be affected by development on the site, though the certainty of the likelihood of this affect may vary, especially between different types of development. This does not discount the fact that receptors outside the threshold may be affected, but the likelihood is significantly lower. Unfortunately, there is little in the way of national or regional guidance from relevant bodies indicating what such thresholds should be for different sensitive receptors. Therefore, in the main, the thresholds have been established on the basis of previous experience and on locally set standards from other policies.

2 Completing the Pro Forma

2.1 Introduction

- 2.1.1 This section provides guidance on how to accurately complete each section of the pro forma and, where appropriate, sets out the rationale for the criteria. The majority of the questions within the pro forma ask for a yes or no answer and for any comments and detail to support the answer.
- 2.1.2 Wherever possible, a Yes or No answer should be given to try and guide conclusions on likely effects, but where there is complete uncertainty (for example where there is not enough information to answer the question), an answer of “Possibly” may be used together with explanatory comments. It is crucial that, as well as the yes / no answer, comments providing detail behind the answer are given, to help readers of the pro forma understand the justification and reasoning.

2.2 General Site Introduction

Question 1: Site Reference Number and Question 2: Other Site References

- 2.2.1 WLBC will give each site a unique reference number for the Site Appraisal process. Any other references given to the site in other documents (e.g. the old Local Plan, the SHLAA or the Employment Land Review) should also be recorded to aid communication between documents.

Question 3: Site Name

- 2.2.2 WLBC will provide a Site Name for each site. If no local name for the site exists or is obvious, it should be given a name reflecting its location – e.g. ‘Corner of Church Street and Market Street’.

Question 4 and 5: Site Address and Post Code

- 2.2.3 WLBC will provide the address for each site and its post code.

Question 6: OS Grid Reference

- 2.2.4 WLBC will provide an OS grid reference for each site if available.

Question 7: Size (ha)

- 2.2.5 WLBC will record the size of the site in hectares.

Question 8: Description of Site

- 2.2.6 WLBC will provide a broad description of the site in general including existing land-use, condition of any buildings, contamination, infilling etc and also any specific features on the site (e.g. culverts). Information for individual sites if available should be obtained from the Development Control team.

Question 9: Description of Surrounding Area

- 2.2.7 WLBC will provide a broad description of the land uses surrounding the site.

Question 10: Brief Site History

- 2.2.8 WLBC will provide a description of what the past uses of the site have been. Provide information of the most recent planning application only, if the information is available electronically.

Question 11: Historical/ Current/ Outstanding Planning Applications / Permissions / Allocations

- 2.2.9 WLBC will carry out a search of any historical, current or outstanding planning applications / permissions that the site has been subject. A search of any previous allocations for the site in previous development plans should also be carried out.

Other Site Characteristics

- 2.2.10 WLBC will provide any other characteristics that cannot be classified under any of the previous headings. This should include any cross-border issues if the site is close to the Borough Boundary.

Question 12: Land Ownership Details

- 2.2.11 WLBC will provide details of any land ownership associated with the site.

Question 13: Source of Site Suggestion

- 2.2.12 WLBC will record the organisation / individual(s) who proposed the site for consideration, where appropriate.

Question 14: Date of Appraisal

- 2.2.13 Record the date on which the appraisal was undertaken. Record the dates of any subsequent updates, revisions etc.

Question 15: Site Appraised by

- 2.2.14 Record the name, position and organisation of the person(s) undertaking the appraisal.

2.3 Deliverability Issues

Question 16: Are there any issues of land ownership that could prevent development on the site being delivered?

- 2.3.1 **Answer yes or no.** Refer to any of the land ownership details stated in the previous section that suggest there may be an issue with landowners releasing land for development (e.g. multiple ownerships, ransom strips, etc.). Unrealistic assumptions should be avoided in relation to the prospects for the development of sites that have a particular ownership constraint that cannot be readily freed, other than through the use of compulsory purchase powers.

Question 17: Is the site potentially available for development?

- 2.3.2 **Answer yes or no.** Reference should be made to whether the site will potentially be available for development, particularly whether existing uses will restrict any potential future development of the site.

