

17 September 2012

Dear Councillor

**COUNCIL - TUESDAY, 25TH SEPTEMBER 2012**

**Agenda No    Item**

10.    **Local Development Framework Chorley Local Plan - Publication Stage (Pages 1 - 16)**

Report of the Director of Partnerships, Planning and Policy attached, including:

- a)    Publication Version of the Chorley Local Plan - Appendix 1 (Pages 17 - 114)
- b)    Policies Maps - Appendix 2 (to follow)
- c)    Sustainability Appraisal - Appendix 3 (Pages 115 - 286)
- d)    Summary of Preferred Options Consultations - Appendix 4 (Pages 287 - 320)

Yours sincerely



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ان معلومات کا ترجمہ آپکی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون

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<u>Report of</u>	<u>Meeting</u>	<u>Date</u>
Director of Partnerships, Planning and Policy	Council	25 September 2012

## **LOCAL DEVELOPMENT FRAMEWORK: CHORLEY LOCAL PLAN – PUBLICATION STAGE**

### **PURPOSE OF REPORT**

1. To inform members of the progress on the Site Allocations and Development Management Policies Development Plan Document now to be known as the Chorley Local Plan.
2. To seek approval for the “publication” document to enable consultation in October/November 2012 and submission to Secretary of State in December 2012.

### **RECOMMENDATION(S)**

3. It is recommended that:
  - a) The Council approves the “publication” version of the Chorley Local Plan; as appended to this report (Appendix 1), together with the Policies Maps (Appendix 2 -to follow) and the Sustainability Appraisal (Appendix 3) for public consultation;
  - b) That delegated authority be granted to the Executive Member for LDF and Planning (or the Leader of the Council in his absence) in consultation with the Director for Partnerships, Planning and Policy for the following matters in relation to the Publication stage:
    - i. The actual start and end dates for consultation for the Publication stage (anticipated to be for 6 weeks during October – November 2012);
    - ii. to approve minor changes and amendments prior to the start of consultation (excludes substantive changes to any policy wording, and the deletion/addition of any sites for allocation)
    - iii. the approval of other documents for consultation as listed in paragraph 86 of this report
  - c) Authority be delegated to the Executive Member for LDF and Planning (or the Leader of the Council in his absence) in consultation with the Director for Partnerships, Planning and Policy for the following matters in relation to the Submission stage (anticipated in December 2012):
    - i. to prepare documentation in accordance with the regulations to detail representations made at Publication Stage;
    - ii. to submit the Chorley Local Plan, together with all relevant documents for submission to the Secretary of State for examination.

### **EXECUTIVE SUMMARY OF REPORT**

4. The purpose of the Chorley Local Plan is to apply the general principles and policies set out in the Central Lancashire Core Strategy. Each of the Central Lancashire authorities (Chorley, South Ribble and Preston) is preparing individual Local Plans. The Chorley

Local Plan allocates specific sites for development in accordance with the policies and general locations for development set out in the Core Strategy. It also identifies local issues and includes policies to either protect existing uses on sites or guide the way these sites are developed.

**ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

5. To fail to prepare or delay progress of a local plan may result in uncertainty &/or leave the council in a policy vacuum, or with an out of date development plan. This can lead to less sustainable patterns of development, and also planning decisions by appeal, which may also incur unnecessary expenditure and further risk.

**CORPORATE PRIORITIES**

6. This report relates to the following Strategic Objectives:

Strong Family Support	/	Education and Jobs	/
Being Healthy	/	Pride in Quality Homes and Clean Neighbourhoods	/
Safe Respectful Communities	/	Quality Community Services and Spaces	/
Vibrant Local Economy	/	Thriving Town Centre, Local Attractions and Villages	/
A Council that is consistently a Top Performing Organisation and Delivers Excellent Value for Money			/

**BACKGROUND**

7. Members may wish to note that the National Planning Policy Framework (NPPF – The Framework) now refers to ‘local plans’ rather than the term Local Development Framework, and therefore the term local plan is now being used in relation to the preparation of the Site Allocations & Development Management document.
8. The three councils of Chorley, Preston & South Ribble are working in partnership to deliver the Central Lancashire Core Strategy (adopted July 2012) and also to progress Local Plans.
9. Members will recall that Chorley consulted on the “preferred option” version of the Local Plan in September/November 2011. The purpose of this Local Plan is to allocate specific sites for development in accordance with the policies and general locations for development set out in the Central Lancashire Core Strategy in order to meet Chorley’s development needs to 2026. It identifies local issues and includes policies to either protect sites or guide the way these sites are developed, ensuring that where development takes place, proper provision of necessary community facilities, infrastructure, landscaping and open space and affordable housing etc. is incorporated into the design and development of a scheme.
10. The Local Plan follows the key themes as set out in the Central Lancashire Core Strategy, namely:
  - Delivering Infrastructure
  - Catering for Sustainable Travel
  - Homes for All
  - Built and Natural Environment
  - Promoting Health and Wellbeing
  - Tackling Climate Change
11. Since the preferred option stage, information on suggested sites, development management policies, previous representations and officer views was made available to

all members, and a number of member drop-in sessions were held at which members attended on an individual basis. Discussions were also held with the LDF Member Working Group, Development Control Committee and at the Informal Cabinet. A final schedule of officer recommendations for allocation was presented to Informal Cabinet.

12. Member views have informed this publication version for formal consideration.
13. The Publication Version is the Council's 'final' iteration of the document. It details allocations and policies that the Council wishes to submit to the Secretary of State for consideration and adoption. The associated consultation is not intended to invite comments on how the document could be changed - it is inviting any outstanding objections to be heard at an Examination Hearing. Only 'minor' changes may be made to the local plan before Submission.
14. The Publication stage aims to
  - Identify the scale of development in each settlement
  - Allocate sites for development including sites previously submitted to the Council for consideration in the LDF process and those sites identified through the various evidence base studies
  - Identify key local issues and provide the local planning policy framework (development management policies) for the Borough
15. This report is presented in four main sections – the first deals with the outcomes of preferred option consultation, the second covers site allocations, and the third deals with development management policies. The final section details next steps.

<b>SECTION 1 – PREFERRED OPTION CONSULTATION OUTCOMES</b>
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16. Information on sites for development has been gathered from various sources over the past 6 years. There had previously been 'calls for sites' to landowners, developers and any interested individuals to tell us if they would like land considered for development, as well as community surveys to establish local needs and issues. The full list of sites were 'up for discussion' during the 'Issues and Options' consultation which ran from December 2010 to February 2011.
17. At the Preferred Option stage the list of sites was reviewed and a preferred list of sites was produced based on a combination of responses received, detailed sustainability assessments, site visits, knowledge and discussions with service providers e.g. United Utilities and National Grid. All existing policies in the Chorley Borough Local Plan Review have been reviewed and subjected to a detailed assessment as part of this process. Although some policies have remained unchanged, others have been amended to better reflect changes that have occurred nationally and locally since 2003 most notably with the introduction of the Framework and some new policies have been formulated based on recent or emerging local issues.
18. The Preferred Option consultation ran from 16 September 2011 and was originally planned to end on 28 October 2011, but was extended by 3 weeks to 18 November 2011 due to the level of public interest.
19. Prior to publishing the Preferred Option DPD a number of Member drop-in sessions, workshops and meetings were held. The views of the Members contributed to the selection of preferred sites.
20. In addition, Officers attended Parish Council meetings throughout the borough and a number of public drop in sessions were held. Details of all events are set out below.

Date	Location	Event	Time	No of attendees (approx)
5 <sup>th</sup> Sep	Parish Rooms (Community Centre), Charter Lane,	Charnock Richard Parish meeting	7.30pm	10

Date	Location	Event	Time	No of attendees (approx)
	Charnock Richard			
8 <sup>th</sup> Sep	The changing rooms, Drapers Avenue	Eccleston Parish Council meeting	7pm	8
12 <sup>th</sup> Sep	Village Hall, Union Street, Whittle-le-Woods	Whittle-le-Woods Parish Council meeting	7pm	12
12 <sup>th</sup> Sep	7 Lydiate Lane, Cuerden	Cuerden Parish Council meeting	7pm	3
14 <sup>th</sup> Sep	Mawdesley Village Hall, Hurst Green	Mawdesley Parish Council meeting	7.30pm	12
15 <sup>th</sup> Sep	Council Chamber	Member drop in session	3-4pm	1
15 <sup>th</sup> Sep	Community Centre, Railway Road, Adlington	Heath Charnock Parish Council meeting	7.30pm	6
19 <sup>th</sup> Sep	Community Centre, Railway Road, Adlington	Adlington Town Council	6.30pm	8
19 <sup>th</sup> Sep	Clayton Green Library	Clayton-le-Woods Parish Council meeting	7pm	30
20 <sup>th</sup> Sep	Chorley Covered Market	Public drop in session	11am-1pm	10
21 <sup>st</sup> Sep	Village Hall, Chapel Lane, Coppull	Coppull Parish Council meeting	7pm	8
26 <sup>th</sup> Sep	Chorley Central Library	Public drop in session	10am-1pm	9
27 <sup>th</sup> Sep	Committee Room 2	Member drop in session	4-6.30pm	2
29 <sup>th</sup> Sep	Euxton Community Centre	Drop in exhibition covering Euxton, Astley and Buckshaw areas	5-7.30pm	50
1 <sup>st</sup> Oct	Village Hall, Union Street, Whittle-le-Woods	Whittle-le-Woods public meeting	1-3.30pm	60
3 <sup>rd</sup> Oct	Rivington Foundation Primary School, Horrobin Lane	Rivington Parish Council meeting	7pm	4
5 <sup>th</sup> Oct	Chorley Town Hall	Equality Forum	5.45pm	15
11 <sup>th</sup> Oct	Tatton Community Centre, Chorley	Public drop in session	12-2pm	5
<b>TOTAL</b>				<b>253</b>

21. The following activities were also undertaken:

- All information posted on Chorley Council website as well as links to online representation forms.
- Social networking e.g. Twitter.
- Local press releases.
- Article in Chorley Smile magazine, October to December 2011 edition.
- Two articles in 'In the Know' 12 August and 9 September 2011 editions.
- Over 1,500 letters sent to local businesses, landowners, agents and other consultees.
- LDF Member Working Group reports, JAC reports, Exec Cabinet report.
- Identified as a key project in Corporate Strategy Project Initiation Document and associated Highlight Reports.
- Document deposited at all libraries and post offices in the Borough.
- 25 copies of the document made available for collection in Member library.
- Posters to Parish Clerks and in Union Street reception.

- Additional meetings were held at the request of groups e.g. Great Knowley and Whittle-le-Woods Residents Action Groups, Clayton-le-Woods Residents Against Inappropriate Development.

### Responses

22. The consultation exercise generated a great deal of interest. In total we received 2508 representations. Appendix 4 provides a breakdown of the number of representations received.
23. Most representations (83.4%) were from residents, with 6.3% from developers and agents and 6.1% from other organisations. 2.3% of responses were from Parish Councils and 1.9% were from Borough Councillors.
24. Most representations relate to a specific housing or employment site allocation. In total 1579 representations were received for housing allocations and 498 received for employment allocations.

### Main Issues Raised

25. The housing allocations generating the most significant number of responses from residents are identified below along with a summary of the main objections.

#### HS1.12 – Chancery Way/West Way, Chorley

- The local highway infrastructure, particularly West Way, struggles to cope at present. Further development would worsen this.
- The site should be protected from development to retain the separation between Astley Village and Euxton.
- The site provides a valuable recreation use and should be kept for that use.
- There are concerns that the site would be developed for more social housing and it is considered that Astley Village has enough.
- There is enough housing in the area with the development at Buckshaw Village.

#### HS1.29 – Land at Babylon Lane, Adlington

- Development would change the rural character of the area.
- Loss of mature trees, some of which have TPOs.
- Loss of the Band Hut which is a practice venue for the local brass band.
- There are existing traffic problems on Babylon Lane and it is reduced to a single lane for long stretches due to residents parking. Development would make this worse and there would be an increase in potential road traffic accidents, especially as there is a school nearby.
- Development would lead to the destruction of a valuable wildlife habitat.
- Services in Adlington such as schools and doctors are already full.
- The site is enjoyed by residents for recreational use.
- The site is subject to flooding when it rains and if the site was developed there would be further pressure on the natural drainage system.
- Development would decrease the value of surrounding properties and lead to overlooking and loss of privacy.

#### HS1.35 – Land to the East of Wigan Road, Clayton-le-Woods

- The site already has planning permission for 300 houses, no more houses are needed in the area.
- The roads cannot cope with any more traffic especially Lancaster Lane and the Hayrick junction.
- Local schools and doctors are already full.
- There is a Biological Heritage Site on the site and development would have an adverse impact on wildlife.

- The site is a greatly valued open space for local residents and development will affect their wellbeing.
- Nearby Buckshaw Village is far from complete and is scheduled to provide thousands more homes and many already built remain unoccupied.
- There is concern over the impact the development would have on the road safety in existing developments adjacent to the site due to the increase in traffic.
- Development would lead to overlooking and loss of views for surrounding houses.
- Development of this site would lead to Chorley and South Ribble merging.
- Extensive development of this site is not in accordance with the Core Strategy which states that there should be 'some growth' in Urban Local Service Centres. A huge proportion of the housing requirement for Chorley is earmarked for Clayton-le-Woods and this is not consistent with the overall plan.

#### HS1.41 – Land at Sylvesters Farm, Euxton

- The open fields act as a buffer between Euxton and Chorley and they are the last green space separating them.
- More housing development in Euxton is unnecessary due to the development at Buckshaw Village.
- Euxton has had more than its fair share of development in recent years and appears to have been targeted to take a disproportionate share of new housing.
- There is an excess of unsold houses in Euxton and Buckshaw Village.
- There are not enough school places.
- The roads cannot cope with an increase in traffic and when the quarry is in operation the area will be gridlocked.
- Pear Tree Lane is used extensively by horse riders, dog walkers and cyclists etc and is too narrow and unsuitable for development.
- Development would lead to a negative impact on wildlife.
- Euxton is supposed to be a village, more development means it is losing its identity as a village.

#### HS1.42 – Land at end of Dunrobin Drive, Euxton

- The access road from Dunrobin Drive onto Wigan Road cannot cope with the current level of traffic. It is too narrow and cannot be widened and extra traffic would be dangerous.
- The site is a wildlife haven and a large number of species use the field due to its proximity to Yarrow Valley Country Park.
- Development would lead to the loss of the boundary between Euxton and Charnock Richard.
- The area is poorly served by public transport.
- A previous proposal to develop the site was refused based on the access being inadequate and the problem has got worse since then.
- More housing development in Euxton is unnecessary due to the development at Buckshaw Village.

#### HS1.44 – Land off Moss Lane, Whittle-le-Woods

- Development of the site would wipe out the last green spaces in the area and result in the loss of a beautiful, open green space.
- Drainage systems in the area are not sufficient and development would add to flooding on Lower Town Lane and Waterhouse Green.
- Local schools and doctors surgeries are already full.
- Dunham Drive should not be used for access to the proposed development as the increase in traffic will put the safety of children on the estate at risk and would have a negative impact on existing properties.
- Development would lead to the loss of a wildlife habitat.



- The development is not needed due to the amount of development taking place at Buckshaw Village and the number of empty properties there.
- Whittle-le-Woods has lost its village appeal and further development would worsen this.
- The A6 is already extremely busy.
- There was a lack of consultation on the selection of this site as a preferred housing allocation.

26. The employment allocations generating the most significant number of responses from residents are identified below along with a summary of the main objections.

#### EP1.19 – Land East of Wigan Road, Clayton-le-Woods

- There are concerns over the effect development will have on local infrastructure. The roads cannot cope with any more traffic especially Lancaster Lane and the Hayrick junction.
- Development will lead to disruption to elderly residents at Cuerden Residential Park.
- There is a Biological Heritage Site on the site and development would have an adverse impact on wildlife.
- The site is a greatly valued open space for local residents and development will affect their wellbeing.
- There is enough commercial development at Buckshaw Village.
- There is concern over the impact the development would have on road safety in existing developments adjacent to the site due to the increase in traffic.
- Too much employment development is proposed on the site. 20 hectares would constitute a 'Strategic Employment Site' but the Core Strategy does not propose such an allocation at this site. The site is also located close to the Cuerden Strategic Site.

#### EP1.21 – Land at Sylvesters Farm, Euxton

- The open fields act as a buffer between Euxton and Chorley and they are the last green space separating them.
- More employment development in Euxton is unnecessary due to the development at Buckshaw Village and the number of existing employment units in Euxton.
- The roads cannot cope with an increase in traffic and when the quarry is in operation the area will be gridlocked.
- Pear Tree Lane is used extensively by horse riders, dog walkers and cyclists etc and is too narrow and unsuitable for development.
- Development would lead to a negative impact on wildlife.
- Euxton is supposed to be a village, more development means it is losing its identity as a village.

27. 119 representations were received relating to the Development Management Policies. The majority of these (60) were in support of the policies. Policies HS1- Housing Site Allocations and HS2 – Phasing of Housing Development - raised the most objections. 13 objections were received for Policy HS1, which related generally to the number of houses proposed in various settlements and the overall total number of dwellings proposed as well as the densities proposed. 7 objections were received for Policy HS2 which mainly objected to the proposed time period in which the housing allocations were scheduled to come forward for development.

## **SECTION 2 – SITE ALLOCATIONS**

### **KEY MATTERS IN THE APPROACH TO SITE SELECTION**

28. Information on sites has been gathered from various sources over a number of years which include various calls for sites, community surveys, issues and options and preferred option consultations. These sites were mainly suggested for housing or commercial/employment development uses, but there were also other suggested uses such as mixed use, open space, recreation, tourism, community facilities and town/district/neighbourhood centres.

29. At the issues and options stage, a number of suggested sites were discounted for allocation, in accordance with the agreed methodology for sustainability appraisal of the three Councils. In Chorley a total of 168 sites were discounted because they were located within the green belt and/or areas of other open countryside; within Flood Zone Area 3; less than 0.4ha in size, or not in keeping with the Core Strategy:
30. At the preferred option stage the remaining suggested sites (including existing allocations and safeguarded land in the local plan) were considered further.
31. The publication stage details the final site selection. This been based on many factors, including national planning policy, the core strategy, the characteristics of the borough and each settlement, as well as the sustainability, suitability, availability and deliverability of the sites; and the comments made at the 'preferred option' stage.

### **Core Strategy: Quantum & Location of Development**

32. Following the adoption of the Core Strategy, members will note that the most sustainable approach for the core strategy is to spread growth and investment across an identified hierarchy with priority locations, and have the least negative impacts - policy 1: Locating Growth, sets out that approach.
33. In essence the following settlement hierarchy applies to Chorley:
  - growth should be focussed on brownfield sites, Chorley Town (including some development on greenfield sites), and Buckshaw Village.
  - an 'appropriate' scale of growth and investment is to be encouraged in the *Urban Local Service Centres* of Adlington, Clayton Brook/Green, Clayton-le-Woods, Coppull, Euxton, and Whittle-le-Woods.
  - Limited growth and investment is encouraged at the *Rural Local Service Centres* of Brinscall and Ecclestone.
  - In other places, development would generally be small scale.
34. Chapter 8 of the Core Strategy 'Homes for All' - sets out the approach to housing and details the housing requirement of 417 pa for Chorley. Policy 5 requires housing density to be in keeping with local areas etc. The Core Strategy requires Councils to consider a phasing approach to help bring forward or hold back uncommitted developments to manage the performance of housing delivery.
35. Chapter 9: 'Delivering Economic Prosperity' sets out the approach to economic matters, with Chorley expected to deliver 117ha of employment land, and policy 9 sets out the how economic growth and employment will be provided for. For Chorley, office development will be located in Chorley Town, with regionally significant schemes at Buckshaw Village, and sub-regional development at Botany/Great Knowley.
36. Members should note that while the Core Strategy details a predicted percentage of housing development for the settlement hierarchy. This is not intended as a specific target. However, officers have used this table as a guide to inform the allocation process. The overall requirements, taking account of the position at April 2012, and the predicted percentage by settlement for housing is set out later in this report.

### **Sustainability Assessment**

37. Each site has been subject to a sustainability assessment, which assesses the likely social, environmental and economic effects of proposals in order to predict and evaluate effects and necessary mitigation measures. The methodology was endorsed by the three partner Councils, and generally assesses each site's performance against a number of indicators e.g. proximity to a railway station and a local centre, access to water, gas and electricity. Banding each site's performance against all the indicators gives a clear overview of the sustainability of each site. An overall banding was made to enable comparisons between sites.

## **Commitments**

38. Sites that benefit from an extant planning permission (including those subject to a section 106 agreement; or an expired permission which is considered to support the principle of development), have been allocated, unless material considerations have suggested otherwise.

## **Existing Allocations**

39. In terms of existing allocations for development, the Framework requires them to be reviewed and only carried forward if there is evidence of need and a reasonable prospect of their take-up. However, on a site by site basis, if there is no reasonable prospect of take-up, the Council has re-allocated, subject to sustainability, need and deliverability, for wider economic uses, alternative uses and softer end uses (such as the delivery of green infrastructure networks), or a mix of uses.

## **Open Space and Playing Pitches**

40. In terms of open space the Central Lancashire Open Space Study and Playing Pitch Strategy were completed in May and June 2012 respectively. They have informed open space standards to be applied to new housing developments and existing/new open space allocations.
41. The approach taken has been to protect the majority of existing open spaces. Where there is a deficit in quantity of a particular open space typology in a settlement, contributions will be sought from housing developments in that settlement to provide additional open space. Where there is a surplus in quantity, contributions may still be requested if there is a deficit in accessibility or quality/value.
42. The Open Space Study recommends new provision of allotments (at least 0.4 hectares each) in Adlington, Croston, Euxton and Whittle-le-Woods to meet identified deficiencies. Suitable sites need to be allocated in these settlements and financial contributions will be secured from new housing developments to bring these sites forward.
43. The Playing Pitch Strategy identified a deficit in overall playing pitch provision in the Borough but identified that the majority of the deficit could be addressed by increasing community use at schools, utilising spare capacity at other sites and redesignating pitches. It recommended new playing pitch provision for junior rugby league in Coppull and mini football in Croston. It is considered that the proposed improvements to existing junior rugby league pitches in Coppull will meet the demand therefore a new allocation is not necessary. A new site for playing pitches needs to be allocated in Croston.

## **Existing Safeguarded Land**

44. Some of the existing Safeguarded Sites are needed to meet development requirements within the plan period, and 135.6ha of existing safeguarded land is allocated for development. Further consideration of safeguarded sites has highlighted those that are not sustainable; are likely to require significant infrastructure development; have significant constraints; are in multiple ownership or are in an active use; which may suggest they are genuinely available to meet needs in the plan period. Such sites are proposed to remain safeguarded.

## **Selection of Sites to meet Employment & Housing Requirements**

45. The pool of potential sites suitable for employment is relatively small compared to the pool of sites suitable for housing, and it is considered appropriate to take the employment land as a starting point for consideration of suggested sites. Good quality employment sites need to be relatively flat with good access. However, older existing premises (e.g. old mills) are often less well located and less suited to modern uses but they offer a valued source of supply of more affordable accommodation and are close to local labour supplies, with better travel to work patterns and may therefore be proposed to be retained.

46. Existing employment uses have largely been retained, in keeping with the Core Strategy Policy 10 – Employment Premises and Sites, which seeks to protect the better employment sites for employment use, and only release poorer sites for housing/alternative uses where they are supported by a viability assessment and a marketing period of 12 months. If there is robust evidence on viability/marketing to justify release now, it is proposed to release these sites for housing, but in all other cases, they are protected for employment use.
47. Where a site is considered to be good quality employment land, the preference is for employment, unless material considerations suggest otherwise. Existing employment allocations in the local plan have been reviewed, and only those that are truly suitable, available and deliverable are proposed to be carried forward for a purely employment allocation. The viability of other sites for an element of employment use has been enhanced with proposals for mixed use. Other sites have been de-allocated.
48. After taking the above factors into account, the remaining sites were assessed for their suitability for housing.

### **District/Town/Neighbourhood Centre Boundaries**

49. The centre boundaries will remain as those proposed at the preferred option document.

### **PUBLICATION SITES**

50. Table 1 in the Publication Local Plan details the predicted housing requirements for each element of the settlement hierarchy, and details the total predicted supply based on existing commitments and proposed allocations.
51. Policy HS1 details the housing sites for allocation by settlement and Policy EP1 details the employment allocations. Appendix A of the Publication Local Plan sets out sites that are no longer proposed for allocation. Appendix B details the new site suggestions received and the decision taken with a summary of reasons and the site's sustainability band.
52. Land is allocated for 5,388 dwellings. A further 415 dwellings are available on other existing housing commitments (sites with planning permission for housing) that for a range of reasons (e.g. the site is too small) are not proposed for allocation. This gives a supply of 5,803 dwellings, which is slightly in excess of the minimum housing requirement of 5,755 dwellings. A total of 98.78ha is proposed to be allocated for employment. This includes 57.68ha from commitments and from existing local plan allocations to be rolled forward, plus a further 41.10ha of proposed new allocations.
53. The safeguarded land proposed for employment development amounts to about 40ha and 95.6ha is set aside for housing which is considered sufficient to meet the potential needs that may arise at the end of the Local Plan.

### **Housing**

54. The publication version proposes the removal of several allocated housing sites due to deliverability issues. These include Cowling Mill [63 units], Chorley (located in flood zone) and From Street [36 units], Chorley (access issues). Babylon Lane, Adlington [36 units] has also been removed as additional housing is planned at the more sustainable site adjacent Bolton Road. Furthermore, a number of housing sites have been removed from the publication document as they have been fully completed since the Preferred Option document was produced. These include Fairview Farm, Adlington; Birchin Lane, Whittle-le-Woods; 243-281 Preston Road, Whittle-le-Woods; and Dog and Partridge, Charnock Richard.
55. During the same period a number of sites have been granted permission for housing and are proposed to be allocated in the publication version. These include Burrows Premises [13 units], Clayton-le-Woods; 202 Chorley Old Road [12 units], Whittle-le-Woods; and Pole Green Nurseries [29 units], Charnock Richard. In addition, some new sites have been suggested for housing use and are proposed for allocation. These are Land adjacent

Northgate [21 units], Chorley; Land at Southport Road [59 units], Chorley; Fairport [31 units] (mixed use), Adlington; Swansey Lane [39 units], Clayton Brook/Green; Mountain Road [22 units], Coppull; and Greenside [17 units], Euxton.

56. At some sites the number of houses proposed to be delivered has been altered to reflect local housing densities and to provide a more accurate estimate of the numbers that may be achieved on site.

### Employment

57. The publication version proposes a Core Strategy employment requirement between 2009 and 2026 of 117 hectares. This is 12 hectares less than the issues and options version employment requirement of 129ha. This is because the Inspector's Report on the overall Core Strategy employment requirement stated "Instead of expecting the loss of as much as 70ha on the basis of present trends the Central Lancashire Councils may wish to include no more than about half of it (35ha) in their calculations" Chorley's portion of the Central Lancashire 70ha loss figure was 24 hectares. Half of this figure amounts to 12 hectares which when deleted gives a Chorley employment requirement figure of 117 hectares.
58. Seventeen sites are allocated for employment use in the publication version amounting to a total land allocation of 98.78 hectares. The five sites that have been deleted from the issues and options version are: Martindales Depot, Chorley (located in flood zone); Bankside House and Training Centre, Chorley (withdrawn by Lancashire County Council as the site is to be reused and not disposed of); Crosse Hall Street, Chorley (remaining part of allocation too small to be viable and covered in trees); land at Bolton Road, Adlington (site is not suitable for employment use in this locality the lack of road frontage of the development and need for any employment uses to be "tucked away" at the back of the site reduces considerably its attractiveness to occupiers and developers.; and land at Euxton Lane, Euxton (There are other proposed, emerging and existing employment sites in the locality which will offer a range of choice e.g Southern Commercial area, Group 1, Chorley Business Park and the site is suitable for housing).
59. Other changes to the hectareage of sites follows improved accuracy of measurements since the Chorley Local Plan Review, removal of the housing element of a site to accord with planning consent subject to signing of the S106 (Lyons Lane Mill, Chorley) and/or construction (Carr Lane, Chorley) and removal of part of a site from an employment allocation because a Biological Heritage designation comprising woodland has matured (Woodlands Centre, Southport Road, Chorley).
60. A new policy EP2 -has been prepared to cover the area to the east of the M61, Chorley which has 2 sites M61/Botany Bay and Botany Great Knowley either side of the Leeds and Liverpool Canal. The policy requires an agreed Masterplan for the comprehensive development of the area to be prepared to include employment sub-regionally significant developments and mixed use developments including residential including affordable housing, and leisure/recreational uses.

### Open space

61. Following production of the Open Space Study and Playing Pitch Strategy, all existing open spaces allocated in the Local Plan were reviewed. All sites, apart from three areas of amenity greenspace, have been carried forward and will continue to be allocated as open space in the publication version. An area of amenity greenspace at Acresfield in Adlington has been de-allocated as open space as the site has planning permission for affordable housing. Two other areas of amenity greenspace, one on Westwood Road in Clayton Brook/Green and one off Mountain Road in Coppull have been de-allocated as open space and allocated for housing. Both sites were assessed as being of low quality and value, were in private ownership so improvements could not be made and were considered to no longer serve an important open space function.

62. Sites for allotments and playing pitches to meet identified shortfalls in certain settlements are proposed for allocation.

### **PUBLICATION DOCUMENT BY SETTLEMENT**

#### **Chorley Town**

63. The proposed allocations will mean that Chorley town will accommodate 32.4% of the core strategy housing requirement.
64. There is a slight deficiency of land to meet the Core Strategy requirement which is proposed to be met by the Urban Local Service Centres. Land proposed for allocation includes greenfield land which is an accepted approach in the core strategy for Chorley Town. Not all of the existing safeguarded land or suggested greenfield sites are proposed to be allocated. The Core Strategy identifies the Botany Bay/Great Knowley area as a sub-regional employment site, and this area is allocated in the Local Plans for mixed-use development, seeks a masterplan to guide the development of this site and secure a high quality, sustainable development solution.

#### **Buckshaw**

65. The proposed allocations will mean that Buckshaw will accommodate 26.5% of the core strategy housing requirement. Existing commitments at Buckshaw are sufficient to meet requirements.

#### **Urban Local Service Centres**

66. The proposed allocations will mean that the six Urban Local Service Centres will accommodate 34.5% of the core strategy housing requirement.
67. Within Urban Local Service Centres land for 1,997 units has been identified.
68. However, not all settlements can contribute what might be considered to be a fair share (about 300 units). The Core Strategy does not prescribe that the share should be equal, but members should note that the issue of fair share may be a matter for the Core Strategy inspector.
69. Clayton Brook/Green can only make a very small contribution, while Whittle-Le-Woods, Adlington and Clayton-le-Woods have a much larger pool of sites from which to allocate. Accordingly, the following percentages of proposed growth have been arrived at after carefully considering the characteristics of each settlement, the sustainability assessment for each site, and issues of deliverability:
- Adlington 6.6%
  - Clayton Brook/Green 1.7%
  - Clayton-le-Woods 12.3%
  - Coppull 3.8%
  - Euxton 4.0%
  - Whittle-le-Woods 6.1%
70. On the larger sites, it is proposed to apply a phasing policy in order to ensure that the development occurs is appropriate and sustainable, and that any infrastructure and mitigation measures are adequately secured in a timely manner.

#### **Rural Local Service Centres**

71. The proposed allocations will mean that the Rural Local Service Centres will accommodate 2.4% of the core strategy housing requirement. Brinscall/Withnell & Eccleston contribute 136 units.

#### **Other Rural Settlements & Major Development Sites in the Green Belt**

72. The proposed allocations will mean that Other Rural Settlements will accommodate 4.3% of the core strategy housing requirement, with 251 units from commitments. No further land can be identified.
73. Existing major developed sites in the green belt will be carried forward, while the recent approval at Washington Hall means that the site can be regarded as a commitment.

### **PHASING**

74. A Phasing Policy is included as Appendix E. The intention is that this policy is used to control the release of land and ensure that the necessary infrastructure can be secured in advance of the sites being developed. Phasing will also allow a review of land allocations in light of any additional evidence e.g. rural housing needs survey, open space review, and land take-up, to be taken into consideration and inform how land allocations towards the end of the plan period are taken forward.

### **DELIVERING INFRASTRUCTURE**

75. Work has been undertaken with infrastructure providers to assess the transport (roads, railways), utilities/energy (water, energy), green (parks etc) and social (schools, community uses) needs associated with bringing the publication sites forward in order that these can be secured in advance of development coming forward, under Community Infrastructure Levy and /or section 106 contributions. This has informed the Central Lancashire infrastructure delivery schedule.

<h3><b>SECTION 3 - DEVELOPMENT MANAGEMENT POLICY FORMULATION</b></h3>
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76. In addition to the allocation of sites, development management policies have been formulated. These policies support National and Regional Guidance and the strategic policies set out in the Core Strategy and allow Chorley Council to respond to local issues.
77. The Local Plan lists some 43 policies. Some policies are still effective in their current form and remain unchanged from the Chorley Borough Local Plan Review (2003). Other policies have been amended to better reflect changes that have occurred since 2003 and more recently in light of the Framework and the Core Strategy. Some new policies have been formulated based on recent or emerging local issues not covered by the Framework or Core Strategy.
78. All proposed policies have been re-visited with a view to changing the emphasis from development control to development management i.e. managing/promoting sustainable development/growth. In addition, all policies were assessed against new or updated national planning guidance. Some of the policies were no longer needed as it is not appropriate for local planning authorities to repeat policies contained in national planning guidance. Alternatively, national guidance may only cover part of the issue to be addressed in which case it will be necessary to supplement this with a policy that 'goes further' and responds to local issues. Similarly, policies may also be partly or fully covered by the core strategy.
79. The publication policies were subject to a sustainability appraisal which assesses the likely social, environmental and economic effects of the policies in order to predict and evaluate effects. As a result of this any necessary changes to the policies were made which included any mitigation measures or altering of wording/emphasis needed to ensure that they promote sustainable development.
80. An updated list of 'publication' policies is included in Appendix 4. This list includes all policies, whether they have been carried forward, amended, deleted and new policies and the rationale for these decisions.
81. When adopted, the Local Plan will form part of the development plan. The publication version gives the Council's 'final' planning policies and allocations. As such they will be a material consideration in the determination of planning applications.

**SECTION 4 – NEXT STEPS****CONSULTATION**

82. An important factor in the test of soundness of the Local Plan is how the Council demonstrates public engagement in its preparation. Public consultation is required under by the Town and Country Planning (Local Development) (England) Regulations 2012.
83. The publication stage is not the final stage. It details allocations and policies that the Council wishes to submit to the Secretary of State along with any comments received during this consultation for consideration. The Local Plan will then go to an Examination Hearing where any objections may be heard.
84. It is intended that the 6 week consultation period for the publication document will run from October until November 2012. It will include; member drop-in sessions, parish council liaison meetings, road shows/exhibitions, presentations to local groups, a leaflet, website information, a map interface system and the availability of all information in Council offices and libraries.

**Consultation Documents**

85. In addition to the text of the Local Plan and the Policy Maps a number of other documents will also be published for consultation. These include the Sustainability Appraisal (Appendix 3). The purpose of the sustainability appraisal is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of plans. The sustainability appraisal tests the plan's objectives and policies against an established framework.
86. Other documents that will accompany the publication document include an Equality Impact Assessment, a Habitats Regulations Assessment, a Consultation Statement and a Rural Proofing document – delegated authority is sought from the Council for final approval of these documents, as well as delegated authority for any minor amendments to documents approved by this Council.

**SUBMISSION / EXAMINATION**

87. At the end of the Publication consultation, the Council can progress to submission stage. For submission, the Publication version of the Local Plan must be submitted together with the Sustainability Appraisal, Policies Map and a 'consultation statement' setting out various matters including a summary of main issues raised at Publication Stage. Delegated authority is sought to ensure that documents can be prepared and submitted to the Secretary of State – anticipated to be December 2012.
88. The next stage will be the Examination by an Inspector anticipated in April 2013, and final adoption in June 2013. This timetable has been previously endorsed by members.

**RISK MANAGEMENT**

89. The Government has reaffirmed a commitment to the plan-led system, and has also made it clear that the weight to be applied to policies adopted prior to 2004 will diminish after the 12 months following the publication of The Framework (NPPF) i.e. from the end of March 2013. The Chorley Borough Local Plan Review was adopted in 2003, and after March 2013, the saved policies of the Chorley Borough Local Plan Review will receive less weight in the consideration of planning applications and appeals.
90. A failure to progress the Local Plan to timescale also carries the risk that the Council may lose control in managing the delivery of sustainable development. In general terms, the Publication version will receive more weight than the preferred option version.



**IMPLICATIONS OF REPORT**

91. This report has implications in the following areas and the relevant Directors' comments are included:

Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal		Integrated Impact Assessment required?	
No significant implications in this area		Policy and Communications	/

**COMMENTS OF THE STATUTORY FINANCE OFFICER**

92. There are no comments

**COMMENTS OF THE MONITORING OFFICER**

93. All procedural issues are addressed within the body of the report and comply with the relevant legislation. The delegations proposed in paragraph 3 are appropriate to enable the efficient consideration of objections. Any significant issues must be brought back to Council for Consideration.

LESLEY-ANN FENTON  
DIRECTOR OF PARTNERSHIPS, PLANNING AND POLICY

Report Author	Ext	Date	Doc ID
Peter McAnespie Jennifer Moore Planning Policy Team	5286 5571	Sept 2012	***

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# Chorley Local Plan

2012 - 2026

## Publication

Site Allocations and Development Management Policies  
Development Plan Document

September 2012



This information can be made available to you in larger print or on audio tape, or translated into your own language. Please telephone 01257 515281 to access this service.

આ માહિતીનો અનુવાદ આપની પોતાની ભાષામાં કરી શકાય છે. આ સેવા સરળતાથી મેળવવા માટે કૃપા કરી, આ નંબર પર ફોન કરો: 01257 515822

ان معلومات کا ترجمہ آپ کی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون

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## Preface

- i. Chorley Council is in the process of preparing a Local Plan. All Councils are required to produce a Local Plan formally known as a Local Development Framework (LDF) which is a group of local development documents setting out their vision, planning strategies and policies. This new folder of documents will replace the Chorley Borough Local Plan Review, which was adopted in 2003.
- ii. The Site Allocations and Development Management Policies Development Plan Document (DPD) known throughout this document as the Chorley Local Plan is one of the documents in the Local Plan. This Chorley Local Plan sets out the vision for the borough and applies the general principles and policies set out in the Central Lancashire Core Strategy (adopted July 2012). It includes development management policies, and allocates or protects land for specific uses, such as housing, business or recreation.
- iii. Following our previous Issues and Options and Preferred Option stages, we are now undertaking this Publication stage consultation to inform you of the sites and policies that the Council intends to submit to the Secretary of State for consideration and adoption.

## How to respond

- iv. This consultation is not inviting comments on how this document could be changed; rather it is inviting any outstanding objections to be heard at an Examination Hearing. Only 'minor' changes may be made to this document before submission. Copies of the full consultation document containing background information, the full set of policies and sites are available to view at Council offices and in all local libraries. If you have difficulties accessing our online form, paper comments forms can be submitted by post using the address given below. The documents available during the publication stage of this Chorley Local Plan consultation are:
  - **The Chorley Local Plan**

The full document is available on our website [www.chorley.gov.uk/planning](http://www.chorley.gov.uk/planning). Here you can submit any comments using our online form, which is our preferred method of response.
  - **Policies Maps**

These maps show all of the proposed allocations, designations and boundaries listed within this document.
  - **Supporting Documents**

There are a number of supporting documents to accompany the main Local Plan including a **Sustainability Appraisal and Habitats Regulations Assessment**.

### How do I submit my comments?

Submitting your representation could not be easier by email or post.

**Website:** [www.chorley.gov.uk/planning](http://www.chorley.gov.uk/planning)

**Email:** [Planning.Policy@chorley.gov.uk](mailto:Planning.Policy@chorley.gov.uk)

**Post:** Policy and Design Team,  
Chorley Council,  
Civic Offices,  
Union Street,  
Chorley.  
PR7 1AL

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## 1. Introduction

- 1.1** The Chorley Local Plan forms part of the statutory Development Plan for Chorley. The role of the Plan is twofold:
- i) To identify the scale of development in each settlement and allocate sites to meet the development needs of Chorley over a 15 year period in order to achieve the vision for growth as outlined in the Central Lancashire Core Strategy.
  - ii) To identify key local issues and provide a set of policies to manage change which will be used by decision makers to determine planning applications. These are known as Development Management (DM) Policies.
- 1.2** It is not the purpose of this Plan to grant permission to specific proposals – this will continue to be addressed through the existing planning application process. Instead, the Local Plan will ensure that appropriate forms of development can occur in the most suitable locations. It helps provide a level of certainty about what areas will be developed or protected in the future and for what purpose. However, the allocation of a site does not necessarily mean that it will be developed straight away.
- 1.3** Each of the chapters within this Local Plan relate to a key theme, such as ‘Homes for All’ or ‘Climate Change’. At the beginning of each chapter, we have highlighted the relevant Core Strategy objectives and key policies that inform the Local Plan and help deliver the vision of the Core Strategy. Each chapter also contains any relevant development management policies.

## Relationship to other guidance

### National Planning Policy Framework

- 1.4** The National Planning Policy Framework (to be referred to as the Framework) sets out the Government’s planning policies for England and how these are expected to be applied. It details the Government’s requirements for the planning system and provides a framework for local people and their accountable councils to produce their own distinctive local and neighbourhood plans to reflect their needs and priorities.
- 1.5** Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in making planning decisions.
- 1.6** At the heart of the Framework is a presumption in favour of sustainable development which is seen as a golden thread running through both plan making and decision taking. Policies within local plans should follow the approach of a presumption in favour of sustainable development so that it is clear that such development can be approved without delay.

### Regional Strategy – North West of England Plan (2008)

- 1.7** The Regional Strategy provides the overall framework for development and investment in the North West Region to 2021. It provides a broad vision of the region and sub-regions, prioritises growth and regeneration and provides policies to achieve sustainable development. Although the government intends to revoke this guidance, it is still currently in force and accordingly, this document has to be in conformity with it.

### Joint Lancashire Minerals and Waste Development Framework

- 1.8** Policies and proposals for future minerals and waste development are set out in the Minerals and Waste Development Framework, prepared jointly by Lancashire County Council, Blackpool Council and Blackburn with Darwen Council, this consists of a minerals and waste core strategy and a minerals and waste site allocations development plan document. The Minerals and Waste Core Strategy is adopted and the Site Allocations and Development Management Policies Development Plan Document is under preparation. Further information is available from Lancashire County Council.