Question 18: Does the planning history of the site caution against its allocation?

- 2.3.3 **Answer yes or no.** Record details. Sites with a history of planning enforcement against any particular uses could be reasonably excluded.

Question 19: Are there any potential land use conflicts with nearby sites that could prevent development on site being delivered?

- 2.3.4 **Answer yes or no.** In testing the suitability of sites, the compatibility with existing and likely proposed development in the vicinity of the location should be considered.

Question 20: Is the site directly accessible from the highway network or could it reasonably become so?

- 2.3.5 **Answer yes or no.** Record details of the nature / classification of the relevant roads and any potential problems (e.g. in terms of lack of road capacity or existing congestion). In practice, sites should be excluded if they are known to have inadequate local access which cannot reasonably be improved to a high standard. Note that when discussing the road hierarchy, reference should be made to the primary and secondary road network and it would be helpful to have approximate driving distances to the nearest major A-road and motorway junction. Site access may also be addressed in this question in terms of whether the site actually has access to the road network and its quality. In addition, factors relating to the suitability of the road network and the extent to which access would require reliance on local roads should be considered.

Question 21: Does the site have any known land contamination or remediation issues?

- 2.3.6 **Answer yes, no or possibly – needs investigation.** If yes, details of the contamination and state of dereliction should be recorded. It may be that this question is often given the answer 'Possibly – needs testing' because details of land contamination, or whether the site is officially classed as derelict within the NLUD Register of Derelict Sites, may not be available and should be researched at a later stage if the site is taken forward. However, if a site is vacant and appears as though it has been disused for a number of years was formerly used for industrial or similar purposes, this should be noted in the pro forma, as this may indicate the likely possibility of contamination.

Question 22: Does the site have any known ground instability that would limit development?

- 2.3.7 **Answer yes, no or possibly – needs investigation.** When completing the pro forma, in many cases, such detailed information will not be available on a site-by-site basis but where it is, it should be assessed for its effect on the potential of the site for development. Locations, and / or the environs of locations, that are liable to be affected by land instability will limit the potential for development.

Question 23: Can adequate provision be made to supply all major utilities to the site?

- 2.3.8 **Answer yes, no or possibly – needs investigation.** Identify whether all major utilities on the site can be supplied, where such information is available.

Question 24: Is the site within the Functional Floodplain (Flood Zone 3b)?

- 2.3.9 **Answer yes or no.** At this stage, the answer to this question is not expected to go into the detail of a site-specific flood risk assessment, merely establish whether site is in the area of most severe flood risk.

Question 25: Is the site within the Green Belt?

- 2.3.10 **Answer yes or no.** A site being in, or adjacent to, the Green Belt does not necessarily automatically rule out development on that site, as some uses are compatible with objectives of the Green Belt and, even where a use may not be compatible with these objectives, any local exception sites, major development sites (as defined by PPG2, Annex C) or previously developed land may enable the re-use of that site. However, it is still a limitation to many types of development. Where Strategic Gaps are relevant, they should also be highlighted where a site is within or adjacent to a Strategic Gap.

Question 26: Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?

- 2.3.11 **Answer yes or no.** As part of the aerodrome safeguarding procedure (ODPM Circular 1/2003) local planning authorities are required to consult aerodrome operators on proposed developments likely to attract birds.
- 2.3.12 Reference should be made as to whether development of the site would affect any flight paths associated with airports / airfields. The primary aim is to guard against new or increased hazards caused by development. Where birds congregate in large numbers, they can provide a hazard to aircraft at locations close to aerodromes or low flying areas. In answering this question, proximity to the nearest aerodrome / airport should be given.

Question 27: Is there interest in site for development?

- 2.3.13 **Answer yes or no.** Record any interest in the site that currently exists from developers.

Question 28: Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?

- 2.3.14 **Answer yes or no.** Record an indication of whether the site can be delivered for new development in the lifetime of the Local Plan (by March 2027).

Question 29: Should the site be taken forward for consideration in the Local Plan?