**Central Lancashire Core Strategy (2012)**

- 1.9** The Central Lancashire Core Strategy, jointly produced by Chorley, South Ribble and Preston Councils was adopted in July 2012. It sets out the long term spatial vision for Central Lancashire and the overall strategy for delivering that vision. For example, it identifies the overall need for different types of development including housing, employment, leisure and retail, as well as the need to protect the environment, create and enhance open spaces, and secure investment.
- 1.10** The Core Strategy does not identify individual parcels of land for future development, nor does it contain detailed local policies. It is the role of this Local Plan to provide this local level of detail by allocating specific sites and setting out detailed local development management policies. It will ensure that the Chorley Council will deliver the appropriate infrastructure, manage economic growth, deliver sustainable development and protect natural assets within the Borough.
- 1.11** This Local Plan must be in general conformity with the strategic objectives of the adopted Core Strategy and seek to implement its strategic vision for Chorley and wider Central Lancashire. There are twenty four strategic objectives and these are designed to set out the key issues to be addressed within the Policies of the Core Strategy. The strategic objectives relate to specific chapters within this Local Plan and are identified at the start of each chapter.

**Chorley Borough Local Plan Review (2003)**

- 1.12** The Chorley Borough Local Plan Review was adopted in 2003 will be replaced by the Local Plan. However, there are policies and land allocations within the Chorley Borough Local Plan Review which remain relevant today, and have been rolled forward updated and amended where appropriate in this new Local Plan. There are also new policies intended to reflect the Framework guidance and respond to key local issues facing Chorley.

**Supplementary Planning Guidance and Documents (SPGs and SPDs)**

- 1.13** All Supplementary Planning Guidance documents produced alongside the Chorley Local Plan Review (2003) will no longer be in force once this Chorley Local Plan has been adopted as they relate to previous Local Plan policies. These are being replaced by a number of new Supplementary Planning Documents. Whilst they do not include any additional policies, they do contain further guidance expanding on policies in the Core Strategy and this Local Plan.
- 1.14** The Central Lancashire SPDs cover:
- Affordable Housing
  - Design
  - Open Space and Playing Pitch
  - Controlling re-use of Employment Premises
  - Rural Development
  - Access to Healthy Food
- 1.15** Alongside these SPDs will be a number of local SPDs relating specifically to Chorley and these will expand on guidance set out in the Policies with the Chorley Local Plan. These cover:
- Householder Design

## 2. Vision

- 2.1** The Core Strategy sets out the strategic vision for Central Lancashire by the year 2026. Within this context, it explains that Chorley will attract investors and visitors taking advantage of retail, heritage, education and a high quality town centre. It will have capitalised on its premier location as a place to do business, complemented by a thriving market town.
- 2.2** The character of Chorley's towns and villages will reflect their individual historic and cultural heritage, with high quality, well designed new buildings enhancing local distinctiveness. There will be improved transport connections within Chorley and to wider regional and national destinations. The character of rural villages will have been maintained, with access to services to sustain local communities and overcome rural poverty.
- 2.3** Neighbourhoods will be safe, clean and sustainable with healthy, highly skilled and diverse communities. Residents will have easy access to public services, good jobs and decent, high quality affordable homes. Energy use will be minimised with an emphasis on sustainable sources, including mitigation measures and wherever possible, adaptation to climate change.

## Locating Growth in Chorley

- 2.4** In order to ensure growth and investment takes place in the most sustainable locations, a hierarchy of settlement types and priority locations has been identified in the Core Strategy. Each tier of the hierarchy will see an appropriate level of development occurring in order to achieve sustainable growth.

### Core Strategy Objectives

- SO1: To foster growth and investment in Central Lancashire in a manner that:
  - Makes the best use of infrastructure and land focussing on Chorley town centre;
  - Marries opportunity and need by focussing investment in Strategic Sites and Locations and Chorley town centre; and
  - Supports service provision in rural areas, particularly in the Rural Local Service Centres.

- 2.5** Core Strategy Policy 1: Locating Growth identifies the hierarchy of settlements in Central Lancashire where growth and investment will be concentrated. The Preston/ South Ribble Urban Area will be the main focus for growth and investment followed by:

### Strategic Sites

- 2.6** Buckshaw Village is a strategic site where growth and investment will be focussed. There is already considerable investment in the site, with the scheme ultimately providing homes for up to 8,000 people in a sustainable urban village.

### Key Service Centres

- 2.7** Chorley Town is the Key Service Centre in the borough, with a range of housing and employment opportunities, as well as retail and other services that serve a wide area. The focus will be on regeneration of well located brownfield sites, although it is accepted that some greenfield development will be required on the fringes of the main urban areas.

### Urban Local Service Centres

- 2.8** These centres benefit from short transport connections with services in the nearby towns. The Core Strategy directs some growth and investment to the following Urban Local Service Centres in the borough to help meet housing and employment needs:

- Adlington
- Clayton Brook/Green
- Clayton-le-Woods (Lancaster Lane)
- Coppull
- Euxton
- Whittle-le-Woods

### Rural Local Service Centres

**2.9** These centres serve their own residents and those in nearby villages with basic services and are well placed to provide for future local housing and employment needs. Limited growth and investment will be encouraged at the following Rural Local Service Centres:

- Brinscall/ Withnell
- Ecclestone

### In Other Places

**2.10** Outside of the areas already identified, Chorley has a number of smaller villages, substantially built up frontages and Major Developed Sites. In the interest of sustainable development, growth and investment in such places development will be confined to small scale infill, conversion of rural buildings and proposals to meet local need, unless there are exceptional reasons for large scale redevelopment schemes.

## Development in Settlements

**2.11** The full utilisation of land and buildings within settlement areas will help to ensure a better use of services and utilities, and can help reduce development pressures in the Green Belt. In addition the concentration of facilities in towns and villages can help to improve accessibility. In order to protect the character of the local area, it is important that new development respects local distinctiveness and does not adversely affect existing open spaces.

### Policy V1: Settlement Areas

**Within the settlement areas excluded from the Green Belt, and identified on the Policies Map, there is a presumption in favour of appropriate sustainable development, subject to material planning considerations and the other Policies and Proposals within this Plan.**

**2.12** Development within settlement areas may be for an appropriate use such as housing, offices, community facilities or Green Infrastructure. Development proposals will be judged by their compatibility with existing surrounding development and their ability to satisfy material planning criteria. This includes factors such as access, parking, servicing, design and amenity, which includes an assessment of noise, emissions, disturbance because of anti-social hours of operation and traffic generation.

**2.13** The impact on the character and distinctiveness of the area including visual intrusion for existing residents is also an important factor. This policy should be read in conjunction with other policies and proposals in this plan and with Core Strategy Policy 1: Locating Growth.

## 3. Delivering Infrastructure

### Core Strategy Objectives

- SO2: To ensure there is sufficient and appropriate infrastructure to meet future needs, funded where necessary by developer contributions.

### Key Core Strategy Policies

- Policy 2: Infrastructure
- Policy 18: Green Infrastructure

### Introduction

**3.1** Infrastructure is integral to the sustainability of cities, towns and villages, as well as to the delivery of new development. It encompasses everything from **transport** (roads, railways) to **utilities** (water, energy), as well as **green** (parks, rivers) and **social** (schools, community centres). Sustainable development seeks to make the optimum use of the capacity of existing infrastructure, as well as provide new, well planned and accessible infrastructure to deal with new development.

**3.2** To ensure that the necessary infrastructure is provided, the Council along with Preston and South Ribble authorities, is undertaking work to establish a Community Infrastructure Levy (CIL), which will apply a tariff to new development to fund such infrastructure. This work is to assess the economic viability of tariff levels for different types of development. In accordance with national government guidance, this work is being undertaken independently from this Site Allocations and Development Management Policies process. However the Council is ensuring there are the necessary links between both documents.

### Infrastructure Delivery Schedule

**3.3** An Infrastructure Delivery Schedule has been produced to support the Core Strategy. It identifies the essential infrastructure required to accompany the delivery of strategic sites and locations as well as the broader distribution of residential and employment development.

### Transport

**3.4** There are many transport links between Chorley, its Central Lancashire neighbours of South Ribble and Preston, and adjoining neighbours Blackburn with Darwen, Bolton, Wigan and West Lancashire. The travel to work research also highlights journeys made across the sub-region.

**3.5** Our transport infrastructure schemes include:

- Pedestrian Friendly Centres
- New Cycle Schemes/Improvements
- Public Transport Improvements
- Road Improvements/Traffic Congestion
- New Bus Schemes
- New Railway Station at Coppull
- Provision of Car and Cycle parking at existing Railway Stations
- Electrification of the Blackpool – Preston – Manchester railway line

### Social Infrastructure

**3.6** Social Infrastructure includes facilities such as doctor's surgeries, schools, sports centres and community halls.

**3.7** Our social infrastructure schemes include:

- New Health Centre on Friday Street, Chorley
- New Buckshaw Village Surgery
- Primary Schools in Withnell, Clayton-le-Woods and Buckshaw Village (Group 1 site)
- Allotment Provision

**Utilities Infrastructure**

- 3.8** Through ongoing discussions with key utility providers including National Grid and United Utilities, we understand that there are no known electricity, water or gas capacity issues that cannot be overcome in the Borough over the lifetime of the Plan.
- 3.9** There is however, an identified need to address high speed broadband capacity limitations in rural areas. Working with telecommunications providers, and implementing Core Strategy policies should help to increase the availability of high speed broadband internet services in rural areas.

**Green Infrastructure**

- 3.10** Green Infrastructure is the network of green and blue spaces that lie within and between our towns and villages, providing multiple social, environmental and economic benefits. It is a critical infrastructure, like road networks or waste disposal, and as such, should be well planned and maintained, and viewed as integral to development.
- 3.11** Examples of green infrastructure in Chorley include rivers and reservoirs, woodlands, moorlands, parks, farmland and allotments, and even private residential gardens. Overall, the quantity of green infrastructure in the borough is mostly acceptable; however improvements are required in relation to its quality and accessibility.
- 3.12** Further information on infrastructure provision can be found within the relevant chapters throughout this document.

## 4. Catering for Sustainable Travel

### Core Strategy Objectives

- SO3: To reduce the need to travel, manage car use, promote more sustainable modes of transport and improve the road network.
- SO4: To enable easier journeys into and out of Preston City Centre and east/west trips across South Ribble, improve movement around Chorley, as well as safeguard rural accessibility, especially for mobility impaired people.

### Key Core Strategy Policies

- Policy 3: Travel

### Introduction

- 4.1** Increasing the accessibility of the borough (for homes, jobs, open space, recreation etc.) and influencing travel patterns to encourage alternatives to the car (to reduce emissions, congestion and poor air quality) are key aims of the Core Strategy. Most journeys in Chorley are taken by car, causing increased congestion and pollution. Predictions for future car use indicate that this travel preference is likely to continue.
- 4.2** The Core Strategy sets out the broad principles to tackle this by encouraging walking and cycling for shorter trips, and supporting bus and rail travel for longer journeys. Through the Local Plan we can ensure that the development or protection of land influences travel choices and improves accessibility. The Framework states that Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure which is necessary to support sustainable development.
- 4.3** Work is currently being carried out by Lancashire County Council (the local highways authority) on a Central Lancashire Transport Masterplan, as well as the implementation of the Local Transport Plan 3, including the review of implementation plans on a 3 yearly cycle. This work will demonstrate the wider transport infrastructure that is needed to address both the current and future transport issues within Central Lancashire, such as relieving congestion on the roads and the delivery of necessary improvements on the public transport networks.

### Walking and Cycling

- 4.4** One way of encouraging walking is to provide safe, clean, pedestrian friendly urban areas. Accordingly, the following improvements are proposed to be included in an infrastructure delivery schedule. All of these are dependent on the availability of funding:
- Improvements to Market Street, Chorley to improve pedestrian safety and access
  - A town centre signage audit to identify and remove redundant signage and street clutter
  - Improved links across Shepherds Way (improve the underpasses under the railway and pedestrian crossings)
  - A co-ordinated signage scheme for pedestrians from public transport networks and car parks.
- 4.5** The Core Strategy supports cycling within Central Lancashire and encourages improvements to the cycle network to make it easier and safer for cyclists. Lancashire County Council has identified 13 cycle schemes in Chorley Borough to encourage greater use of bicycles. Some of the schemes are designed to improve lighting, signalling and road-surface condition, whilst others seek to extend existing cycleways and include canal towpaths. All of these are dependent on the availability of funding.

**Policy ST1: New Provision or Improvement of Footpaths, Cycleways, Bridleways and their associated facilities in existing networks and new development.**

**New development and highway and traffic management schemes will not be permitted unless they include appropriate facilities for pedestrians, cycle parking facilities, and/or cycle routes. Proposals should provide for:**

- i) The retention or appropriate diversion of existing footpath and cycleway links;**
- ii) Facilities for pedestrians and cyclists to facilitate access on foot and by bicycle to nearby residential, commercial, retail, educational and leisure areas, where appropriate;**
- iii) Additional footpaths, bridleways and cycleway routes between the countryside and built up areas where appropriate.**

**Proposals to improve, extend or add to the existing footpath, cycleway and bridleway network in the Borough and in new development will be supported providing they:**

- a) Are integrated with existing routes to facilitate access on foot, by bicycle and by horse;**
- b) Where appropriate, identify gaps in the existing network and map potential new link routes, particularly in areas where there is a high level of demand;**
- c) Do not harm residential amenities;**
- d) Do not harm nature conservation interests;**
- e) Take into account the needs of agriculture;**
- f) Are located and designed to minimise the risk of crime;**
- g) Have regard to the needs of people with impaired mobility; and**
- h) Have regard to other users of the route and vehicular traffic.**

**Permission will not be granted for development which would prejudice the implementation of the proposed cycle routes/recreational footpaths shown on the Policies Map or the continuity of existing cycle routes within the Borough:**

#### **Cycle Routes**

- 1) Clayton Le Woods cycling improvements on Lancaster Lane/ Moss Lane/Lydiat Lane and Town Brow to cycle links to Cuerden Valley Park including Toucan crossings of A49 by Moss Lane, Lancaster Lane.**
- 2) Clayton Brook and Whittle-le-Woods to Chorley (A6) with links to the canal and Cuerden Valley Park.**
- 3) Canal towpath from Botany to Blackburn.**
- 4) Chorley to Abbey Village old railway line.**
- 5) Cycle schemes near Wheelton on the A676.**
- 6) Chorley North East-Harpers Lane, Railway Road, Bengal Street, Water Street, Hollinshead Road, Union Street and Park Road.**
- 7) Cycle link from Croston, Ulnes Walton to Leyland.**
- 8) Euxton-Wigan Road and School Lane cycle path improvements.**
- 9) Buckshaw to Chancery Lane via Alker Lane to Cuerden Valley Park via Dawson Lane, via Park Saddle bridge to Runshaw College and to South Port Road via Eastways.**
- 10) Chorley East-canal, Eaves Lane, Lyons Lane, Yarrow Gate, to Carr Lane and Myles Standish Way.**
- 11) Improvements to cycle links in and around Adlington.**
- 12) Chorley South to Coppull via Bolton Road, Pilling Lane, Eaves Green Road, Lower Burgh Way and Burgh Hall Lane.**
- 13) Cycle improvements from Eccleston to Chorley via Back Lane.**

#### **Recreational Footpaths**

- 14) Recreational footpath between Chorley and Brinscall on the former disused Chorley-Blackburn railway line**



### Bus Provision

- 4.6** A key aim of the Core Strategy is to encourage people to use their cars less and use other forms of transport. Using public transport helps to reduce congestion and exhaust emissions, which in turn leads to improved air quality. As such, Chorley Council has identified a number of relevant schemes to be included in Chorley's Infrastructure Delivery Schedule.
- 4.7** Chorley has a modern bus/rail interchange. The proposed bus schemes for the Chorley area over the coming years, as identified by Lancashire County Council, are shown below (these schemes are dependent on the availability of funding):
- Bus Rapid Transit Routes (priority bus lanes) for Chorley along A6 - Bamber Bridge-Preston (via B6258)
  - Smart card integrated ticketing and travel planning programme to encourage greater use of public transport interoperable ticketing, better integration and simplified discounts and fare structures
  - Active travel routes linking to key transport hubs
  - Provision of Buckshaw Village Phase 2 bus service
- 4.8** Chorley Council has also identified a number of other local bus schemes for consideration, which would be prioritised and then implemented using a phased approach:
- Providing a bus to service the Gillibrand area
  - Supporting bus networks around the Asda store at Pall Mall, Chorley
  - Providing a bus service to Drumhead Industrial Estate, Chorley
  - Providing a bus service to the Botany Bay area, Chorley
  - Providing a bus service to Duxbury Business Park and surrounds, Chorley
  - Improving the bus service along Chapel Lane, Coppull
  - Improving the bus service to Garth and Wilmott Prison, Ulnes Walton
  - Extension of the 3/3A bus route, Anderton

### Rail Facilities

- 4.9** Rail transport services have been privatised but the lines, signalling, stations etc. belong to Network Rail. However, the County Council can and does assist in the improvement of rail services and facilities in Lancashire particularly in respect of new or refurbished stations.
- 4.10** There are three railway lines through the Borough with stations at Adlington, Chorley and Buckshaw Village on the Blackpool-Preston-Manchester line; Croston on the Preston-Ormskirk-Liverpool line and Euxton Balshaw Lane on the West Coast Main Line.
- 4.11** Policy 3 of the Core Strategy proposes a new railway station at Coppull, adjacent to the West Coast main line. The new Buckshaw Parkway station at Buckshaw Village opened in 2011 and incorporates a park and ride facility.
- 4.12** This Local Plan also supports additional car parking (25 spaces) on land at Grove Farm to support Adlington railway station and additional car parking (110 spaces) for Chorley Railway Station at the existing Friday street carpark in Chorley.
- 4.13** There are also existing electrification schemes planned for the Blackpool-Preston-Manchester railway line in order to provide an enhanced level of service, and bring commuting and economic development benefits to the Borough and Central Lancashire as a whole.
- 4.14** As a Council, it is important to continue to protect the line from any development which may prevent its maintenance and future upgrading, as well as improvements to the West Coast Main Line railway.

**Policy ST2: Rail Facilities, Electrification and Improvement**

Land will be safeguarded for a railway station, and associated facilities including additional car and cycle parking at:

**ST3.1** Station Road, Coppull for a new railway station;

**ST3.2** Railway Road, Adlington as a rail based Park and Ride facility.

**ST3.3** Friday Street, Chorley to provide additional car parking for Chorley Railway Station.

**In addition to these allocations any development which would prejudice the future electrification of the Blackpool-Preston-Manchester railway or improvements to the west coast mainline will be refused.**

**Tram**

**4.15** A private company Trampower, is developing proposals for a tram network within Central Lancashire. The company has plans to construct and operate a tram line through South Ribble and Chorley into Preston City Centre, connecting with Preston Railway Station, as well as eastwards to Preston East/Bluebell Way.

**4.16** It is Trampower's intention that the network will be privately funded and will utilise renewable resources to power the trams. This Local Plan does not depend on the delivery of the tram network to secure development or economic growth.

**Road Travel**

**4.17** Chorley has problems with traffic congestion. There are a number of opportunities that could help reduce traffic congestion, many of which have been discussed above. These involve walking and cycling initiatives, a bus rapid transit system, and new railway stations. The County Council has made a commitment to introduce 20mph limits in all residential areas and outside all schools by 2014/15. However, in some instances road safety and traffic conditions may be improved by making small-scale road improvements. The road improvement schemes and strategies proposed for the Chorley area are dependent on available funding and are identified at Policy ST3.

**Development Access Points**

**4.18** An allocation in this Local Plan, shown on the Policies Map, protects land that is required for a road access to a development site.

**Policy ST3: Road Schemes and Development Access**

Permission will not be granted for any development on land which:

- 1) Is required to allow road access to a site considered suitable for development; or
- 2) will prejudice the construction of identified road schemes.

This includes the following schemes and locations:

**Proposed Road Improvement Schemes\***

- Introduce a mini interchange at the proposed Asda site, Chorley and upgrade the surrounding junctions at Pall Mall and Bolton Street with public realm improvements including planting along Market Street, Chorley.
- Introduce a 'pay on exit' scheme for the Flat Iron car park, Chorley
- Make highway junction improvements at the Flat Iron car park, Chorley
- New Roundabout scheme on the junction of Union Street/Park Road, Chorley
- New bus lane on Euxton Lane B5252 eastern approach to Chorley Hospital, Chorley involving carriageway widening.
- Make highway improvements at the Gillibrand Estate/Southlands, Chorley
- Provide a bridge over the Leeds and Liverpool canal to service Botany Bay, Chorley
- Implement a coordinated signage scheme from the motorway and trunk roads to Chorley Town Centre
- Signalised Junctions at Southport Road A581, Westway/ Foxhole Road roundabout, Chorley with relevant pedestrian crossings.
- Construct a new road from Central Avenue, Euxton to the A49
- Construct an access road off Central Avenue to serve Buckshaw Hall, Euxton
- Introduce a mini interchange at the existing Asda store, Clayton Green
- Improve the Hayrick/Lancaster Lane A49 /B5256 junction, Clayton Le Woods including widening the A49 northern approach to the signals
- Introduce integrated traffic management on the M6 between junctions 28-29 (-32)
- Assess the impact of using the Charnock Richard service area access as an unauthorised motorway junction

\* Dependent on funding

**Parking Standards**

**4.19** Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel.

**4.20** The Government recognises that different policies and measures will be required in different communities. Opportunities to maximise sustainable transport will vary from urban to rural areas, as stated within the Framework. The availability of car parking has a major influence on the choice of means of transport. The Council supports and encourages measures to reduce car journeys in conjunction with the availability of other modes of transport including public transport, walking and cycling.