- 2.3.15 **Answer yes or no.** If the site is not being taken forward, then the reasons should be recorded here. All sites not rejected at this stage will pass forward for further consideration in the next

section of the pro forma. Any key deliverability issues arising, which may have a bearing on the site's potential allocation but did not prevent it from being taken forward should be recorded.

2.4 Sustainability Issues

Biodiversity

Question 30: Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?

- 2.4.1 **Answer yes or no.** Potential impacts on internationally designated sites (a Special Protection Area under the 'Bird Directive', a Special Area of Conservation under the 'Habitats Directive' or a RAMSAR site under the Ramsar Convention on Wetlands) should be considered carefully.

Question 31: Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?

- 2.4.2 **Answer yes or no.** Potential impacts on a Site(s) of Special Scientific Interest (SSSI) should be carefully considered. Any reasonably anticipatable impacts arising from development of the site on SSSIs within 1km should also be flagged up (e.g. the potential impact of pollutant emissions from an industrial use).
- 2.4.3 According to Planning Policy Statement 9: Biodiversity and Geological Conservation, where a proposed development on land within or outside a SSSI is likely to have an adverse effect on an SSSI (either individually or in combination with other developments), planning permission should not normally be granted.

Question 32: Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?

- 2.4.4 **Answer yes or no.** The topography of the site should also be considered as this could mean that impacts travel further for some uses (e.g. pollutant emissions from an industrial use). Areas designated to be of local nature conservation importance are typically Sites of Biological Interest (SBI) or Local Nature Reserves (LNR).

Question 33: Is the site known to be home to protected species and / or habitats?

- 2.4.5 **Answer yes, no or possibly – needs investigation.** In many cases, such detailed information will not be available on a site-by-site basis but where it is, it should be provided to consider what effect the development of the potential site will have on protected species and / or habitats. Any site taken forward for development requires detailed ecological surveys on a site-specific basis, but this may not be provided until a planning application is prepared.
- 2.4.6 According to PPS9, through policies in plans, local authorities should also conserve other important natural habitat types that have been identified in the Countryside and Rights of Way Act 2000 Section 74 as being of principal importance for the conservation of biodiversity in England and identify opportunities to enhance and add to them. According to PPS9, many individual wildlife species receive statutory protection under a range of legislative provisions.

Other species have been identified as requiring conservation action as species of principal importance for the conservation of biodiversity in England. Local authorities should take measures to protect the habitats of these species from further decline through policies in local development documents. Planning authorities should ensure that these species are protected from the adverse effects of development, where appropriate, by using planning conditions or obligations. Planning authorities should refuse permission where harm to the species or their habitats would result unless the need for, and benefits of, the development clearly outweigh that harm.

Question 34: Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?

2.4.7 **Answer yes or no.** If yes details should be provided.

Question 35: What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

2.4.8 **Very Positive / Positive / Neutral / No Effect / Negative / Very Negative.** Taking into consideration all the answers above in relation to biodiversity, URS Scott Wilson will consider the effects that development on this site would have on the sustainability of biodiversity locally and in the wider borough and sub-regionally. This should consider the short, medium and long term effects and whether these will be temporary or permanent. Any key sustainability issues relating to biodiversity that would have a bearing on the site's potential allocation should be noted.

Water and Land Resources

Question 36: Is the site subject to any known stability issues?

2.4.9 **Answer yes, no or possibly – needs investigation.** The answer to this question will be the same as Question 22, but it is worth reiterating it here to ensure it is taken account of in reaching a view on the sustainability of the site for development in light of its impacts on soil and land resources.

Question 37: Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?

2.4.10 **Answer yes or no.** Sites that are of geological or geomorphological importance within West Lancashire including Local Geological Sites (LGS).

Question 38: Does the site have any adverse gradients on it?

2.4.11 **Answer yes or no.** Any areas within the site with steep gradients should be recorded as these could potentially have an impact on the deliverability of development on the site.

Question 39: Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?