- 4.21** The Central Lancashire Core Strategy Policy 3: Travel, details measures to plan for travel including setting and applying car parking standards, and paragraph 7.6 notes that local parking standards will be produced.
- 4.22** The partial review of Regional Strategy for the North West (March 2010) proposed changes to car parking standards which were largely agreed across the Central Lancashire authorities (including Lancashire County Council). An Examination in Public was held, and the panel report was published in response to a request under the Freedom of Information Act. The panel recommended (inter alia) that local circumstances be taken into account in setting local standards (recommendation 12.3).
- 4.23** The parking standards have been drawn up co-operatively between the previous regional tier of government, Central Lancashire and Lancashire County Council. The levels set are expressed in maximum terms. A certain level of on-site parking and servicing may be necessary to alleviate congestion on the highway, to protect and improve the safety of pedestrians and to safeguard the amenity of residents of properties in the vicinity of new developments.
- 4.24** Local circumstances will be taken into consideration, for example the development's location and size, its proximity to a public car park, existing parking issues in the area and existing traffic management and safety issues.
- 4.25** National research by the Commission for Architecture and the Built Environment (CABE) demonstrates that many people feel that the design for new residential development should accommodate typical levels of car ownership and that the level of parking in new developments can be inadequate. Attempts to restrict parking in order to curb car ownership in order to promote more sustainable transport choices are considered unrealistic and have had little or no impact on the number of cars per household. This has led to on-street parking congestion, problems for pedestrians, the conversion of front gardens to parking areas, increased surface water run-off, and detriment to local distinctiveness and visual quality. Another consideration is in respect of people with disabilities, many of whom are reliant on the parking and use of the private car for personal mobility.

#### **Policy ST4: Parking Standards**

**Proposals for development will need to make parking provision in accordance with the standards set out in Appendix I.**

**Locations that are considered to be more sustainable and well served by public transport may be considered appropriate for lower levels of provision.**

**Proposals for provision above or below this standard will be supported by evidence detailing the local circumstances that justify deviation from the standard.**

**The local circumstances that will be taken into account include:**

- a) **The quality of provision for pedestrians - width of footways, quality of surfaces, access points to the site, provision and quality of street furniture and lighting;**
- b) **The quality of provision for cyclists - cycle parking, dedicated cycling facilities, access points to site, quality of design and provision, any restrictions on cycle movement;**
- c) **The distance to and quality of bus stops, the frequency of services, quality of footways and lighting to stops, and the distance to the nearest interchange;**
- d) **The number of train stations within 1,200m walking distance, quality of station, and frequency of services; and**
- e) **Evidence of local parking congestion.**

## 5. Homes for All

### Core Strategy Objectives

- SO5: To make available and maintain within Central Lancashire a ready supply of residential development land over the plan period, to help deliver sufficient new housing of appropriate types to meet future requirements. This should also be based on infrastructure provision, as well as ensuring that delivery does not compromise existing communities.
- SO6: To achieve densities for new housing that recognises the local character of surrounding areas, whilst making efficient use of land.
- SO7: To improve the quality of existing housing in pockets of poor stock in Chorley, and to bring empty properties back into use.
- SO8: To significantly increase the supply of affordable and supported housing particularly in places of greatest need such as more rural areas.
- SO9: To guide the provision of pitches for gypsies, travellers and travelling showpeople in appropriate locations if genuine need arises.

### Key Core Strategy Policies

- Policy 1: Locating Growth
- Policy 4: Housing Delivery
- Policy 5: Housing Density
- Policy 6: Housing Quality
- Policy 7: Affordable Housing
- Policy 8: Gypsy and Traveller and Travelling Showpeople accommodation

### Introduction

**5.1** Chorley is a popular place to live, having a wide range of housing in rural and urban settings. Housing quality is mostly of a good standard and is located in accessible locations near services, creating sustainable, attractive neighbourhoods. New housing is required to help address current and future housing needs, support the local economy, deliver infrastructure and ensure the sustainability of the Borough.

### Providing an Appropriate Mix of Housing and Affordable Housing

**5.2** Local authorities are required to plan for a mix of housing, informed by a Strategic Housing Market Assessment (SHMA). The 2009 Central Lancashire Strategic Housing Market Assessment was produced to provide a comprehensive survey of housing, including the housing market and local housing needs requirements, across all tenures and groups, within the Central Lancashire Housing Market Area and has been used to inform the development of planning policy. The SHMA identifies an estimated annual shortfall of affordable housing of 723 dwellings.

**5.3** The SHMA does not specifically identify the housing needs of the rural population. The 2011 Chorley Rural Housing Needs Study provides additional evidence about housing needs in rural parishes. It identifies a significant shortfall of affordable properties in rural areas over the period 2011 to 2016.

**5.4** This Local Plan does not include an affordable housing policy as Policy 7 of the Core Strategy deals with this issue. Subject to site and development considerations, such as financial viability and contributions to community services, it sets a target of 30% affordable housing in the urban parts of Chorley, and of 35% in rural areas on sites in or adjoining villages. Chorley Town, Buckshaw Village and the Urban Local Service Centre settlements of Adlington, Clayton Brook/Green, Clayton-le-Woods, Coppull, Euxton and Whittle-le-Woods are the urban parts of Chorley where the target is 30%. The Core Strategy threshold for affordable housing is 15 dwellings (0.5 hectares or part thereof) in urban areas and 5 dwellings (0.15 hectares or part thereof) in rural areas. The Core Strategy sets out that there is a requirement for 100% affordable housing on rural exception sites. Rural exception sites are considered in Policy HS8 of this plan.

- 5.5 An Supplementary Planning Document for affordable housing will provide additional guidance on the implementation of affordable housing policy.
- 5.6 Chorley Council will expect developers to demonstrate inclusion of an appropriate mix of dwellings to create mixed and balanced communities. This will be determined on a site by site basis, taking account of identified local needs.

#### **Gypsy, Traveller and Travelling Showpeople Sites**

- 5.7 National planning policy 'Planning policy for traveller sites' (March 2012) highlights that the traditional and nomadic way of life of gypsies, travellers and travelling showpeople should be facilitated while respecting the interests of the settled community. Policy 8 of the Core Strategy deals with Gypsy and Traveller and Travelling Showpeople Accommodation. In Lancashire a Gypsy and Traveller Accommodation Assessment was produced, which found no proven need for sites in Chorley. Accordingly, the Core Strategy does not set pitch targets for gypsies and travellers, or plot targets for travelling showpeople in Chorley, and no sites are allocated in this Local Plan. If applications for sites are received they will be assessed against the criteria in Core Strategy Policy 8.

#### **Housing Supply and Requirements**

- 5.8 The Framework requires local authorities to identify annually a supply of specific deliverable sites sufficient to provide five years worth of housing with an additional buffer of 5%, or 20% if there is a record of persistent under delivery. There is no record of persistent housing under delivery in Chorley and therefore a 5% buffer is applicable. A 5.89 year supply of housing is identified in the May 2012 Five Year Housing Supply Statement.
- 5.9 The Framework also requires local authorities to identify a supply of specific developable sites or broad locations for growth for years 6 – 10 and where possible, for years 11 – 15. This plan identifies specific housing sites for growth over the period 2010 – 2026, which is the timeframe as set out in the Core Strategy.
- 5.10 Policy 4 of the Central Lancashire Core Strategy sets out the housing requirement for the Borough for the period 2010 - 2026. This sets out a minimum requirement of 417 dwellings per year over this period. This gives a total of 6,672 dwellings over the plan period. At April 2010 Chorley had prior under-provision of 162 dwellings, which also needs to be made up over the plan period. Therefore, at April 2010 the housing requirement for the borough was 6,834 dwellings.
- 5.11 Build rates have increased in Chorley in recent years. During 2010-11 there were 527 completions and during 2011 – 12 there were 552 completions. Therefore, the prior under-provision has been made up over the first two years of the Core Strategy period and at April 2012 Chorley was exceeding its housing requirements by 83 dwellings. Taking into account these completions, the housing requirement at April 2012 is 5,755 dwellings.
- 5.12 The Core Strategy sets broad locations for housing growth through Policy 1: Locating Growth. However it does not indicate how many new homes should be built in each town or village, or allocate specific sites for housing development - that is the role of this Local Plan. The Core Strategy sets out the approximate distribution of housing development in Central Lancashire up to 2026 in percentage terms. This is a predicted distribution based on the potential for housing development in each place and not proportions that are required to be met. However, this has been used to inform the site allocation process and the housing delivery proposed in this Local Plan is in accordance with the Core Strategy.
- 5.13 It is not necessary to find new sites to meet all of the housing requirements over the plan period. Sites that already have planning permission for housing will provide land for a significant proportion of the total. New housing sites are therefore required only to meet the remainder of the housing requirement. The approach taken in this Local Plan is to identify specific sites to meet the housing requirement, rather than rely on broad locations.

**5.14** Land is allocated on sites in Policy HS1 for 5,388 dwellings. A further 415 dwellings are available from other existing housing commitments (sites with planning permission for housing) that for a range of reasons (e.g. the site is too small) are not proposed for allocation. This gives a supply of 5,803 dwellings, which is slightly in excess of the minimum housing requirement of 5,755 dwellings. Proposed housing delivery by settlement is summarised in the following table:

**Table 1 Proposed Housing Delivery by Settlement**

Settlement	Core Strategy Hierarchy	Housing Delivery – Allocated Sites/Commitments (2012-2026)	
Chorley	Key Service Centre	1,881	32.4%
Buckshaw	Strategic Site	1,538	26.5%
Adlington	Urban Local Service Centre	385	6.6%
Clayton- Brook/Green	Urban Local Service Centre	97	1.7%
Clayton-le-Woods	Urban Local Service Centre	714	12.3%
Coppull	Urban Local Service Centre	218	3.8%
Euxton	Urban Local Service Centre	232	4.0%
Whittle-le-Woods	Urban Local Service Centre	351	6.1%
Brinscall	Rural Local Service Centre	11	0.2%
Eccleston	Rural Local Service Centre	125	2.2%
Other Places	Other Places	251	4.3%
<b>Total</b>		<b>5,803</b>	<b>100%</b>

**5.15** No reliance is made on provision from windfall housing sites, which are sites that come forward for housing that have not been specifically identified by this process. Windfall housing development in Chorley was restricted from February 2004 – November 2006 on small sites and until 2008 on larger sites. These restrictions acted to reduce the number of applications permitted on windfall housing sites so influence Chorley’s past windfall delivery rates.

**5.16** However, windfall sites can be in sustainable locations and their development can enable the effective use of brownfield land, help to regenerate areas, and provide a mix of housing in terms of tenure and price. Accordingly, the development of windfall sites will be considered favourably, subject to accordance with other relevant policies in the development plan. It is expected that windfall sites will continue to come forward in the future, in particular on smaller site of less than 0.4 hectares. These sites are below the size threshold used for allocation in this plan so have not been identified as part of the plan making process. However, Chorley Council will resist inappropriate windfall development on private residential gardens. Policy HS3 in this plan sets out the Council’s approach to such proposals.

**5.17** Research undertaken to inform the May 2012 Five Year Supply Statement indicated that on average 47 dwellings were permitted each year in Chorley on small windfall sites (excluding private residential gardens) of less than ten units over the period 2004 – 2012. It is accepted that not all sites will be built out; past completion analysis shows that approximately 20% of units on small sites are not built as they are on sites where planning permission expires. However, even allowing for slippage small sites are likely to continue to provide a source of housing over the plan period, which will supplement the identified supply. In addition, applications will also be approved on larger windfall sites where proposals are in accordance with the development plan, which will further boost the housing supply.

**5.18** The Council is pursuing a phased approach to the release of housing sites. This is detailed in Policy HS2.



## Policy HS1: Housing Site Allocations

The following sites on the Policies Map are allocated and protected for housing development for the period up until 2026. Chorley Council will require a masterplan or development brief on sites identified with an \*. Sites identified with # also have land allocated for employment use as part of a mixed use development. Over the plan period it is not necessary to release private garden land for housing as a matter of principle in order to meet requirements.

Ref	Location	Greenfield or Brownfield	Total Site Area (ha)	Dwellings Available at April 2012
<b>Key Service Centre: Chorley Town</b>				
HS1.1	Eaves Green, off Lower Burgh Lane*	G	18.5	415
HS1.2	Carr Lane ( Former Vertex Site)	B	4.7	124
HS1.3	Former Lex Auto Logistics Site, Pilling Lane	B	10.1	179
HS1.4	Land off Quarry Road	B	1.5	37
HS1.5	Cowling Farm*#	G	6	158
HS1.6	Crosse Hall Mill Farm	G	7.8	52
HS1.7	Talbot Mill, Froom Street	B	4.4	149
HS1.8	Botany Bay/Great Knowley *# See also Policy EP2	G/B	9.6	200
HS1.9	Chancery Way/West Way	G	1.9	57
HS1.10	Gillibrand	G	1.5	46
HS1.11	Hodder Avenue	B	0.4	14
HS1.12	Park Mills, Deighton Road	B	1.4	63
HS1.13	Land off Duke Street	B	1.5	71
HS1.14	Lyons Lane Mill, Townley Street	B	0.5	24
HS1.15	Railway Road	B	0.6	14
HS1.16	Initial Textile Services, Harpers Lane	B	1.0	41
HS1.17	Cabbage Hall Fields	G	0.6	11
HS1.18	Rydal House, Chorley Hall Road	B	0.8	26
HS1.19	Land adjacent to Northgate	G	0.8	21
HS1.20	Land at Southport Road	G	2.1	59
<b>Buckshaw Village: Strategic Site</b>				
HS1.21	Group 1, Former Royal Ordnance Site, Euxton Lane	B	25.4	761
HS1.22	Buckshaw Village (inc. Group 4N)	B	77.4	777
<b>Urban Local Service Centres</b>				
<b>Adlington</b>				
HS1.23	Grove Farm, Railway Road	B	2.5	67
HS1.24	Land Adjacent to Bolton Road*	G	7.2	192
HS1.25	Weldbank Plastics	B	0.7	20
HS1.26	Fairport, Market Place* #	B	0.9	31
<b>Clayton Brook/Green</b>				
HS1.27	Back Lane Reservoir, Back Lane	B	0.4	8
HS1.28	Radburn Works, Sandy Lane	B	2.8	17
HS1.29	Westwood Road	G	1.3	23
HS1.30	Land off Chorley Old Road, Swansey Lane	G	1.3	39
<b>Clayton-le-Woods</b>				
HS1.31	Land to the East of Wigan Road*#	G	32.7	699
HS1.32	Burrows Premises Wigan Road	B	0.8	13



Ref	Location	Greenfield or Brownfield	Area (ha)	Dwellings Available
<b>Coppull</b>				
HS1.33	Discover Leisure, Chapel Lane*#	B	1.9	59
HS1.34	Regent Street	B	0.5	22
HS1.35	Land at Northenden Road	G	1	19
HS1.36	Coppull Enterprise Centre, Mill Lane	B	1.3	49
HS1.37	Clancutt Lane	G	1	29
HS1.38	Mountain Road	G	0.8	22
<b>Euxton</b>				
HS1.39	Land at Sylvesters Farm	G	6.7	161
HS1.40	Land at end of Dunrobin Drive	G	1.8	36
HS1.41	37-41 Wigan Road	B	0.6	12
HS1.42	Land at Greenside	G	0.7	17
<b>Whittle-le-Woods</b>				
HS1.43	Land off Moss Lane*	G	19.8	307
HS1.44	Hill Top Lane	G	0.9	22
HS1.45	202 Chorley Old Road	G	0.6	12
<b>Rural Local Service Centres and In Other Places</b>				
HS1.46	Land at Drinkwater Farm, Windsor Drive, Brinscall	G	0.4	10
HS1.47	Land Adjacent 32 Moor Road, Croston	G	0.6	24
HS1.48	Croston Timber Works Goods Yard, Station Road, Croston	B	0.9	32
HS1.49	75 Towngate, Ecclestone	G	0.4	12
HS1.50	Carrington Centre, Ecclestone (retail/employment components to be included)	G/B	1.6	40
HS1.51	Sagar House, Langton Brow, Ecclestone	G/B	2.8	66
HS1.52	Pole Green Nurseries, Charnock Richard	G/B	0.9	29
			274.8	5388

## Phasing

- 5.19** The Core Strategy does not set out a phasing policy but envisages the inclusion of such policies in Local Plans as a tool to manage the required housing delivery. Under Core Strategy Policy 4: Housing Delivery, the Council will review targets relating to housing completions or the use of Brownfield land every 3 years and adjust the phasing of uncommitted sites as appropriate to achieve a better match between the required targets and delivery.
- 5.20** Chorley Council will use a phasing policy to enable it to manage growth and ensure a steady supply of land availability across the Borough over the plan period and secure the necessary infrastructure and other services required for a sustainable form of development in accordance with Policy 4 of the Core Strategy. This Local Plan focuses development in the urban areas of Chorley Town, Buckshaw Village and the Urban Local Service Centres in order to maximise access to services, facilities, employment and to help reduce the need to travel. The Core Strategy target is for 70% of new housing to be on brownfield land and the priority for phasing is to develop sustainable brownfield land or sites which offer the opportunity for redevelopment or re-use, the development of which would contribute towards regeneration, viability and vitality, and which are within or close to existing or proposed public transport corridors. Where insufficient brownfield sites or re-use opportunities are available, greenfield sites will be released if necessary to meet housing targets, in accordance with the Core Strategy locations for growth.

- 5.21** Breaking down the forecast need into 5 year sections will also secure a better match between forecasts and actual house building. The policy does not override the statutory requirement to keep plans under review. House building activity will be monitored and measured against the phasing in policy. As monitoring is carried out it may be necessary to move sites between phases e.g. if insufficient sites from phase 1 are being developed, sites from phase 2 can be moved forward to maintain supply. If more housing development is occurring through windfall development than was anticipated, greenfield sites can be moved into later phases. There may also be occasions where sites in later phases, where a longer lead in time can be justified due to their size or infrastructure needs, will be considered for release in advance of the phase in which they are identified to come forward.
- 5.22** The phasing schedule is set out in Appendix E. It is heavily weighted in favour of early housing delivery, reflecting the large number of dwellings that already have planning permission and the priority to develop sustainable brownfield land. This approach accords with the Government's aim to boost housing supply.

### **Policy HS2: Phasing of Housing Development**

**Housing sites allocated in the Housing Allocations Policy will be released in accordance with the phasing in this policy. This phased approach to housing development will give priority to the development of brownfield sites and maintain a sufficient supply of housing land throughout the Borough over plan period.**

**Three phases are proposed, 2012-2016, 2016-2021 and 2021-2026. Development will be permitted in order to achieve the general sequence of development set out in Appendix C and deliver the annual rate of supply proposed under Core Strategy Policy 4: Housing Delivery.**

**If monitoring shows that:**

- a) more dwellings are coming forward from windfall sites than anticipated then consideration will be given to moving greenfield sites into later phases; or**
- b) sites are not coming forward for development then consideration will be given to moving sites into earlier phases or carrying out an alteration to this plan to allocate further sites.**

### **Residential Garden Development**

- 5.23** In Chorley garden developments are of some concern because they can have a negative impact on an area. Matters of concern include the impact on the general amenity of surrounding residents, inappropriate design and bulk of the buildings, privacy, reduced garden size, the impact on biodiversity, the design of the car parking, traffic generation and changes to the character of the surrounding area. Such developments are also taking place in a piecemeal manner without contributing to infrastructure and to affordable housing provision. Private Residential garden developments are not required to meet housing targets in this Plan.
- 5.24** Garden sites were previously regarded as 'brownfield land' under the government's definition of previously developed land and were favoured sites for developers as they were situated in residential areas, often presenting less physical issues than other brownfield sites such as old industrial contaminated sites. However, the June 2010 revision to national planning policy on housing in 'Planning Policy Statement 3 – Housing' changed the classification of garden curtilages to Greenfield land. This classification has been retained in the Framework and has effectively removed the presumption in favour of development on such sites.
- 5.25** Core Strategy Policy 4: Housing Delivery – sets a requirement for housing delivery in Chorley of 417 dwellings per annum. Policy HS1 of this Site Allocations document demonstrates that the Council can meet this requirement without the need to rely on garden sites. Accordingly, Policy HS1: Housing Site Allocations expressly states that development on private residential gardens is not required as a matter of principle. There

are some garden developments which are allocated by Policy HS1 as they are sites with planning permission and are therefore commitments and contribute to housing figures.

- 5.26** At the local level, the use of gardens for the construction of dwellings has often been seen to undermine the local distinctiveness of certain areas of Chorley. The Framework allows Local Authorities to set out policies to resist development of residential gardens, for example, where development would cause harm to the local area. Accordingly, the Council will resist proposals for garden development considered to harm the character and local amenity and biodiversity balance of an area.
- 5.27** There are areas that are particularly sensitive to the potential negative impact of garden development such as locally important areas and other areas where character is defined by low density housing set in mature, generous gardens, and where development could have a detrimental impact on heritage assets such as listed buildings, conservation areas and locally important areas. Accordingly, in such areas garden development will only be considered to be acceptable in exceptional circumstances, subject to other material planning considerations, providing the developer can demonstrate that the proposed development is in keeping with the character of the area.
- 5.28** When assessing applications for garden sites the Council will have particular regard to Core Strategy Policy 16; Heritage Assets, Policy BNE8; Protection and enhancement of heritage assets and BNE1; Design Criteria for New Development. These specific Policies along with any Supplementary Design Guidance will work alongside Policy HS3 to ensure development is appropriate and takes account of the character and surrounding area of any proposed development. Policy BNE10 of this Plan protects protected species in new development and should be read in conjunction with this policy.
- 5.29** When assessing applications for garden sites the council will also have regard to the relationship of development to the surrounding character in terms of density, siting, layout, massing, scale, design, materials, building to plot ratio and landscaping. The Council will also have regard to sustainability issues such as access to public transport, schools, businesses and local services and facilities.

### **Policy HS3: Private Residential Garden Development**

**Applications for development within private residential gardens on sites not allocated in the Housing Allocations Policy will only be permitted for:**

- a) **Appropriately designed and located replacement dwellings where there is no more than one for one replacement.**
- b) **The conversion and extension of domestic buildings.**
- c) **Infill development on gardens. Infill is the filling of a small gap in an otherwise built-up street frontage, e.g. typically a gap which could be filled by one or possibly two houses of a type in keeping with the character of the street frontage.**

**When assessing applications for garden sites, the Council will also have regard to;**

- 1) **Sustainability, such as access to public transport, schools, businesses and local services and facilities.**

**Proposals which significantly undermine amenity and harm the distinctive character of an area will be refused.**

**Open Space Requirements in New Housing Developments**

- 5.30** The Core Strategy highlights the importance of ensuring that everyone has the opportunity to access good sport, physical activity and recreational facilities, including children’s play. The Framework requires planning policies to be based on robust and up-to-date assessments which identify specific needs and quantitative or qualitative deficits or surpluses of open space, sport and recreation facilities in the local area. This is reflected in Core Strategy Policy 24, which requires robust minimum local standards to be devised based on quantified needs, accessibility and qualitative factors and seeks developer contributions (either in the form of new provision or financial payment in lieu) where new development would result in a shortfall in provision.
- 5.31** An Open Space Study and Playing Pitch Strategy have been produced which, in accordance with the Framework, provide information on local needs, quantitative and qualitative deficits and surpluses, gaps in accessibility and set out standards to be applied to new housing developments. These documents have informed Policies HS4A and HS4B.
- 5.32** An Open Space and Playing Pitch Supplementary Planning Document will provide further guidance on the implementation of these policies and the financial contributions that will be required for off-site provision and/or improvements.

**Policy HS4A: Open Space Requirements in New Housing Developments**

All new housing developments will be required to make provision for open space and recreation facilities, where there are identified local deficiencies in the quantity, accessibility or quality and/or value of open space and recreation facilities.

Where there is an identified local deficiency in quantity and/or accessibility, open space provision will be required on-site. Where this is not appropriate, payment of a financial contribution towards off-site provision or improvements to existing open spaces and recreation facilities will be required.

Where there is an identified local deficiency in quality and/or value of existing open spaces and recreation facilities, a financial contribution towards improving these sites will be required.

On-site provision and financial contributions for off-site provision or improvements will be calculated using the following standards:

Amenity greenspace	0.73 hectares per 1,000 population
Provision for children/young people	0.08 hectares per 1,000 population
Parks and gardens	1.91 hectares per 1,000 population
Natural and semi-natural greenspace	4.64 hectares per 1,000 population
Allotments	0.07 hectares per 1,000 population

**Policy HS4B: Playing Pitch Requirements in New Housing Developments**

All new housing developments will be required to pay a financial contribution towards new playing pitch provision in the Borough or towards improvements to existing playing pitches.

The financial contribution will be calculated using a standard of 1.21 hectares per 1,000 population.

**House Extensions**

- 5.33** Extensions to residential properties allow householders to increase their living space and add value to a property. However, badly designed extensions can have a negative impact on the character and appearance of

the property and street scene, and can affect the residential amenity enjoyed by neighbours. A Householder Design Guidance SPD will be produced which will provide further advice on this matter.

- 5.34** In addition, in the Green Belt, Safeguarded Land and Area of Other Open Countryside extensions should not result in a disproportionate increase in the volume of the original dwelling. The Rural Development SPD provides further policy guidance on extensions and alterations to dwellings and other buildings in rural areas.

#### **Policy HS5: House Extensions**

**Permission will be granted for the extension of dwellings provided that the following criteria are satisfied:**

- a) **The extension respects the existing house and the surrounding buildings in terms of scale, size, design and facing materials, without innovative and original design features being stifled;**
- b) **There is no unacceptable adverse effect on the amenity of neighbouring properties through overlooking, loss of privacy or reduction of daylight;**
- c) **The proposal does not have an unacceptable adverse impact on highway safety;**
- d) **And in the case of the Green Belt, Safeguarded Land or Area of Other Open Countryside, the proposed extension should not result in a disproportionate increase in the volume of the original dwelling.**

#### **Replacement Dwellings**

- 5.35** Every year, the Council receives applications to replace existing dwellings with new dwellings. Proposals for replacement dwellings, including those in rural areas, will be assessed against the provisions in this policy. The Rural Development SPD provides further policy guidance on the replacement of dwellings and other buildings in rural areas.

#### **Policy HS6: Replacement Dwellings**

**Permission will be granted for the replacement of dwellings provided that the following criteria are satisfied:**

- a) **The proposed replacement dwelling respects the surrounding buildings in terms of scale, size, design and facing materials, without innovative and original design features being stifled;**
- b) **There is no unacceptable adverse effect on the amenity of neighbouring properties through overlooking, loss of privacy or reduction of daylight;**
- c) **Safe and suitable access to the site can be achieved;**

**And in the Case of the Green Belt, Safeguarded Land or Area of Other Open Countryside:**

- d) **The proposed replacement dwelling would not detract from the openness to a greater extent than the original dwelling; and**
- e) **The proposed replacement dwelling would not be materially larger than the dwelling it replaces nor involves enlarging the residential curtilage.**

#### **Rural Infilling**

- 5.36** Policy HS7 sets out Chorley Council's approach to residential infilling in villages. It applies to smaller villages that are not specifically identified in Core Strategy Policy 1. The Framework sets out that limited infilling in villages is not inappropriate development in the Green Belt. Accordingly, this policy applies to villages that are inset from the Green Belt and villages that are in the Green Belt, or in the Area of Other Open Countryside. However, limited infilling in scattered clusters of rural dwellings in the Green Belt is regarded as inappropriate development.

- 5.37** Policy HS7 should be read in conjunction with Policy HS3 on Private Residential Garden Development when schemes are proposed on residential gardens. Limited infilling is defined as the filling of a small gap in an otherwise built-up frontage, e.g. typically a gap which could be filled by one or possibly two houses of a type in keeping with the street frontage.

#### **Policy HS7: Rural Infilling**

**Within smaller villages limited infilling for housing will be permitted providing the applicant can demonstrate that the following criteria are met:**

- a) The existing buildings form a clearly identifiable built-up frontage;**
- b) The site lies within the frontage, with buildings on either side, and its development does not extend the frontage;**
- c) The proposal would complement the character and setting of the existing buildings.**

**Infill is the filling of a small gap in an otherwise built-up street frontage, e.g. typically a gap which could be filled by one or possibly two houses of a type in keeping with the character of the street frontage.**

**When assessing applications for rural infill sites, the Council will also have regard to site sustainability, including access to public transport, schools, businesses and local services and facilities.**

#### **Rural Affordable Housing – Rural Exception Sites**

- 5.38** The 2011 Chorley Rural Housing Needs Study identifies a significant need for more affordable housing in the rural parishes and the Council aims to provide more affordable housing in these areas, through the application of criteria based policies.
- 5.39** Policy 7 of the Core Strategy requires a higher proportion of affordable housing in rural areas than in urban areas. It sets out that, subject to site and development considerations, the target is for 35% affordable housing on sites in or adjoining villages, on sites of 5 dwellings (0.15 hectares or part thereof) or more if they have, or will have, a suitable range of services. This requirement applies to sites inside or on the edge of the village, but within the designated village boundaries. It does not apply to sites located in the Green Belt on the edge of villages.
- 5.40** Policy 7 of the Core Strategy also refers to rural exception sites. It states that on these sites there will be a requirement for 100% affordable housing, including on sites in the Green Belt. Rural Exception sites are small sites used for affordable housing in perpetuity that would not normally be used for housing; for example because they are in the Green Belt. In Chorley rural exception sites are considered to be sites outside of the village boundaries, but which adjoin the village built-up area. The Framework indicates that limited affordable housing for local community needs under policies set out in Local Plans is not inappropriate development in the Green Belt and supports the use of rural exception sites. Policy HS8 is Chorley Council's rural exception site policy. For the purposes of development management a limited number of dwellings is considered to be a maximum of ten units.

**Policy HS8: Rural Affordable Housing - Rural Exception Sites**

A limited number of dwellings exclusively to meet a local need for affordable housing may be allowed adjoining the settlements of Abbey Village, Bretherton, Brindle, Brinscall, Charnock Richard, Croston, Eccleston, Gib Lane, Gregson Lane, Higher Wheelton, Hoghton, Mawdesley, Wheelton or Withnell providing all of the following criteria are met:

- a) There is no suitable site available within the village;
- b) The scale and nature of the development would be in character with the settlement;
- c) The development would significantly contribute to the solution of a local housing problem that cannot be solved in any other way;
- d) The occupancy of the dwellings would be limited to people with a close local connection and who are unable to afford market housing;
- e) The development is managed by a Registered Provider or similar body.

**Conversion of Rural Buildings in the Green Belt and Other Designated Rural Areas**

**5.41** There are often opportunities for converting or re-using buildings in the rural areas, especially as changes in agriculture render barns and buildings redundant to their original use. Such re-use or adaptation can help reduce demands for new buildings in the countryside and can be the means of conserving traditional buildings which are a distinctive feature in the rural landscape. Further guidance is provided in a supplementary planning document. Re-use for business, community or tourism purposes will usually be preferable to residential use because they typically require less alteration. Where business, community or tourism uses are not feasible, residential conversions may be more appropriate in some locations and for some types of building. In these instances, Chorley Council will require the submission of a report demonstrating that it is not practical or financially viable to use the building for business, community or tourism purposes or where there is an amenity or environmental reason why these uses are not acceptable.

**Policy HS9: Conversion of Rural Buildings in the Green Belt and Other Designated Rural Areas**

The re-use of existing buildings in the Green Belt, Safeguarded Land and Area of Other Open Countryside will be allowed providing all of the following criteria are met:

- a) The proposal does not have a materially greater impact on the openness of the Green Belt and the purposes of including land in it;
- b) The proposal would not harm the character or quality of the countryside or landscape;
- c) The re-use of the building must not be likely to result in additional farm buildings which would have a harmful effect on the openness of the Green Belt;
- d) If an agricultural building, it is not one substantially completed within ten years of the date of the application;
- e) The building is of permanent and substantial construction and capable of conversion without more than 30% reconstruction;
- f) The building must be capable of conversion without the need for additions or alterations which would change its existing form and character. Particular attention will be given to curtilage formation which should be drawn tightly around the building footprint and the requirement for outbuildings, which should be minimal;
- g) The building must already have, or there exists the capability of creating, a reasonable vehicular access to a public highway that is available for use without creating traffic hazards and without the need for road improvements which would have an undue environmental impact;
- h) The development would not result in the loss of or damage to any important wildlife habitat or protected species.

**Agricultural Workers' Dwellings in the Countryside**

- 5.42** The majority of the Green Belt and Area of Other Open Countryside is used for agricultural activities. Chorley Council recognises a need to support rural activities and accepts that on occasions new dwellings in the countryside may be required. However, it is important that Green Belt principles are not undermined by speculative development and therefore Chorley Council will need to have evidence that development is essential and outweighs Green Belt considerations. Policy HS10 is designed to guide and control the construction of new agricultural workers' dwellings in the countryside.
- 5.43** The restrictions which apply to dwellings outside settlements may be overcome if an essential need for a new dwelling can be established in connection with existing agricultural, horticultural, forestry or other appropriate rural based enterprise is genuine. It is the need of the enterprise concerned, not the personal preferences or circumstances of any of the individuals concerned, which is relevant. The purpose of the functional test is to establish that it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times to provide essential care at short notice or to deal with emergencies that could otherwise cause loss of crops or products.
- 5.44** New permanent accommodation cannot be justified on agricultural grounds unless the farming enterprise is economically viable. A financial test is necessary for this purpose and to provide evidence of the size of the dwelling which the unit can sustain. The unit and the agricultural activity concerned should have been established for at least three years, have been profitable for at least one of them, are currently financially sound and have a clear prospect of remaining so.
- 5.45** The availability of alternative accommodation in the vicinity or nearby settlements will be a factor in determining applications because the functional need could not be fulfilled by another existing dwelling on the unit or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned. The history of the holding may be an important consideration. For example, planning permission will not normally be granted where residential buildings have been disposed of recently or the new need has arisen because of fragmentation of the holding.
- 5.46** Care should be taken to choose a site which is well related to existing farm buildings or other dwellings, provided other normal planning requirements, for example on siting and access, are also satisfied. Dwellings which are unusually large in relation to the agricultural needs of the unit, or unusually expensive to construct in relation to the income it can sustain in the long term, will not normally be permitted. It is the requirements of the enterprise rather than of the owner or occupier which are relevant to determining whether or not a new dwelling is justified.
- 5.47** In order to avoid a proliferation of dwellings in the open countryside, the Council will attach agricultural occupancy conditions to ensure that any dwelling is kept available for meeting its original purpose. It may also be necessary to impose a condition or to secure a planning obligation relating to the existing accommodation on the agricultural or forestry unit.
- 5.48** Where a new farming enterprise is not yet viable planning approval for a permanent dwelling will not be granted. If a new dwelling is essential to support a new farming activity whether on a newly-created agricultural unit or an established one, it should normally, for the first three years, be provided by temporary accommodation, such as a residential caravan provided that the criteria set out in policy HS10 can be met. After three years the temporary accommodation will have to be removed and planning permission will not be granted for permanent accommodation unless all of the requirements for such accommodation can be satisfied.
- 5.49** Farm dwellings often have agricultural occupancy conditions attached to ensure that they are retained for the use of agricultural workers. These dwellings often come under pressure to have the agricultural occupancy conditions removed. However, such dwellings may be required to meet the immediate and future needs of the associated farming enterprise and the needs of other farms in the locality. Applications for the removal of



agricultural occupancy conditions will therefore be the subject of careful consideration in order to assess whether a long term need for an agricultural worker's dwelling has been established.

- 5.50** The onus will be on the applicant to prove that such a need no longer exists. Information as to how, when and for how long an agricultural worker's dwelling has been marketed will be taken into consideration in assessing the longer term need for such dwellings. The advice of the County Council's Land Agent will be sought to affirm the situation.

**Policy HS10: Agricultural Workers' Dwellings in the Countryside**

Outside the defined settlements and existing urban areas shown on the Policies Map, the erection of a new dwelling will only be permitted when accommodation is required to enable agriculture, horticulture, forestry (or other rural based enterprise) workers to live at, or in the immediate vicinity of, their place of work.

a) New permanent dwellings will be allowed to support existing agricultural or forestry activities on well-established agricultural or forestry units provided that:

- i) There is a clearly established functional need;
- ii) The functional need relates to a full time worker or one primarily employed in agriculture, forestry or rural based enterprise activities;
- iii) The unit and the agricultural or forestry activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so;
- iv) The functional need could not be fulfilled by another dwelling on the unit or any other existing accommodation in the area which is suitable and available; and
- v) The siting of the proposed dwelling is well related to the existing farm buildings or its impact on the landscape could be minimised.

b) If a new dwelling is essential to support a new farming or forestry activity on an established unit or on a new agricultural unit, an application should be made for temporary accommodation. The application should satisfy all the following criteria:

- i) There is clear evidence of a firm intention and ability to develop the new enterprise concerned;
- ii) a functional need relating to the enterprise;
- iii) There is clear evidence that the new activity has been planned on a sound financial basis;
- iv) the functional need could not be fulfilled by another existing dwelling on the unit or any other existing accommodation in the area which is suitable for and available for occupation by the workers concerned;
- v) the proposal would not give rise to significant environmental damage, particularly in relation to its impact on the landscape;
- vi) satisfactory vehicular access and parking can be achieved within the site;
- vii) satisfactory infrastructure including drainage facilities are available

c) Where existing dwellings are subject to conditions restricting occupancy, applications to remove such conditions will not be permitted unless the applicant can demonstrate that there is no longer any realistic agricultural or forestry need both from the enterprise and the locality for the restriction to be maintained by meeting all the following criteria:

- i. the essential need which originally required the dwelling to be permitted no longer applies in relation to the farm unit and that the dwelling will not be required similarly in the longer term;
- ii. the property has been actively marketed in specialist and local press and estate agents at least once a month for a minimum of 12 months; and
- iii. the advertised selling price is realistic given the age, size, condition and location of the property and
- iv. following marketing that meets criteria c) ii) and iii) above, no realistic offers have been made to the vendors from people eligible to occupy the dwelling meeting the terms of the planning

## 6. Delivering Economic Prosperity

### Core Strategy Objectives

- SO10: To ensure there is a sufficient range of sites available for employment purposes.
- SO11: To achieve the retail and leisure potential of Chorley town centre and ensure the district and local centres provide for local needs.
- SO12: To create, enhance and expand tourist attractions and visitor facilities in the town centre and appropriate rural locations.
- SO13: To sustain and encourage appropriate growth of rural businesses, taking into account the characteristics of the urban fringe and wider countryside.
- SO14: To ensure appropriate education facilities are available and skills deficiencies are addressed.

### Key Core Strategy Policies

- Policy 9: Economic Growth and Employment
- Policy 10: Employment Premises and Sites
- Policy11: Retail and Town Centre uses and Business based Tourism
- Policy 12: Culture and Entertainment Facilities
- Policy 13: Rural Economy
- Policy 14: Education

### Introduction

**6.1** The long term sustainability of Chorley depends on developing the local economy and providing enough jobs for existing and future generations. Economic growth is essential to assist with both the protection and restructuring of the local economy, to ensure there are jobs for local people and commuters into the area; to attract firms to the borough, help existing companies expand, foster the creation of new firms and at the same time reduce dependence on the private car for work. Chorley Council is working closely with the Lancashire Enterprise Partnership for endorsement of activities.

**6.2** In the interest of sustainable development, as well as the economic, environmental and social well-being of the borough's residents, it is important that greater employment opportunities are created or facilitated within the borough. The creation of employment opportunities is strongly linked to the availability and protection of suitable sites for employment.

## Employment

### Employment Site Allocations

**6.3** Core Strategy Policy 9 identifies the potential for economic growth within the area and the opportunity to provide enough jobs and services if employment land is made available. The Core Strategy sets out the amount of economic land required within the B Use Classes (B1 -Business; B2 -General Industrial and B8 - Storage and Distribution) over the period to 2026 (see Table 2). This can come from the re-use of vacant premises, re-development of existing employment sites or areas, as well as new development sites. Table 2 sets out the employment land requirements for Chorley for the period 2009 -2026 and supply of employment land in the Borough.

**Table 2 | Employment Land Supply Requirements**

Land Supply	Hectares
<b>Chorley Employment Requirement 2009 - 2026</b>	<b>117</b>
Employment Completions 2009 – 2012(as at 31.03.2012)	<u>6.33</u>
Residual Requirement	<u>110.67</u>
Commitments on Unallocated Sites	11.87
Commitments on Allocated Sites	16.61
Existing Allocations Carried Forward	41.07
Proposed New Allocations	<u>41.10</u>
<b>Total Employment Land Supply</b>	<b>110.65</b>

- 6.4** Core Strategy Policy 1 allocates Buckshaw Village as a Strategic Site for mixed use including employment. Policy 9 (c)i of the Core Strategy also supports regionally significant schemes for employment at Buckshaw Village. The Revolution regional investment site, Southern Commercial and the Group 1 site are being developed to create substantial employment growth at Buckshaw which is highly accessible and in close proximity to the M6, M61 and M65 motorways. The area has a regular bus service, cycle and footpath routes and a railway station and park and ride on the Preston - Manchester line opened in 2011.
- 6.5** Core Strategy Policy 9 (d)i allocates Botany Bay/Great Knowley, Chorley as an employment site for sub regionally significant development. The Core Strategy states Botany Bay/Great Knowley is a large (approximately 20 hectare) greenfield site adjoining the Leeds and Liverpool Canal in close proximity to Junction 8 of the M61 and ranked as a “Good Urban” site in the Employment Land Review. Chorley Council will require a comprehensive masterplan for allocations EP1.1, EP1.2 and HS1.8 in this locality and the provisions are covered by Policy EP2 in this Local Plan.
- 6.6** Core Strategy Policy 9 (b) and (c) identifies local office schemes will be acceptable in Chorley Town Centre and other major developments for employment will be located in Chorley Town.
- 6.7** The Core Strategy directs some employment growth to Adlington, Clayton Brook/Green, Clayton-le-Woods (Lancaster Lane), Coppull, Euxton and Whittle-le-Woods, reflecting their roles as Urban Local Service Centres. Ecclestone. Brinscall/Withnell is also considered suitable for limited employment growth, reflecting their role as Rural Local Service Centres.
- 6.8** Existing employment allocations from the Chorley Local Plan Review have been reviewed and only those that are suitable, available and deliverable are carried forward as an employment allocation. The viability of other sites for an element of employment use has been enhanced with proposals for flexible mixed use. The range of sites allocated in Policy EP1 assists in catering for the employment needs of businesses and will improve skill opportunities in the borough. It is important to protect all new allocations for employment including greenfield sites which have no previous employment use on site and therefore Chorley Council will expect all allocated sites identified under Policy EP1 to also be covered by criteria (a) to (h) of the Core Strategy Policy 10.

**Policy EP1: Employment Site Allocations**

The following sites shown on the Policies Map are allocated and protected for business, general industrial or storage and distribution (Use Classes B, B2 or B8 respectively) in the period 2010- 2026. Chorley Council will require a masterplan or development brief on sites identified with an \*(M/DB). Sites identified with # are also suitable for housing use as part of a mixed use development.