2.4.12 **Answer yes or no.** According to PPS7, the presence of the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification) should be

taken into account alongside other sustainability considerations when determining planning applications. Where significant development of agricultural land is unavoidable, local planning authorities should seek to use areas of poorer quality land (grades 3b, 4 and 5) in preference to that of a higher quality, except where this would be inconsistent with other sustainability considerations.

Question 40: Is the site an active mineral working site?

2.4.13 **Answer yes or no.** If yes, details of the mineral working should be recorded.

Question 41: Is the site contaminated or derelict land?

2.4.14 **Answer yes, no or possibly – needs investigation.** The answer to this question will be the same as Question 21, but it is worth reiterating it here to ensure it is taken account of in reaching a view on the sustainability of the site for development in light of its impacts on soil and land resources.

Question 42: Is the site previously developed land?

2.4.15 **Answer ‘Yes – previously developed land’ or ‘No – Greenfield land’.** In deciding which sites should be identified, priority should be given to the re-use of previously developed land. Previously developed land¹ is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed-surface infrastructure. The definition covers the curtilage of the development.

Question 43: What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

2.4.16 **Very Positive / Positive / Neutral / No Effect / Negative / Very Negative.** Taking into consideration all the questions in relation to soil and land resources, URS Scott Wilson will consider the effects that development on this site would have on the sustainability of land resources locally and in the wider borough and sub-regionally. This should consider the short, medium and long term effects and whether these will be temporary or permanent. Any key sustainability issues relating to land resources that would have a bearing on the site’s potential allocation should be noted.

Question 44: Is the site located within or adjacent to a Major Aquifer or Source Protection Zone 1 or 2?

2.4.17 **Answer yes or no.** The Environment Agency has identified Major Aquifers and Source Protection Zones (SPZs) for groundwater sources such as wells, boreholes and springs used for public drinking water supply. SPZs show the risk of contamination from any activities that might cause pollution in the area. According to the Agency, the closer the activity, the greater the risk. The Agency identifies four zones including Zone 1 – inner protection zone – and Zone 2 – outer

¹ ‘Planning Policy Statement 3 (PPS3): Housing’ (p.26, Annex B) defines previously-developed land. The definition includes defence buildings, land used for mineral extraction and waste disposal sites where provision for restoration has not been made through development control procedures. It excludes land and buildings that are currently in use for agricultural or forestry purposes, and land in built-up areas which has not been developed previously (e.g. parks, recreation grounds, and allotments).

protection zone – which will be considered here. It is important that any use proposed on each site does not have a detrimental impact on a major aquifer or a source protection zone.

Question 45: What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

- 2.4.18 **Very Positive / Positive / Neutral / No Effect / Negative / Very Negative.** Taking into consideration all the questions in relation to water quality and resources, URS Scott Wilson will consider the effects that development on this site would have on the sustainability of water quality and resources locally and in the wider borough and sub-regionally. This should consider the short, medium and long term effects and whether these will be temporary or permanent. Any key sustainability issues relating to water quality and resources that would have a bearing on the site's potential allocation should be noted.

Climatic Factors and Flooding

Question 46: Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?

- 2.4.19 **Answer yes or no or possibly – needs investigation.** At this stage, the answer to this question is not expected to go into the detail of a site-specific flood risk assessment, merely highlight where they may be a risk of flooding which should be investigated further at a later stage should the site be taken forward. However, the Flood Zone that the site is in should be noted as well as any other flood risk issues (e.g. any risk, or history of, groundwater or surface water flooding associated with the site).

Question 47: What could the effects of development on this site be on the sustainability of climatic factors, energy and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

- 2.4.20 **Very Positive / Positive / Neutral / No Effect / Negative / Very Negative.** Taking into consideration all the questions in relation to climatic factors, energy and flooding, URS Scott Wilson will consider the effects that development on this site would have on the sustainability of climatic factors, energy and flooding locally and in the wider borough and sub-regionally. This should consider the short, medium and long term effects and whether these will be temporary or permanent. Any key sustainability issues relating to climatic factors, energy and flooding that would have a bearing on the site's potential allocation should be noted.