<u>Location</u>	<u>Hectares</u>	<u>Use Class</u>	<u>Policy</u>
<b><u>Key Service Centre: Chorley Town</u></b>			
EP1.1 Great Knowley*#} employment site for sub-regionally	14.1	B1, B2)	EP2
EP1.2 Botany Bay*# } significant development	5.9	B1, B2, B8, C1}	EP2
EP1.3 Land to North East of M61 Junction* (Gale Moss)	6.9	B1, B2, B8	
EP1.4 Carr Lane (Vertex Site)	2.50	B1, B2, B8, A2	
EP1.5 North of Euxton Lane*	13.1	B1, B2, B8	
EP1.6 Cowling Farm*#	3.50	B1, B2, B8	
EP1.7 Land at Ackhurst Business Park	0.50	B1, B2, B8, A2	
EP1.8 Lyons Lane Mill, Townley Street	0.50	B1, B2	
EP1.9 Woodlands Centre, Southport Road	0.80	B1, A2,	
EP1.10 Stump Lane	<u>0.28</u>	B1, B2	
	48.08		
<b><u>Buckshaw Village: Strategic Site</u></b>			
EP1.11 The Revolution	13.80	B2, B8	
EP1.12 Group 1	5.4	B1, B2,	
EP1.13 Southern Commercial	<u>8.30</u>	B1, B2, B8	
	27.5		
<b><u>Local Urban Service Centres</u></b>			
<b><u>Adlington</u></b>			
EP1.14 Fairport, Market Place*#	0.60	B1, B8	
<b><u>Clayton-le-Woods</u></b>			
EP1.15 Land east of Wigan Road*#	20.0	B1, B2, B8	
<b><u>Coppull</u></b>			
EP1.16 Discover Leisure, Chapel Lane*#	<u>2.0</u>	B1, B2, B8	
	22.60		
<b><u>Rural Local Service Centres and In Other Places</u></b>			
EP1.17 Rear of New Street, Mawdesley	<u>0.60</u>	B1	
	0.6		
	=====		
<b>Employment Allocations Total</b>	<b>98.78</b>		



**Botany Bay/ Great Knowley**

- 6.9** An area comprising 32.5 hectares to the east of junction 8 of the M61, Chorley is a highly accessible part of the Borough and includes 2 distinct sites (Botany Bay and Great Knowley) that are divided by the Leeds and Liverpool Canal. The area includes a sub-regionally significant development site identified in the adopted Core Strategy for approximately 20 hectares of employment land. Part of this area was previously allocated in the adopted Chorley Local Plan Review for employment uses and safeguarded land for future development needs. Chorley Council recognises this area for its sub regional context and releases safeguarded land in this location to meet the Borough's requirements to 2026.
- 6.10** The Botany Bay site (EP1.2) is bounded by the M61 and the Leeds Liverpool Canal, and the Great Knowley site (EP1.21) is situated to the east of the Canal extending further eastwards to existing residential development at a higher level on Blackburn Road and Blackburn Brow. Both sites are in multiple land ownerships and include existing uses.
- 6.11** The northern part of the western site (Botany Bay) already benefits from unimplemented planning consents for mixed use development (B1- Business, B2 - General Industry and B8 - Storage and Distribution, C1 - Hotel and A4 - Drinking Establishment uses). The southern part of the western site (Botany Bay) has permission for offices and benefits from existing uses including retail at Botany Mill.
- 6.12** The whole area has the potential to accommodate a flexible mixed use scheme, subject to national policy in the Framework, policies in the Core Strategy and other relevant policies of this Local Plan e.g. policy on affordable housing in relation to residential development and in the case of any retail development a retail impact assessment. The area is visually prominent, steeply sloping in part and will require a well-designed scheme that responds to the sites context, makes the most of environmental, heritage and leisure assets, takes account of the waterfront potential of the Leeds Liverpool Canal and existing residential properties located on Blackburn Road set above the developable area, and delivers the necessary sustainability, transport, connectivity, accessibility (including public transport) and infrastructure requirements. Chorley Council therefore requires a Masterplan and will work in partnership with key landowners and key stakeholders to ensure a Masterplan is prepared.
- 6.13** Development on the M61 Botany Bay site (EP1.2) should comprise a mix of uses to take advantage of the site's prominence, accessibility and existing retail use. A number of the uses listed in the policy are main town centre uses as defined in the Framework. Development proposals for main town centre uses will be subject to the impact tests set out in the Framework, relevant policies of the Core Strategy, and this Local Plan.
- 6.14** Any proposed development must make a positive contribution to the local environment and consider the site's form and character making positive use of features such as the Leeds Liverpool Canal which runs through the central part of the site. Development must be of a high quality design using construction methods and materials that make a positive contribution to design quality, character and appearance. The development must contribute towards the sustainable use of resources. Implementation of development must be in accordance with an agreed Design Code/Masterplan.
- 6.15** In light of the mix of uses proposed, the site's natural features and relationship to surrounding uses, development is likely to come forward in a number of distinct phases. The infrastructure associated with the overall development and each individual phase will be subject to production of a phasing and infrastructure delivery schedule to be contained in the Masterplan. Site access will be a key consideration. Access from the A674 roundabout to the Botany Bay Village is currently available and this or a new access arm coming off the A674 roundabout could be the principal access to the site. However, the Highway Authority at Lancashire County Council has indicated that a number of access solutions may be acceptable and the issue will be progressed through the masterplanning process.
- 6.16** Development proposals will be subject to a Scoping Study, a Transport Assessment and Travel Plan. This must be agreed with Lancashire County Council and the Highways Agency. Appropriate measures must be put in

place to address any impacts the development may have on the strategic and local road networks. A Travel Plan will seek to ensure that the development promotes the use of public transport, walking and cycling.

- 6.17** A public footpath (No26) runs through the Botany Bay site and crosses over the Leeds and Liverpool Canal at Knowley Bridge into the Great Knowley site.

#### **Policy EP2: Botany Bay/Great Knowley Area – Sub-Regional Employment and Mixed Use Site**

**Within the area defined on the Policies Map at Botany Bay/Great Knowley, new development, redevelopment or change of use will be permitted subject to the following:**

- a) **Comprehensive development of the site is demonstrated through a masterplan;**
- b) **The implementation of development in accordance with an agreed design code;**
- c) **A phasing and infrastructure delivery schedule for the area; and**
- d) **An agreed programme of implementation in accordance with the masterplan**

#### **Botany Bay (EP1.2) - (Site area 8.8 hectares)**

- I. **Employment uses comprising B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution);**
- II. **Hotel (Use Class C1), Restaurants and cafes (Use Class A3) and drinking establishments (Use Class A4);**
- III. **Leisure uses (Use Class D2);**
- IV. **Retail (Use Class A1);**
- V. **Pedestrian and cycle route adjacent to the canal.**

**Residential uses may also be permitted if the nature of the employment use would support residential use above ground floor level**

#### **Botany/Great Knowley (EP1.1) - (Site area 23.7 hectares)**

- I. **Employment use comprising B1 (Business) and B2 (General Industrial);**
- II. **200 residential units;**
- III. **Restaurants and cafes (Use Class A3) and drinking establishments (Use Class A4);**
- IV. **Water based leisure/recreation uses such as marina adjacent to the canal; and**
- V. **Pedestrian and cycle route adjacent to the canal with connectivity to the existing canal towpath.**

#### **All Employment Premises and Sites**

- 6.18** A key feature of the Framework and of the Chorley, Preston and South Ribble Employment Land Review 2009 findings is that it is essential to have a wide range of different sites for different employment users to help achieve economic growth. A range of existing, including fully developed industrial estates and business parks and proposed sites were evaluated into categories taking account of market attractiveness and factors. Generally the modern estates and business parks scored highly on the assessment and are categorised 'Best Urban' or 'Good Urban'. Older individual premises generally scored less well being classed "Other Urban premises, because they are less suited to modern needs. However in the main these premises are quite acceptable to firms that use them and cater for businesses that require affordable accommodation with lower rental levels. These premises are invariably close to residential areas and close to local supplies of labour making journeys to work short and inexpensive.
- 6.19** All existing employment premises and sites last used for employment ranging from offices to industrial premises will be retained, in keeping with the Core Strategy Policy 10 – Employment Premises and Sites, which seeks to protect employment sites for employment use, and only release employment sites for housing/alternative uses where they are supported by a viability assessment and a marketing period of 12 months.

- 6.20** A Supplementary Planning Document on Controlling Re-Use of Employment Premises expands on the Policy 10 criteria and definition of employment uses, and provides advice on viability, on marketing the re-use and redevelopment of a site/premises for employment purposes; on the costs of the work, and on the regeneration of the employment site. The SPD also provides advice and information on price, tenure, advertisements, mixed use developments, non B- Use Class Developments and also includes a Marketing campaign checklist.

#### **Development Criteria for Business and Industrial Development**

- 6.21** The development of new business, industrial and storage and distribution uses will be expected to be of a high standard of design, layout and landscaping, relative to the location and scale of the development, to minimise its impact on the surrounding uses and the environment. Within other employment areas new development should be of a high environmental standard relative to the location and scale of the development. Landscaping, design and security fencing should ensure the development improves the attractiveness of the employment areas and adequately screens and enhances the appearance of the area. Landscaping and tree planting should minimise any impact upon adjacent householders.
- 6.22** Proposals in rural settlements will be encouraged but should aim to meet the needs of local businesses and the local workforce, by assisting to reduce or discourage further increases in commuting to other employment facilities or areas and by creating a sustainable use that relates to the local public transport network.

#### **Policy EP3: Development Criteria for Business and Industrial Development**

**Proposals for new business, industrial and storage and distribution uses, including extensions to existing premises, will be permitted if they satisfy the following criteria:**

- a) they are of a scale and character that is commensurate with the size of the settlement;
- b) the site is planned and laid out on a comprehensive basis;
- c) the proposal will not prejudice future, or current economic activities within nearby areas;
- d) the proposal will not cause unacceptable harm e.g. noise, smells to surrounding uses;
- e) the site has an adequate access that would not create a traffic hazard or have an undue environmental impact;
- f) the proposal will be served by public transport and provide pedestrian and cycle links to adjacent areas;
- g) open storage areas should be designed to minimise visual intrusion;
- h) adequate screening is provided where necessary to any unsightly feature of the development and security fencing is located to the internal edge of any perimeter landscaping;
- i) on the edges of industrial areas, where sites adjoin residential areas or open countryside, developers will be required to provide substantial peripheral landscaping;
- j) the development makes safe and convenient access provision for people with disabilities;
- k) the buildings are designed, laid out and landscaped to maximise the energy conservation potential of any development, and to minimise the risk of crime;
- l) the proposal will not result in surface water, drainage or sewerage related pollution problems; and
- m) the proposal incorporates measures which help to prevent crime and promote community safety.

#### **Employment Development in Residential Areas**

- 6.23** The sites and areas allocated in this Local Plan will not cater for all employment uses, especially small businesses or the self-employed including live/work. The valuable contribution these types of uses make to the local economy is recognised for the jobs created and investment in the area. However, this recognition has to be balanced against protecting existing uses and amenity, especially in residential areas.

#### **Policy EP4: Employment Development in Residential Areas**

**New small scale employment development (Use Classes B1, B2, B8, A1, A2), will be permitted in areas where housing is the principal land use provided there would be no detriment to the amenity of the area in terms of scale, character, noise, nuisance, disturbance, environment and car parking.**



## Shopping

### Retail Hierarchy

- 6.24** Core Strategy Policy 11 sets out Chorley's shopping hierarchy of centres, comprising Chorley Town Centre as the principal shopping area in the Borough followed by the District Centres of Clayton Green and Buckshaw Village. In addition to this hierarchy there is a network of supporting Local Centres within Chorley Borough. Having a retail hierarchy protects the centres by focusing growth and investment on them. It also helps to encourage developments of an appropriate type and scale.
- 6.25** The retail hierarchy directs retail development and main town centre uses (defined by the Framework) to Chorley Town Centre. Retail development and growth elsewhere in the borough will be managed so as to not undermine this and limited to levels which are appropriate to the location. With regards to District and Local Centres, this allows a reasonable degree of flexibility as these have an important local community role and, generally, will serve a different purpose to the Town Centre, with little or no conflict. Even so, care will be needed to avoid, for example, a single excessively large retail outlet which undermines viability and vitality of centres and the retail hierarchy with the Town Centre or undermining the healthy mix of functions within the Local Centre.

### Delivering the Retail Strategy

- 6.26** To maintain the balance between the role and function of Chorley Town Centre, the District Centres and Local Centres, Chorley Council will apply the sequential test and impact assessment to new retail development and main town centre uses, as set out in the Framework and Planning for Town Centres: Practice Guidance (2009). The Sequential Test requires major retail, cultural and service development to be located on the most central sites in town centres before considering less central sites. A sequential test will apply to planning applications for main town centre uses that are not in an existing centre. The aim is to minimise the need to travel, provide a diverse range of services in the one central location and make facilities accessible to all. This approach is intended to sustain and focus growth and investment in the Town Centre.
- 6.27** The Impact assessment is required for planning applications for retail, leisure and office development outside of town centres where the development is 2,500sq m and over, to ensure they would not detrimentally impact the function, vitality and viability of the borough's hierarchy of centres. The Impact assessment will be particularly relevant to edge-of-centre and out-of-centre proposals. In assessing vitality and viability consideration will be given to pedestrian flows, vacancy rates, numbers and range of facilities, quality of the urban environment and the general performance of the centre.
- 6.28** The Core Strategy seeks to direct the largest development towards the Town Centre, but also allowing flexibility for the market to respond to meeting needs in the District Centres, Local Centres and other areas of the borough where opportunities arise.

### The Town Centre Centre

- 6.29** Chorley's Town Centre as defined by the Policies Map plays an important role as a contemporary market town with a mix of national retailers and specialist shops and is famous for its covered and outdoor markets. It is served by a bus/rail interchange and the Market Walk Shopping Centre provides facilities for people across the Borough.
- 6.30** Chorley Town Centre will be the focus for new retail development. This will maintain and improve the vitality and viability of the town centre to fulfil its Key Service Centre role. It will also preserve the market town character, encourage local specialist shops to remain in the town centre, support a range of other retailers and services, thereby improving the centre's appearance and accessibility, and supporting town centre development providing for tourists and visitors. There is opportunity to improve and enhance the day and evening economy in Chorley Town through investment in restaurants, cafes and pub establishments. The type of uses considered appropriate for town centres are set out in the Framework and include retailing, leisure, entertainment, office, arts, cultural and tourist facilities including hotels, all of which are sustained by good accessibility by a choice of means of transport.

### Retail Site Allocations in Chorley Town

**6.31** The Central Lancashire Retail and Leisure Review 2010 identifies capacity for additional and convenience shopping floor space that can be provided for over the period to 2026. The Study undertook a health check assessment for Chorley Town Centre and identified within the town centre boundary the need for:

- An extension to the Market Walk shopping centre, and
- A new mainstream foodstore to enhance choice

**6.32** Market Walk is the shopping focus of the town centre attracting high flows of shoppers. An extension to the existing Market Walk centre could provide a logical extension to the town centre primary shopping core. Planning approval has been granted for an extension to the Market Walk shopping centre for a mix of convenience / comparison floorspace totalling 7,600m<sup>2</sup> subject to a S106 agreement. This scheme covers over half of the Flat Iron car park and includes replacement car parking provision and allows the Tuesday market to remain in situ.

**6.33** Planning approval has been granted for an Asda food store comprising 7,335m<sup>2</sup> (4,088 m<sup>2</sup> net) on the Bolton Street /Pall Mall site, Chorley. As part of the development, improvements will be made to Market Street extending as far as George Street to include improved pedestrianisation, street furniture and trees. This will create a friendlier pedestrian environment and encourage café/restaurant uses to support the day and evening economy.

**6.34** The site of the former Graham store, Gillibrand Street and the former Macdonald's site, Market Street, Chorley is available for retail uses on the ground floor taking full advantage of the Market Street frontage. There is a change of levels across the site and a mix of other uses could be accommodated including residential use, other commercial or leisure uses or an educational use possibly linking to the existing resources at the nearby Runshaw College establishment.

**6.35** The site adjoining the corner of High Street/Cleveland Street, Chorley has been demolished following a fire and is available for retail use and could accommodate residential use above ground floor level.

#### Policy EP5: Retail Site Allocations in Chorley Town

The following sites defined on the Policies Map are allocated for retail development within Chorley Town Centre:

EP5.1 Flat Iron Car Park

EP5.2 Bolton Street/Pall Mall

EP5.3 5-9 Gillibrand Street/Market Street

EP5.4 High Street/Cleveland Street

#### Chorley Town Primary Shopping Area, Primary and Secondary Frontages

**6.36** The Primary Shopping Area within Chorley Town Centre is shown on the Policies Map and is a defined area where retail development is concentrated. Within the Primary Shopping Area, the Primary Frontage Area defined on the Policies Map identifies the high concentration of retail use frontages (A1 use class) in the central part of the Town Centre. It is important to maintain retail uses (A1 use class) in the Primary Shopping Area to maintain its attractiveness as an accessible shopping destination that contributes strongly to the vitality and viability of the Town Centre.

**6.37** The development management policy approach also allows for A2 (financial and professional services), A3 (restaurants and cafes), A4 (drinking establishments) and A5 (hot food takeaways) uses in recognition of the fact that a proportionate amount of complementary non- A1 activities (such as food and drink outlets e.g.

cafes and restaurants; public houses and financial services) can make a positive contribution to the street scene, support vitality and viability of shopping areas and encourage the continued use of the town centre outside normal shopping hours.

**6.38** The Secondary Frontage in Chorley Town Centre as defined on the Policies Map provides an important supporting role to the primary shopping area. It includes mixed retail and office uses such as banks and building societies which require central locations, and provides greater opportunities for a diversity of uses to enhance the overall vibrancy of the Town Centre. Smaller retail and “specialist” shops can locate here benefiting from close association with one another. Part of the Secondary Frontage in Chorley Town is located within the Primary Shopping Area as secondary frontages are contiguous and closely related to the Primary Frontage. Non- retail uses including residential use without window displays will not be permitted at ground floor level. Separate uses of upper floors of premises for residential and office use are common and development proposals should not prejudice their effective use.

**6.39** The Central Lancashire authorities have jointly prepared a Supplementary Planning Document (SPD) on Access to Healthy Food. This expands upon Core Strategy Policy 23: Health. Its primary aim is to address the lack of access to healthy food choices due to the concentration of hot food takeaways in some locations. The SPD identifies 400 metres exclusion zones around primary, secondary and special schools and sixth form colleges (either within or outside Local Education Authority controls) where planning permission for hot food takeaways (A5 use class) will not be permitted. Chorley Town Centre is excluded from the exclusion zone and hot food takeaways will be permitted provided that they do not result in an over concentration of hot food takeaways to the detriment of the retail function of the centre as a whole.

#### **Policy EP6: Chorley Town Primary Shopping Area, Primary and Secondary Frontages**

**Within the Primary Shopping Area of Chorley Town as shown on the Policies Map, Class A1 use (shops) will be permitted at ground floor and first floor levels. Class A3 use (restaurants and cafes), Class A4 use (drinking establishments), Class A5 use (Hot food takeaways) and with the exception of properties in Market Walk, Class A2 use (financial and professional services) will be permitted in circumstances where they do not adversely impact either individually or cumulatively, on the function, vitality and viability of the Primary Frontage.**

**Within the Secondary Frontage area as shown on the Policies Map, a combination of retail and town centre uses as defined by the Framework will be permitted where they maintain and enhance the vitality of this area. This can include some development and change of use which:**

- a) Promotes the evening and daytime economy;
- b) Provides for independent retailers that contribute to the overall vitality of the Town Centre; and
- c) At first floor level, provides offices and residential uses.

**Class A5 use (hot food takeaways) will be permitted where they do not adversely impact either individually or cumulatively, on the function, vitality and viability of the Secondary Frontage.**

**Proposals for residential use at ground floor level will not be permitted within the secondary frontage area.**

#### **Development and Change of Use in District and Local Centres**

**6.40** Core Strategy Policy 11 (e) is worded to maintain, improve and control the mix of uses in the existing District and Local Centres so as to appropriately serve local needs. Maps at Appendix D show the District and Local Centre boundaries The Core Strategy identifies the location of two District Centres in the Borough. The existing Clayton Green Centre comprises an Asda supermarket, public house, offices and local public facilities including a sports centre and library. The District Centre at Buckshaw Village contains a Tesco Express store and will also include shops, restaurants, cafes and a nursery when completed.

- 6.41** The Local Centres play an important role in the borough's retail hierarchy as well as acting as social centres and places of employment providing the function of convenience shopping, a range of services and community facilities to a local area. The Local Centres in the borough vary in size, with some having only a handful of units and others being larger which support a number of local shops and basic services, meeting local residents' daily (top up) shopping needs. In rural areas, larger villages may perform the role of a local centre.
- 6.42** The scale and type of development proposed needs to directly relate to the role and function of the District and Local Centre and the proposal should not have a significant adverse impact upon the vitality and viability of Chorley town centre (or where appropriate, other Local Centres). Specific sites will also need to be accessible by walking, cycling and public transport.
- 6.43** In accordance with the supplementary planning document for Access to Healthy Food, hot food takeaways (A5 use class) will only be permitted in District and Local Centres that fall outside the 400 metre exclusion zone and would not result in an over concentration of hot food takeaways to the detriment of the retail function of the centre as a whole.
- 6.44** The Council have extended the boundaries of two Local Centres – Eccleston (Carrington Centre) and Adlington (Market Place). The Eccleston (Carrington Centre) will accommodate a replacement local centre parade, and supermarket which has been given outline planning permission. The Adlington (Market Place) Local Centre is extended to support the development of a supermarket/ appropriate retail, with the potential to accommodate limited D1 (Non-residential Institutions) and D2 (Assembly and Leisure) at first floor level, appropriate to the role and function of this centre in light of the sustainability assessment for Adlington sites and to support local shopping provision.
- 6.45** Within District and Local Centres, Chorley Council will need to be satisfied there is no demand for retail or appropriate commercial re-use of vacant property before granting planning permission for a different use. This would involve the applicant supplying details showing that the premises have been appropriately advertised for retail /commercial and providing details of the offers made.
- 6.46** In the centres the provision of flats on the upper floors of buildings will be encouraged so as to help make good use and maintenance of these upper storeys. However this will not be a requirement where the applicant can demonstrate that the whole building will be fully utilised for other purposes.