Heritage and Landscape

Question 48: Is the site located within, or in proximity to (within 5km of), and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?

- 2.4.21 **Answer yes or no.** For the purposes of completing the pro forma, proximity will be taken to mean that the site is within 5km of an AONB or Heritage Coast. Any reasonably anticipatable impacts arising from the uses proposed on the site on AONB or Heritage Coast within 5km should also be flagged up.

Question 49: Is the site located within, or in proximity to (within 1km of), any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?

- 2.4.22 **Answer yes or no.** Proximity in the context of this question is meant to highlight where the site is close enough to an area of local landscape importance that development on the site that could possibly harm the character of the area of local landscape importance should be identified.

Question 50: Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt Designation?

- 2.4.23 **Answer yes or no.** The answer to this question will be the same as Question 25, but it is worth reiterating it here to ensure it is taken account of in reaching a view on the sustainability of the site for development in light of its impacts on heritage and landscape.

Question 51: Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?

- 2.4.24 **Answer yes or no.** Proximity in the context of this question is meant to highlight where the site is close enough to an area, site or building with a nationally recognised heritage designation. Development on the site that could possibly harm the setting and character of a nationally recognised heritage designation should be identified.

Question 52: What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

- 2.4.25 **Very Positive / Positive / Neutral / No Effect / Negative / Very Negative.** Taking into consideration all the questions in relation to heritage and landscape, UIRS Scott Wilson will consider the effects that development on this site would have on the sustainability of heritage and landscape locally and in the wider borough and sub-regionally. This should consider the short, medium and long term effects and whether these will be temporary or permanent. Any key sustainability issues relating to heritage and flooding that would have a bearing on the site's potential allocation should be noted.

Social Equality and Community Services

Question 53: Will development of the site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?

- 2.4.26 **Answer yes or no.** This question identifies what adverse impacts the development of a site may have on any nearby sensitive community receptors, both existing and proposed. Answers should identify any impacts relating to dust, fumes, air emissions, odours, vermin and birds, noise and vibration and litter.

Question 54: Is the site within 30 minutes public transport journey of a Primary School?

2.4.27 **Answer yes or no.** If yes, state the distance and any other potentially relevant information.

Question 55: Is the site within 40 minutes public transport journey of a Secondary School?

2.4.28 **Answer yes or no.** If yes, state the distance and any other potentially relevant information.

Question 56: Is the site within 60 minutes public transport journey of a Further Education Institution?

2.4.29 **Answer yes or no.** If yes, state the distance and any other potentially relevant information.

Question 57: Is the site within 60 minutes public transport journey of a Hospital?

2.4.30 **Answer yes or no.** If yes, state the distance and any other potentially relevant information.

Question 58: Is the site within 30 minutes public transport journey of a GP Practice?

2.4.31 **Answer yes or no.** If yes, state the distance and any other potentially relevant information.

Question 59: Is the site within 30 minutes public transport journey of Town Centre?

2.4.32 **Answer yes or no.** If yes, state the distance and any other potentially relevant information.

Question 60: Is the site within 10 minutes walk (800m) of a Large Village Centre?

2.4.33 **Answer yes or no.** If yes, state the distance and any other potentially relevant information.

Question 61: Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?

2.4.34 **Answer yes or no.** If yes, state the distance and any other potentially relevant information.

Question 62: Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?

2.4.35 **Answer yes or no.** If yes, state the distance and any other potentially relevant information.

Question 63: Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports facility?

2.4.36 **Answer yes or no.** If yes, state the distance and any other potentially relevant information.

Question 64: What could the effects of development on this site be on the sustainability of community health and equality, leisure and education

locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

- 2.4.37 **Very Positive / Positive / Neutral / No Effect / Negative / Very Negative.** Taking into consideration all the questions in relation to community health and equality, leisure and education, URS Scott Wilson will consider the effects that development on this site would have on the sustainability of community health and equality, leisure and education locally and in the wider borough and sub-regionally. This should consider the short, medium and long term effects and whether these will be temporary or permanent. Any key sustainability issues relating to community health and equality, leisure and education that would have a bearing on the site's potential allocation should be noted.