**Policy EP7: Development and Change of Use in District and Local Centres**

The boundaries of the District and Local Centres are defined on the Policies Map. The following criteria apply for change of use and development in District and Local Centres:

- a) Planning permission will be granted for A1, A2, A3, and A4 uses which support the role and function of District and Local Centres.
- b) A5 uses (hot food takeaways) will only be permitted if the District or Local Centre falls outside of the 400 metre exclusion zone (identified in the Access to Healthy Food SPD) and where the proposal would not adversely impact, either individually or cumulatively, on the function, vitality and viability of the centre.
- c) Planning permission will be not be granted for non-retail uses (including the loss of A1 use) unless it can be shown that there is no demand for retail or commercial use or the property was last occupied by a non retail/non commercial use. This will need to be demonstrated through an active 12 month marketing process showing that the property has been offered for sale on the open market at a realistic price and that no reasonable offers have been refused.

The provision of flats on the upper floors of the building will be encouraged but this will not apply where the applicant can demonstrate that the whole building will be fully utilised for retail/commercial purposes.

**Existing Local Shops**

- 6.47** To protect existing local shops in local areas outside retail centres from other forms of development (such as being changed into a house). Local shops provide a valuable role in the community offering local services and invariably meeting local residents' daily (top up) needs.

**Policy EP8: Existing Local Shops**

Development proposing the change of use or loss of any premises or land currently or last used as a local shop (Use Class A1) outside of the defined town centre; district or local centre boundaries will be permitted where it can be demonstrated that:

- a) The use is not financially viable;
- b) There is sufficient provision in the local area; and
- c) The facility is in an isolated location remote from public transport routes.

**Edge-of-Centre and Out-of-Centre Locations**

- 6.48** There will be instances where small local shops and other town centre uses will be desirable outside the borough's identified centres and retail hierarchy. Such proposals will be necessary to meet a local need which cannot be provided for in the Town, District or Local Centres and generally be accessible to local communities by walking, cycling or public transport.

**Policy EP9: Development in Edge-of-Centre and Out-of-Centre Locations**

Outside the town, district and local centres, change of use and development for small scale local shopping and town centre uses (either as part of mixed use developments or in isolation) will be permitted where:

- a) The proposal meets a local need and can be accessed in its catchment by walking, cycling and public transport; and
- b) Does not harm the amenity of an adjacent area; and
- c) The Sequential Test and Impact Assessment are satisfied setting out how proposals do not detract from the function, vitality and viability of the borough's hierarchy of centres.

**Education, Culture and Leisure****Education and Skills**

**6.49** The Education Authority has advised of the need to continue to allocate a primary school at Monks Drive, Withnell; a one form entry primary school (210 places) at Buckshaw Village (Group 1 site), and a primary school on land to the east of Wigan Road (A49), Clayton-le-Woods. The Policies Map shows indicative locations for these proposed schools. Extensions are also planned for a one form entry extension to the existing Buckshaw Primary school (220 places); a half form entry to the Adlington primary school (105 places) and a half form entry to the Eccleston Primary School (105places). The Department has advised they would need to undertake public consultation on the Clayton-le-Woods school and extension to the Adlington primary school. Land at a previously identified site off Chorley Old Road, Clayton Green is no longer required for school purposes.

**6.50** Chorley Council will encourage opportunities to secure the dual use of educational facilities where this is appropriate.

**Policy EP10: Primary School Allocations**

Land is reserved on the Policies Map for school purposes at:

- 1) Monks Drive, Withnell.
- 2) Buckshaw Village (Group 1).
- 3) Land to the east of Wigan Road (A49) Clayton-le-Woods.

**6.51** There is an existing allocation for further and higher education facilities at Woodlands, Southport Road. The Education Authority have requested that this allocation remain.

**Policy EP11: Further and Higher Education Facilities**

Land at Woodlands, Southport Road, Chorley is proposed for office, educational, or training use. Proposals for the provision of facilities for further or higher education on other sites will, however, be permitted where the following criteria are met:

- a) The site is within an urban area;
- b) The use of the site would be compatible with the surrounding land uses;
- c) The site has adequate road access and its development would not give rise to unsatisfactory traffic, parking or environmental conditions;
- d) The site is well served by the public transport and cycleway network.

## 7. Protecting and Enhancing the Built and Natural Environment

### Core Strategy Objectives

- SO15: To foster 'place shaping' to enhance the character and local distinctiveness of the built environment in Central Lancashire by encouraging high quality design of new buildings
- SO16: To protect, conserve and enhance Central Lancashire's places of architectural and archaeological value and the distinctive character of its landscapes
- SO17: To maintain and improve the quality of Central Lancashire's built and natural environmental assets so that it remains a place with 'room to breathe'

### Key Core Strategy Policies

- Policy 16: Heritage Assets
- Policy 17: Design of New Buildings
- Policy18: Green Infrastructure
- Policy 19: Areas of Separation and Major open Space
- Policy 20: Countryside Management and Access
- Policy 21: Landscape Character Areas
- Policy 22: Biodiversity and Geodiversity

### Introduction

- 7.1** A high quality built and natural environment, accessible countryside, water areas, green space and good leisure and cultural facilities enhance the quality of life for existing and future communities, support wildlife and provide natural adaptation and mitigation mechanisms against the effects of climate change. These features are also important factors in attracting new investment to Chorley.
- 7.2** New housing and employment allocations will focus development on sites within settlements. In many circumstances this will be preferable to developing greenfield sites on the edges of towns or villages and consistent with acceptable principles of sustainable development. However, continued infilling may overload existing services and harm the character of settlements and result in the loss of valuable amenity open space. It is important to identify and protect the recreation, amenity and townscape characteristics of these spaces.

### Design Criteria for New Development

- 7.3** The Framework states that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. Local authorities should promote or reinforce local distinctiveness and always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 7.4** When considering applications for planning permission Chorley Council will take into account the criteria as set out in this policy in addition to that detailed in Core Strategy Policy 17 – Design of New Buildings. These criteria also need to be considered in conjunction with other policies relevant to each individual application.
- 7.5** Chorley Council is keen to encourage high quality design of extensions and new developments including conversions. Good design contributes to the sustainability, character and enhancement of an area and can enhance health and wellbeing. Quality of the built environment can easily be harmed by inappropriate development.
- 7.6** Factors such as scale, massing, and character will be considered together with materials and building proportions. Development layouts should take account of existing features of the site such as contours, trees and hedgerows, watercourses and wildlife value. In addition to consideration of the proposed buildings, careful attention should be given to the spaces created between buildings.

- 7.7** The type of access should reflect the type of road involved and the volume and character of traffic likely to use it; good visibility is essential. The level and type of traffic associated with the proposals will be examined to assess the likely impact on the character and amenity of the area. In order to minimise undue road congestion and consequent reduction in the quality of the environment, it is important that sufficient off-street parking and servicing is provided to meet the needs of new development on site (see Policy ST4– Parking Standards).
- 7.8** Noise can have a detrimental effect on the quality of the environment. Much of the development required for the creation of jobs and the construction and improvement of essential infrastructure will generate noise. Chorley Council will permit development provided it does not cause an unacceptable degree of disturbance.
- 7.9** New housing development should be designed to avoid overlooking, loss of light and a reduction in privacy and amenity space, particularly for neighbouring properties. The need for/amount of private garden space will vary depending on the type of housing being constructed. Each dwelling house requires some private garden space and the careful use of walls, fencing, hedges and tree planting to provide screening can create adequate private areas. Site Allocations Policy HS6 – Open Space Requirements in New Housing Developments provides further guidance in this respect.
- 7.10** Chorley Council applies spacing standards to ensure that new residential dwellings are not too close to each other and nearby buildings in terms of amenity and privacy. It has also produced guidelines on the size, design and positioning of house extensions. However, all too often schemes are prepared which use standard building types, external materials that are alien to the local area and estate layouts that are highways driven and which take little account of the individual features of the site and its surroundings. The development must also be sensitive to the character and local distinctiveness of the wider area around the site.
- 7.11** The application of the above principles will be particularly important when assessing proposals for development in private residential gardens as well as proposals affecting heritage assets for example, conservation areas, the setting of listed buildings, and locally important areas because of the special character of these buildings and areas which is considered worthy of additional protection.
- 7.12** The special provisions that apply in respect of buildings listed for their architectural or historic interest, and in Conservation Areas, are covered under policy BNE6 Heritage Assets. However, all development proposals need to be appropriately designed in terms of their external appearance and respect the character of the areas in which they are located.
- 7.13** To ensure that proper account is taken of the characteristics of the site, applicants are required to demonstrate a thorough and systematic approach to planning a new development. Chorley Council will expect the site and its surroundings to be surveyed, key features worthy of retention to be identified, and a design proposal to incorporate these and to demonstrate how it is in keeping with the character of the area. The Council will expect full account to be taken of any relevant development brief and other guidance produced or adopted by the Council including Village Design Statements and the Landscape Strategy for Lancashire (2000) which provides guidance on respecting local distinctiveness. However, this does not mean that the designs for new buildings should just be copies of period styles, as modern interpretations of locally characteristic architectural features could be appropriate. The layout and spacing of new development is similarly an important aspect of ensuring that the character of the surrounding area is respected.
- 7.14** A Supplementary Planning Document ‘Design Guide’ has been produced by Central Lancashire authorities and it offers further detailed guidance on design. The aim of the SPD is to encourage high quality design of places, buildings and landscaping in the borough. Other Supplementary Planning Documents will be produced covering local design issues as well as those relating to householder applications.



**POLICY BNE1: Design Criteria for New Development**

Planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that, where relevant to the development:

- a) The proposal does not have a significantly detrimental impact on the existing building, neighbouring buildings or on the street scene by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, materials, orientation, use of materials.
- b) The development would not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or overbearing;
- c) The layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and respect the character of the site and local area;
- d) The residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Site Allocations Policy – Parking Standards, unless there are other material considerations which justify the reduction;
- e) The proposal would not adversely affect the character or setting of a listed building and/or the character of a conservation area and/or any heritage asset including locally important areas;
- f) The proposal would not have a detrimental impact on important natural habitats and landscape features such as historic landscapes, mature trees, hedgerows, ponds and watercourses. In some circumstances where on balance it is considered acceptable to remove one or more of these features then mitigation measures to replace the feature/s will be required either on or off-site;
- g) The proposal would not cause an unacceptable degree of noise disturbance to surrounding land uses;
- h) The proposal includes measures to help to prevent crime and promote community safety.

**Development in the Area of Other Open Countryside**

**7.15** Although most of the countryside within Chorley Borough is designated as Green Belt, some rural areas are not included in the Green Belt. The West Pennine Moors and the associated land to the east of the M61 are excluded from the Green Belt as it is unlikely that Chorley Town will expand and merge with other settlements in an easterly direction. It is important, however, that this area is protected from unacceptable development which would harm its open and rural character. The West Pennine Moors Management Plan (2010-2020) aims to ensure an integrated approach to the management of the area and help secure a sustainable future for this special landscape. The Central Lancashire authorities have jointly prepared a Supplementary Planning Document for Rural Development.

**Policy BNE2: Development in the Area of Other Open Countryside**

In the Area of Open Countryside, as shown on the Policies Map, development will be permitted provided the applicant can demonstrate that:

- a) It is needed for the purpose of agriculture or forestry or other uses appropriate to a rural area;
- b) It involves the rehabilitation and re-use of existing rural buildings where their form, bulk and general design are appropriate to the character of the surrounding countryside.

**Areas of Safeguarded Land**

- 7.16** In order that the Green Belt boundaries should be long lasting, land between some major settlements and the Green Belt is safeguarded for future development needs beyond the plan period Paragraph 85 of the Framework states that planning permission for the permanent development of safeguarded land will only be granted following a Local Plan Review.
- 7.17** This policy identifies Areas of Safeguarded Land and outlines the restrictions on development in such areas that will be pursued over the period of the Local Plan. Development involving the extension of, an existing business for example, will need to take account of the provisions of this policy.

**Policy BNE3: Areas of Land Safeguarded for Future Development Needs**

**Development other than that permissible in the countryside whether Green Belt or Area of Other Open Countryside will not be permitted on Safeguarded Land as shown on the Policies Map at:**

- BNE3.1 East of M61, Chorley**
- BNE3.2 Harrisons's Farm, Adlington**
- BNE3.3 North of Bond's Lane, Adlington**
- BNE3.4 Babylon Lane, Heath Charnock**
- BNE3.5 North of Hewlett Avenue, Coppull**
- BNE3.6 Blainscough Hall, Coppull**
- BNE3.7 East of Tincklers Lane, Eccleston**
- BNE3.8 Between Bradley Lane, 7 Parr Lane, Eccleston**
- BNE3.9 Pear Tree Lane, Euxton**
- BNE3.10 West of M61, Whittle-le-Woods**
- BNE3.11 South east of Belmont Road & Abbey Grove, Adlington**

**Areas of Separation**

- 7.18** In some parts of the borough there are relatively small amounts of open countryside between certain settlements. Core Strategy Policy 19 refers to two Areas of Separation within the Borough to help protect built up areas from merging into each other and maintain the openness of these areas of countryside by preventing inappropriate development. These are between Chorley and Euxton, and between Chorley and Whittle-le-Woods. Here development will be restricted, including all forms of development considered appropriate in the Green Belt.

**Policy BNE4: Areas of Separation**

**The two Areas of Separation as shown on the Policies Map are between:**

- **Chorley and Euxton**
- **Chorley and Whittle-le-Woods**

**Within Areas of Separation, appropriate development related to open space, sport and recreation uses will be permitted providing that they do not have an unacceptable adverse impact on the visual or spatial continuity of the separation area.**

**Redevelopment of Previously Developed Sites in the Green Belt**

- 7.19** The Framework allows for the partial or complete redevelopment of previously developed sites (brownfield), whether redundant or in continuing use (excluding temporary buildings) which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

**7.20** Policy BNE3 covers all previously developed sites in the Green Belt. Chorley Council has identified (on the Policies Map) eight major previously developed sites in the Borough 'washed over' by Green Belt. They are:

- Eastern Section of the Royal Ordnance Site ( part developed)
- Park Hall/Camelot Leisure Complex
- Washington Hall Fire Training and the former Forensic Science Establishment
- Rivington Water Treatment Works
- Former Tile Works at Twin Lakes, Croston
- Garth and Wymott Prisons
- Lisieux Hall
- Cuerden Hall

#### **Policy BNE5: Redevelopment of Previously Developed Sites in the Green Belt**

**The reuse, infilling or redevelopment of previously developed sites in the Green Belt, will be permitted providing the following criteria are met:**

##### **In the case of re-use**

- a) **The proposal does not have a materially greater impact than the existing use on the openness of the Green Belt and the purposes of including land in it;**
- b) **The development respects the character of the landscape and has regard to the need to integrate the development with its surroundings, and will not be of significant detriment to features of historical or ecological importance;**

##### **in the case of infill:**

- c) **The proposal does not lead to a major increase in the developed portion of the site, result in a significant additional impact on the surrounding countryside or give rise to off-site infrastructure requirements;**

##### **in the case of redevelopment:**

- d) **The proposal contributes to the achievement of the objectives for the use of land in the Green Belt;**
- e) **The appearance of the site as a whole is maintained or enhanced and that all proposals, including those for partial redevelopment, are put forward in the context of a comprehensive long term plan for the site as a whole;**
- f) **The buildings are of permanent and substantial construction and are capable of conversion without major or complete reconstruction if this is appropriate;**
- g) **The new buildings do not occupy a larger area than the buildings they replace nor result in a significant additional impact on the surrounding countryside.**

#### **Light Pollution**

**7.21** New developments, especially commercial and leisure facilities are frequently floodlit for security reasons. Floodlighting can enhance buildings in some circumstances but excessive lighting can also be intrusive and cause a nuisance. Bright lighting can be visible for a considerable distance, causing light pollution, and in rural areas it can significantly alter the character of a dark location, disturbing wildlife and the natural environment.

**7.22** Any development proposals should give careful consideration to the amount and type of lighting associated with the scheme so that only the minimum necessary for safety and security is provided and that nuisance is not created for neighbouring properties. The character of an area and the natural environment should not be unduly subject to light pollution.

**Policy BNE6: Light Pollution**

Applications for development requiring, or likely to require, external lighting must include details of the lighting scheme as part of the application. Lighting schemes will be permitted provided the applicant demonstrates that:

- a) The amount of lighting is the minimum required for security and public safety; and
- b) Light spillage will be minimised; and
- c) There will be no nuisance to neighbours or adverse effect on the character of an area.

**Unstable Land**

**7.23** The Framework refers to preventing both new and existing development being put at unacceptable risk from, or being adversely affected by land instability. As a Local Authority, we are able to draw attention to the general areas where subsidence may occur, however the onus of proof that any instability can be overcome rests with the applicant. Unstable land is most likely to arise in connection with former coal workings such as in and around Adlington (including Anderton and Heath Charnock), Coppull and Chorley Town.

**Policy BNE7: Unstable Land**

Applications for development on unstable or potentially unstable land must be accompanied by a stability report identifying the relevant issues and how they will be overcome and demonstrating all of the following:

- a) There is no unacceptable risk to the occupiers of the developing or neighbouring land.
- b) There is no threat to the structural integrity of any building built, or to be built, on or adjacent to the site.
- c) The development would not cause the instability of adjoining land or buildings.
- d) That adequate measures to alleviate any gas emissions can be provided and that arrangements have been made for regular monitoring.
- e) Before any work begins, a scheme of remedial work, and where appropriate of maintenance arrangements, has been approved by the planning authority in writing.
- f) That all the remedial work proposed in a scheme approved by the planning authority has been completed before the development is first occupied.

**The Historic Environment**

**7.24** The importance of the historic environment is confirmed in the Framework section on conserving and enhancing the historic environment. The Framework states that Local Authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. They should take into account:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness and
- Opportunities to draw on the contribution made by the historic environment to the character of place.

**7.25** Core Policy 16: Heritage Assets seeks to protect and enhance heritage assets. The historic environment is a non-renewable resource and once harmed, buildings and places can lose their character and their significance. A sustainable environment is one in which future generations will have the same opportunity as people today

to enjoy, study and make use of our heritage assets. There are many alterations that can needlessly harm what is special about the borough's historic environment and these will be strongly resisted. For this reason there is a presumption in favour of the conservation and enhancement of the borough's historic environment.

- 7.26** Chorley Council may from time to time make Article 4 Directions to protect parts of the historic environment that, if lost, would harm the significance, appearance, character and setting of a heritage asset or the surrounding historic environment. Chorley Council will collate information on the borough's historic environment including maintaining up to date Conservation Area Appraisals and Management Strategies; a Local List of heritage assets of significance to the borough and make this publicly available through the website and the Historic Environment Record.

#### **Heritage Assets**

- 7.27** The historic environment contributes to the enjoyment of life in the borough and provides a unique sense of place. As a Council, we have a duty to conserve and enhance the significance, character and appearance of the borough's historic environment when carrying out its statutory functions and through the planning system.
- 7.28** Chorley has a wide range of heritage assets across the Borough. Our nine Conservation Areas include the town centre and rural settlements. The Borough has around 500 statutory listed buildings which include former farmhouses, mill buildings and many churches; all buildings that are of nationally recognised interest. A full schedule of listed buildings within the Borough can be found on Chorley Council's website.
- 7.29** Chorley Council will endeavour to help applicants identify feasible climate mitigation solutions through pre-application discussions which minimise the impact on heritage assets. Where conflict between climate change objectives and the conservation of heritage assets does occur, the public benefit of mitigating the effects of climate change will be weighed against any harm to the significance of heritage assets

- 7.30** Heritage assets are buildings, monuments, sites, places, areas or landscapes that have heritage significance. They include designated heritage assets such as listed buildings and conservation areas and locally important assets such as locally listed buildings and locally important areas. The more important the asset, the greater the weight that will be given to its conservation. Where a proposed development will lead to substantial harm or total loss of significance of a designated heritage asset, consent will only be granted where it can be demonstrated that the substantial public benefits outweigh that harm or loss as set out in Para 133 of the Framework.

#### **Policy BNE8: Protection and Enhancement of Heritage Assets**

- a) Applications affecting a Heritage Asset or its setting will be granted where it:**
- i. Is in accordance with the Framework and relevant English Heritage guidance;**
  - ii. Takes full account of the findings and recommendations in the Council's Conservation Area Appraisals and Management Proposals;**
  - iii. Is accompanied by a satisfactory Heritage Statement (as defined by Chorley Council's advice on Heritage Statements) and;**
- b) Applications will be granted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself and the surrounding historic environment and where they have consideration for the following:**
- i. The conservation of features and elements that contribute to the heritage asset's significance and character. This may include: chimneys, windows and doors, boundary treatments, original roof coverings, shop fronts or elements of shop fronts in conservation areas, as well as internal features such as fireplaces, plaster cornices, doors, architraves, panelling and any walls in listed buildings;**
  - ii. The reinstatement of features and elements that contribute to the heritage asset's significance which have been lost;**
  - iii. The conservation and, where appropriate, the enhancement of the space in between and around buildings as well as front, side and rear gardens;**
  - iv. The removal of additions or modifications that are considered harmful to the significance of any heritage asset. This may include the removal of pebbledash, paint from brickwork, non-original style windows, doors, satellite dishes or other equipment;**
  - v. The use of the Heritage Asset should be compatible with the conservation of its significance (i.e. uses that are not compatible with or damaging to the significance of the Heritage Asset should be avoided);**
  - vi. Historical information discovered during the application process shall be submitted to the Lancashire Historic Environment Record.**

**Development involving the demolition or removal of significant heritage assets or parts thereof will be granted only in exceptional circumstances which have been clearly and convincingly demonstrated to be in accordance with the requirements of the Framework.**

#### **Locally Important Areas and Buildings**

- 7.31** Not all of Chorley's heritage is nationally designated and it is important that we recognise the value of our 'local' historic environment in planning for the future.
- 7.32** In recognition of this, Chorley Council maintains a list of Locally Important Buildings which may include buildings, structures, street furniture, war memorials, and more if it is of significance to the Borough. A full list of Locally Important Buildings can be found on our website [www.chorley.gov.uk](http://www.chorley.gov.uk)

**7.33** There may also be areas that are considered to be historically significant on a more local level, in effect being “Locally Important Areas”. These include, for example, areas of lower density housing where the character and distinctiveness of the houses and private residential gardens is worthy of extra protection from development pressures.