Local Economy and Employment

Question 65: Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?

- 2.4.38 **Answer yes or no.** If yes, state the distance and any other potentially relevant information (e.g. what the receptor is).

Question 66: Is the site within 40 minutes public transport journey of an employment area?

- 2.4.39 **Answer yes or no.** If yes, state the distance and any other potentially relevant information.

Question 67: What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

- 2.4.40 **Very Positive / Positive / Neutral / No Effect / Negative / Very Negative.** Taking into consideration all the questions in relation to local economy and employment, URS Scott Wilson will consider the effects that development on this site would have on the sustainability of local economy and employment locally and in the wider borough and sub-regionally. This should consider the short, medium and long term effects and whether these will be temporary or permanent. Any key sustainability issues relating to local economy and employment that would have a bearing on the site's potential allocation should be noted.

Housing

Question 68: Is the site within 250m of any residential dwellings (including individual houses)?

- 2.4.41 **Answer yes or no.** If yes, state the distance and any other potentially relevant information (e.g. broad number of houses). In answering this question, state the amount of residential dwellings within 250m, including the scale/density of the housing (below 30 dph, medium 30-50 dph or high 50+dph).

Question 69: What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and

sub-region in the short, medium and long-term and will the effects be temporary or permanent?

- 2.4.42 **Very Positive / Positive / Neutral / No Effect / Negative / Very Negative.** Taking into consideration all the questions in relation to housing provision, URS Scott Wilson will consider the effects that development on this site would have on the sustainability of housing provision locally and in the wider borough and sub-regionally. This should consider the short, medium and long term effects and whether these will be temporary or permanent. Any key sustainability issues relating to housing provision that would have a bearing on the site's potential allocation should be noted.

Air Quality and Transportation

Question 70: Is the site located within or adjacent to an existing Air Quality Management Area (AQMA)?

- 2.4.43 **Answer yes or no.** The cumulative impact that the development of a site can have on air quality together with other existing local sources of air emissions is an important factor. Therefore, a site's proximity to an AQMA should be recorded.

Question 71: Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site?

- 2.4.44 **Answer yes or no.** Dust, fumes and emissions would be a particular issue where the site is developed for B2 (General Industry) and B8 (Storage and Distribution) employment uses. Identify the potential impact that the development and end-use of the site (particularly B2 and B8 employment uses) would have on sensitive receptors.

Question 72: What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

- 2.4.45 **Very Positive / Positive / Neutral / No Effect / Negative / Very Negative.** Taking into consideration all the questions in relation to air quality, URS Scott Wilson will consider the effects that development on this site would have on the sustainability of air quality locally and in the wider borough and sub-regionally. This should consider the short, medium and long term effects and whether these will be temporary or permanent. Any key sustainability issues relating to air quality that would have a bearing on the site's potential allocation should be noted.

Question 73: How suitable is the road network to accommodate the increased levels of traffic to and from the site?

- 2.4.46 **Answer yes or no.** The answer to this question will be the same as Question 20, but it is worth reiterating it here to ensure it is taken account of in reaching a view on the sustainability of the site for development in light of its impacts on transportation.

Question 74: Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?

- 2.4.47 **Answer yes or no.** In answering this question, a distinction needs to be made as to what the sensitive uses that traffic passes through are and what adverse impacts are likely to occur. There is also a need to consider the impacts of traffic once it reaches the primary road network if the nearest main A-road is actually quite narrow or congested, as may be the case in some areas of West Lancashire. In this situation, the sensitive uses that the congested / narrow A-road passes through before reaching a larger A-road or a motorway should be considered, as these uses could also be affected by an increase in traffic caused by the development of the site.

Question 75: Is the site within 800m of an existing or proposed cycle route?

- 2.4.48 **Answer yes or no.** If yes, state the distance and any other potentially relevant information. (e.g. whether routes are existing or proposed).

Question 76: Is the site within 800m of a bus stop?

- 2.4.49 **Answer yes or no.** If yes, state the distance and any other potentially relevant information (e.g. how frequent the bus services are, how many bus stops or bus services are accessible).

Question 77: Is the site within 1200m of a Rail Station?

- 2.4.50 **Answer yes or no.** If yes, state the distance and any other potentially relevant information.

Question 78: Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?

- 2.4.51 **Answer yes or no.** While the question relates mainly to those public footpaths and rights of way that are on the site, any in the immediate vicinity of the site should be highlighted as well.

Question 79: What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

- 2.4.52 **Very Positive / Positive / Neutral / No Effect / Negative / Very Negative.** Taking into consideration all the questions in relation to transportation, URS Scott Wilson will consider the effects that development on this site would have on the sustainability of transportation locally and in the wider borough and sub-regionally. This should consider the short, medium and long term effects and whether these will be temporary or permanent. Any key sustainability issues relating to transportation that would have a bearing on the site's potential allocation should be noted.

2.5 Cumulative Impacts

Questions 80 to 82: Will locating a new development on the site, including in conjunction with other existing and proposed development in the vicinity:

- **Have an adverse impact on the perceived environmental quality or character of the area?**
- **Be likely to improve or increase access to social infrastructure or increase the burden on existing infrastructure and facilities.**
- **Be likely to inhibit or to promote the economic potential of the area?**

2.5.1 This relates to Questions 80 to 82. Scott Wilson will answer **yes, no or possibly** as well as **Very Positive / Positive / Neutral / No Effect / Negative / Very Negative** to consider what the impact will be.

2.5.2 For Question 80, from the data thus far gathered for a site in the pro forma, a good general impression of the environmental quality and character of the area surrounding the site should have been gained. Based on this evidence, a judgement is required in this question as to whether the development of the site will adversely impact the way the environmental quality or character of the area is perceived (as well as whether it will actually affect environmental quality or character, bearing in mind the fact that different uses will have different levels of impact and will impact in different ways) or whether it will actually enhance local environmental quality and character.

2.5.3 By way of example, if the site is located in a low-end industrial estate the environmental quality and character is likely to already be low and so the impact of most types of development is unlikely to be great or adverse and may, in the case of a higher-end uses, actually slightly improve the environmental quality and character. However, if the site is located within a residential area, the environmental quality and character will likely be high in the first place and so many uses of the site may well have an adverse impact on this quality and character.

2.5.4 With regards to Question 81, the way that the use of site impacts on social infrastructure will vary depending on what type of use is developed. For example a new residential development could place a burden on exiting community facilities such as schools and recreational facilities (although this will assessed at the planning application stage regarding developer contributions).

2.5.5 Question 82 addresses the economic impact of a new development. This also links back to perceived environmental quality because, if an area is perceived to be of poor environmental character because of a particular use, it can inhibit the economic potential of that area. However, depending on the type of use and the existing environmental quality of an area, a high quality use can actually boost the local economy through the provision of local jobs and by improving the environmental character of the area.

2.5.6 The impacts appraised in Questions 80 and 82 can often have a similar effect but while Question 83 considers the effect on residential communities and their services, Question 82 considers the impact on business communities, particularly any located in the vicinity of the site. Therefore,

while the environmental impact for a site will remain consistent, the impact on social cohesion / inclusion and economic potential may differ depending on what land-uses surround the site.

2.6 Summary Conclusions and Potential Mitigation Measures

- 2.6.1 **Record conclusions.** Provide a summary of the general merits of the site for accommodating new development. Highlight particular issues of relevance to the site that have been identified in the preceding questions. These issues can be both negative and positive.
- 2.6.2 If any of the constraints identified in the appraisal can be effectively guarded against then the relevant mitigation measures should be recorded here. For example, planning conditions could be used in respect of transport modes, the hours of operation where these may have an impact on neighbouring land use, landscaping, plant and buildings, the timescale of the operations, and impacts such as noise, vibrations, odour, and dust from certain phases of the development such as demolition and construction.