**7.34** The following areas have been identified as Locally Important Areas, as shown on the Policies Map:

- Sections of Queens Road and Windsor Road with adjacent elements of Southport Road, Chorley
- Gillibrand Walks, Chorley adjacent to Trinity Methodist Church
- Top o’ th’ Lane, Brindle

**7.35** This list is not exhaustive and Chorley Council will continue to survey areas and give consideration to the creation of further locally important areas. Consideration of buildings and areas will be based upon the following criteria:

- Does the building/area display architectural quality in design or construction?
- Was the building designed by a notable local or regional architect?
- Is the building/area in original condition retaining many original features?
- Does the building/area have any local significance – is it associated with local social history – events or people?
- Does the area embody definable landscape character – mature trees, green space?
- Does the building/area include rare or unusual survivals of architectural styles or details?

**7.36** Any designation will be preceded by a period of consultation similar to that used for the designation of Conservation Areas.

**Scheduled Monuments**

**7.37** There are ten Scheduled Monuments within the Borough as shown on the Policies Map. These are sites of national archaeological importance and the Council will seek their ongoing conservation and protection:

- The Headless Cross, Grimeford
- RoundLoaf Barrow, Anglezarke
- Pike Stones Long Barrow, Anglezarke
- Clayton Hall, Clayton-le-Woods
- Noon Hill Ring Cairn
- Winter Hill Round Barrow
- Bradley Hall (Moated Site), Eccleston
- Ingrave Farm (Moated Site), Eccleston
- Bretters Farm (Moated Site), Heath Charnock
- Croston Town Bridge, Croston

**Historic Parks and Gardens**

**7.38** Astley Park, Lever Park, Rivington Gardens and Hoghton Tower are designated as Historic Parks and Gardens under the National Heritage Act 1983. These areas are shown on the Policies Map and have historic layouts and features which make them of special historic interest. Development should aim to conserve and enhance the character and appearance of historic parks and gardens.

**Conservation Areas**

**7.39** There are a total of nine Conservation Areas within the Borough as shown on the Policies Map. Currently, Chorley Council has produced appraisal and management proposals for five of these conservation areas, and is in the process of preparing the outstanding proposals. The following are designated Conservation Areas:

- |             |  |   |
|-------------|--|---|
| <b>7.40</b> | <ul style="list-style-type: none"> <li>• St Laurence’s</li> <li>• Rivington</li> <li>• Brindle</li> <li>• Abbey Village</li> </ul> | <ul style="list-style-type: none"> <li>• Bretherton*</li> <li>• Croston*</li> <li>• White Coppice*</li> <li>• Withnell Fold*</li> </ul> |
|-------------|--|---|



*\* Appraisal and management proposals are still to be prepared.*

### **Natural Environment**

**7.41** The Framework states that the planning system should contribute to and enhance the natural and local environment by:

- Protecting and enhancing valued landscapes, geological conservation interests and soils
- Recognising the wider benefits of ecosystem services
- Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

**7.42** It requires that Local Planning Authorities set out criteria based policies against which proposals for any development on or affecting potential wildlife or geodiversity sites or landscape areas will be judged. It states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils; recognising the wider benefits of ecosystem services; and minimising impacts on biodiversity and providing net gains in biodiversity where possible.

**7.43** The importance of the natural environment to all cannot be overstated. Natural resources, flora, fauna and their ecosystems are vital to our very existence on the planet. One of the key aims of planning, in the words of Natural England, is to, "...conserve, enhance and restore the diversity of England's wildlife and geology by sustaining, and where possible improving, the quality and extent of natural habitat and geological and geomorphological sites; the natural physical processes on which they depend; and the populations of naturally occurring species which they support." Furthermore, Natural England continues, Local Development Frameworks should "identify any areas or sites for the restoration or creation of new priority habitats which contribute to regional targets, and support this restoration or creation through appropriate policies."

**7.44** Core Strategy Policy 18 – Green Infrastructure seeks to manage and improve environmental resources. The important contribution landscape makes to areas distinctiveness is also highlighted in Core Strategy Policy 21 – Landscape Character Areas, and Policy 17 – Design of New Buildings - which require new development to be well integrated into the landscape.

### **Designated Environmental Sites**

**7.45** Sites of Special Scientific Interest (SSSI) are statutory sites of national conservation value. There are at present only two SSSIs in Chorley Borough, at White Coppice and Charnock Richard. The locations of these sites are shown on the Policies Map.

**7.46** Similarly, at a more local level, sites that make a significant contribution to the natural diversity of the Plan area and are worthy of protection in their own right have been identified on the Policies Map. These include Biological Heritage Sites (BHS) and Geological Heritage Sites (GHS).

**7.47** All sites with international, national and local environmental designations are recognised by the Core Strategy and are afforded a level of protection from any adverse impacts of development through Core Strategy Policy 22- Biodiversity and Geodiversity.

### **Trees and Woodlands**

**7.48** Trees and woodlands also make a significant contribution to the visual quality of the environment both in the countryside and in towns. The area of land covered by trees has decreased over time but there are still areas of ancient woodland and many fine specimen trees in the Borough. The remaining trees and woodlands need to be protected for the enjoyment of future generations. Hedgerows and trees, particularly stands of trees and woodlands, can provide habitats for wildlife and help to reduce carbon dioxide levels in the air around us. Therefore, wherever a loss of tree cover or a hedgerow is considered unavoidable during development, Chorley Council will require replacements to be provided.



- 7.49** Trees are also very important landscape features in Conservation Areas and contribute greatly to providing an attractive setting to historic areas. Their loss, or indeed inappropriate works to them, can have a marked and detrimental effect on the character and appearance of Conservation Areas. Trees shown to be of significant landscape value to a Conservation Area will be protected by placing Tree Preservation Orders. All works to trees in Conservation Areas need to be clearly justified and any proposals accompanied by an assessment from a suitably qualified arboriculturalist.
- 7.50** All Ancient Woodland areas in the Borough are designated as Biological Heritage Sites and are therefore afforded protection through Core Strategy Policy 22: Biodiversity and Geodiversity.
- 7.51** Protection of some hedgerows of historic or nature conservation importance is given through the Hedgerows Regulations 1997 which are administered by Chorley Council.

#### **Policy BNE9: Trees**

**Development proposals which would result in the loss of trees and/or involve inappropriate works to trees which contribute positively to the character and appearance of a Conservation Area will not be permitted. The removal of such trees will only be permitted in exceptional circumstances and where consent is granted, replacement trees will be required to be planted.**

**Proposals that would result in the loss of trees, woodland areas or hedgerows which make a valuable contribution to the character of the landscape, a building, a settlement or the setting thereof will not be permitted.**

**Replacement planting will be required where it is considered that the benefit of the development outweighs the loss of some trees or hedgerows. Tree planting will be required as part of new development proposals and an associated maintenance scheme. Tree Preservation Orders will be used to protect trees of landscape or townscape significance.**

#### **Species Protection**

- 7.52** Nature conservation designations are not always related to sites. Part 1 of the Wildlife and Countryside Act 1981 (as amended) sets out the protection that is given to specific wild animals and plants. Every five years this list of protected species is reviewed. Some species, for example, badgers, are given protection under their own legislation, the Protection of Badgers Act 1992. European protected species, which includes all species of bat in Britain, are given additional protection under the Conservation of Habitats and Species Regulations 2010. The presence of a protected species is a material consideration when considering development proposals. The planning system has, therefore, an important role to play in the implementation of the legislation relating to protected species.
- 7.53** Amongst other things, it is an offence to damage the resting or breeding places of protected animals and to destroy protected plants. Chorley Council may require applicants to commission a survey by a suitable specialist to identify the extent of the protected species on a site and to assess the effect of their proposals. In some cases this may involve survey work at an appropriate time of the year. English Nature is consulted on any planning applications which would affect a protected species and Chorley Council has a duty to inform applicants of their obligations under the legislation which is additional to that provided by the planning system.
- 7.54** Priority will be given to the in situ conservation of protected species which can often be achieved through careful design, landscaping, timing and method of development. The option of translocation will only be considered where the benefits of the development outweigh the value of in situ conservation. Government guidance is available for developers. Development affecting a European Protected Species will only be permitted where the requirements of the Conservation of Habitats and Species Regulations 2010 can be met. Planning conditions and, where appropriate, planning agreements will be used to secure suitable safeguards and management to sustain the population of the protected species. Where Chorley Council considers that satisfactory provisions have not been provided or cannot be achieved, then development will be considered inappropriate.

**Policy BNE10: Species Protection**

Planning permission will not be granted for development which would have an adverse effect on a protected species unless the benefits of the development outweigh the need to maintain the population of the species in situ. Should development be permitted that might have an effect on a protected species planning conditions or agreements will be used to:

- a) Facilitate the survival of the individual species affected;
- b) Reduce the disturbance to a minimum; and
- c) Provide adequate alternative habitats to sustain the viability of the local population of that species.

## 8. Promoting Health and Wellbeing

### Core Strategy Objectives

- SO18: To improve the health and wellbeing of all Central Lancashire's residents and reduce the health inequalities that affect the more deprived areas.
- SO19: To improve access to health care, sport and recreation, open green spaces, culture, entertainment, and community facilities and services, including healthy food.
- SO20: To create environments in Central Lancashire that help to reduce crime, disorder and the fear of crime, especially in the more deprived areas which often experience higher levels of crime.

### Key Core Strategy Policies

- Policy 23: Health
- Policy 24: Sport and Recreation
- Policy 25: Community Facilities

### Introduction

- 8.1** Health and wellbeing is identified as one of the Core Strategy's main cross cutting themes as many aspects of planning policy contribute to achieving and maintaining better health.
- 8.2** The Core Strategy sets out a number of proposals to promote health and wellbeing including the provision and protection of health care facilities, sport and recreation facilities and community facilities. This Local Plan achieves this by protecting existing facilities and allocating land for new facilities.

### Open Space, Sport and Recreational Facilities

- 8.3** Access to open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of residents. For this reason, the Core Strategy aims to protect existing open spaces and sport and recreational facilities in the Borough unless they are proven to be surplus to requirements or unless improved alternative provision is made. The Core Strategy also states that sites for major new facilities will be identified where there is evidence of need.
- 8.4** An Open Space Study and Playing Pitch Strategy have been produced which set minimum local standards for provision and identify any deficiencies in provision. These local standards will be applied to all housing developments and are included in policies HS4A: Open Space Requirements in New Housing Developments and HS4B: Playing Pitch Requirements in New Housing Developments. The majority of deficiencies can be addressed by seeking new open space, sport and recreation provision from new housing developments. In some cases, suitable land has been identified and allocated for new provision. The Open Space Study recommends new allotment provision in the Borough. This is addressed in Policy HW6. The Playing Pitch Strategy identifies the need for a new playing pitch in Croston. A potential site has been identified and discussions are currently taking place with the landowner.
- 8.5** Any planning applications for new open space, sport and recreational facilities, including ancillary facilities such as changing facilities, toilets and parking will be assessed against Policy HW1: New Open Space, Sport and Recreational Facilities.

**Policy HW1: New Open Space, Sport and Recreational Facilities**

Proposals for the provision of new open space, sport and recreational facilities or extensions to existing facilities will be permitted if all of the following criteria are met:

- a) There is a proven need or demand for the facility;
- b) The development will not have an adverse impact on the local environment or visual character of the landscape;
- c) The development will not result in the loss of the best and most versatile agricultural land (Grades 1, 2 and 3);
- d) The development will not cause harm to a site of nature conservation value;
- e) The development will not harm the amenities of local residents;
- f) The site is accessible by a choice of means of transport other than the private car and the traffic generated would not have a severe impact on the highway network.

Ancillary development for an existing open space, sport or recreational facility will be permitted if all of the following criteria are met:

- i. It is in connection with and will enhance the recreational and/or amenity value of the open space.
- ii. It is of a size and scale which does not detract from the character of the open space.
- iii. It will not have a detrimental effect on any site of nature conservation value.
- iv. It does not result in the loss of any other sporting facility on the site.

A potential site for playing pitches is identified at the following location and is subject to further consideration:

**HW1.1 Land off Westhead Road, Croston**

- 8.6** The Open Space Study assessed the quality and value of all areas of open space in the Borough, with the exception of areas of amenity greenspace and natural/semi-natural greenspaces below 0.2 hectares as it is considered that sites below this size have less recreational value. These sites however provide valuable visual amenity and will continue to be protected from development. The quality and value assessment was used to decide which areas of open space should continue to be protected.
- 8.7** The Policies Map identifies areas of land in use as amenity greenspace, provision for children/young people, parks and gardens, natural and semi-natural greenspace, green corridors and playing pitches to be protected. Other areas of land which are currently in use as, or were last used as, open space, sport or recreational facilities not identified on the Policies Map are also protected.
- 8.8** Ancillary facilities such as changing facilities, toilets and parking will also be protected from redevelopment where they are necessary to sustain the continued use of the open space, sport or recreational facility.

**Policy HW2: Protection of Existing Open Space, Sport and Recreational Facilities**

Land and buildings currently or last used as, or ancillary to, open space or sports and recreational facilities will be protected unless:

- a) Alternative facilities of an equivalent or enhanced standard are provided nearby before the existing facilities cease to be available; or
- b) It can be demonstrated that the loss of site would not lead to a deficit of provision in the local area in terms of quantity and accessibility; and
- c) The site is not identified as being of high quality and/or high value in the Open Space Study; and
- d) It can be demonstrated that retention of the site is not required to satisfy a recreational need in the local area; and
- e) The site does not make a significant contribution to the character of an area in terms of visual amenity.

**Valley Parks**

**8.9** Chorley Borough has three Valley Parks, namely Yarrow Valley, Cuerden and Chapel Brook. These parks consist of attractive areas of countryside, and have considerable recreational value due to their location adjacent to the main urban centres of Chorley Borough.

**8.10** Chapel Brook at Euxton is a separate area of countryside with a similar role to play as a Valley Park. Some additional land at Chapel Brook West has been acquired by Chorley Council and, together with the southern end of the housing site at School Lane, Euxton, has formed a valuable extension to the park lying immediately adjacent to the village.

**Policy HW3: Valley Parks**

**Proposals to enhance the recreational value of the Valley Parks at Yarrow Valley, Cuerden and Chapel Brook will be permitted if it can be demonstrated that they would not detract from the amenity, recreational and wildlife value of the Valley Parks.**

**The Leeds and Liverpool Canal**

**8.11** The Leeds and Liverpool Canal is an important heritage and recreational resource, and the Canal and Rivers Trust encourages the inclusion of proposals for the conservation and recreational use of canals in Local Plans. Awareness of pleasure boating on canals is increasing, and there is a clear need for additional moorings locally. These would generally be encouraged on off-canal marina developments rather than linear facilities.

**Policy HW4: The Leeds and Liverpool Canal**

**Proposals for tourism or recreational facilities along the canal will be permitted provided that all of the following criteria are satisfied:**

- a) The historic character of the waterway will not be damaged.
- b) The water quality or ecological value of the canal will not be damaged.
- c) The design reflects the character and appearance of the surrounding area.

**Allotments**

- 8.12** The recreational and environmental benefits of allotment gardens are widely accepted. Allotments provide valuable green space within the Borough and this is recognised by the Core Strategy, which aims to help reduce health inequalities by safeguarding and encouraging the role of allotments. The Central Lancashire authorities have jointly prepared a Supplementary Planning Document on Access to Healthy Food which promotes the creation of more allotments and encourages community food growing opportunities.
- 8.13** An Open Space Study has been produced which recommends new allotment provision in Adlington, Croston, Euxton and Whittle-le-Woods to address identified deficiencies in quantity and accessibility. New allotment sites have been allocated Euxton and Whittle-le-Woods and will be protected for such use. A number of potential sites are currently being considered in Adlington and Croston and discussions are taking place with landowners. In addition to these sites, the Council is committed to providing more allotment sites across the Borough to meet the high level of demand and large waiting list in the Borough. These will be brought forward through the development control process.

**Policy HW5: Allotments**

**The redevelopment of land which is currently or was last used for allotments will only be permitted if:**

- a) **It is demonstrated that the site is surplus to requirements; or**
- b) **An equivalent and equally convenient provision of allotments is laid out and made available elsewhere.**

**New allotments will be provided at the following sites:**

- HW5.1 Manor Road, Clayton Brook/Green (site has planning permission)**
- HW5.2 Land at Sylvesters Farm, Euxton**

**Potential sites are also identified at the following locations and are subject to further consideration:**

- HW5.3 Land adjacent to Bolton Road, Adlington**
- HW5.4 Harrison Road, Adlington**
- HW5.5 Land East of Station Road, Croston**

**Health and Community Facilities and Related Uses**

- 8.14** New and improved health facilities in the Borough have been identified by NHS Central Lancashire over the plan period to meet expected demand. Chorley and South Ribble Clinical Commissioning Group is responsible for the provision of health care facilities in the Borough. The projects that have already been completed are the extension and refurbishment of Euxton Medical Centre, the enhancement of Eccleston Medical Centre and Adlington Clinic and a new surgery at Buckshaw Village. A new Health Centre on Friday Street, Chorley is also identified as a health project.
- 8.15** Where other schemes come forward Chorley Council will assess the scheme against the relevant policies in this Local Plan.
- 8.16** The Core Strategy encourages the provision of new community facilities and protection of existing community facilities including community centres, village and church halls, places of worship, public houses, children’s centres, libraries and health facilities. They act as the focus of community activity and contribute towards community cohesion. Local shops are protected under Policy EP8: Existing Local Shops.

- 8.17** This Local Plan seeks to safeguard existing facilities within the Borough. The Council will require any application for planning permission for a proposed change from a community use to be accompanied by the submission of a report demonstrating the criteria within Policy HW6: Community Facilities.

#### **Policy HW6: Community Facilities**

**Development proposing the change of use or loss of any premises or land currently or last used as a community facility (including community centres, village and church halls, places of worship, public houses, children's centres, libraries and health facilities) will be permitted where it can be demonstrated that:**

- a) **The facility no longer serves the local needs of the community in which it is located; and**
- b) **Adequate alternative provision has been made, or is already available, in the settlement or local area; and**
- c) **The use is no longer financially viable; and**
- d) **The facility is in an isolated location remote from public transport routes; or**
- e) **There is an amenity or environmental reason why the facility is no longer acceptable.**

#### **Burial Facilities**

- 8.18** Chorley Borough contains facilities for traditional methods of burial and cremation, with a number of cemeteries and a crematorium at Charnock Richard.
- 8.19** Chorley Council owns two cemeteries at Adlington and Chorley. An extension to Chorley Cemetery is now being used for burials. An extension to Adlington Cemetery is required to provide additional burial facilities.
- 8.20** A potential allotment site (HW6.4) is being considered adjacent to the proposed cemetery extension in Adlington. If this potential site is allocated for allotments, access may be required through the proposed cemetery extension and allotments may be incorporated into the final design of the cemetery extension.

#### **Policy HW7: Crematoria and Burial Facilities**

**Land is reserved for additional burial facilities at:**

**HW7.1 Chapel Street, Adlington**

#### **Hot Food Takeaways**

- 8.21** The government is committed to promoting healthier communities. Their research highlights the need for Local Authorities to manage the concentration of fast food outlets as a means of combating the known adverse impact on community health.
- 8.22** The Central Lancashire authorities have jointly prepared a Supplementary Planning Document (SPD) on Access to Healthy Food. This compliments the Core Strategy and expands upon Policy 23: Health. Its primary aim is to address the lack of access to healthy food choices due to the concentration of fast food takeaways in some locations, particularly in areas of poor health. The SPD identifies 400m exclusion zones around primary schools, secondary schools and sixth form colleges (either within or outside Local Education Authority controls) excluding Chorley Town Centre where planning permission will not be given for new hot food takeaways (Use Class A5).
- 8.23** Proposals for hot food takeaways will only be permitted in Chorley Town Centre and in District and Local Centres outside of the 400 metre exclusion zone where it would not result in an overconcentration of hot food takeaways to the detriment of the retail function of the centre as a whole. Proposals for hot food takeaways in these locations will be assessed against Policies EP6: Chorley Town Primary Shopping Area, Primary and Secondary Frontages and EP7: Development and Change of Use in District and Local Centres.

## 9. Tackling Climate Change

### Core Strategy Objectives

- SO21: To reduce energy use and carbon dioxide emissions in new development.
- SO22: To encourage the generation and use of energy from renewable and low carbon sources.
- SO23: To manage flood risk and the impacts of flooding especially at Croston.
- SO24: To reduce water usage, protect and enhance Central Lancashire's water resources and minimise the pollution of water, air and soil.

### Key Core Strategy Policies

- Policy 27: Sustainable Resources and New Developments
- Policy 28: Renewable and Low Carbon Energy Schemes
- Policy 29: Water Management
- Policy 30: Air Quality
- Policy 31: Agricultural Land

### Introduction

**9.1** Tackling climate change is a cross cutting theme of the Core Strategy. Improving the energy efficiency of new developments and encouraging renewable and low carbon energy generation in the Borough are key aims of the Core Strategy.

### Energy Efficiency of New Developments

**9.2** The Core Strategy requires all new developments to be designed and built in a sustainable way and requires new buildings to reach specific levels of the Code for Sustainable Homes and BREEAM. Although the policies within the Core Strategy are not site specific, the potential of a site to be supplied with decentralised, renewable or low carbon energy will be taken into account when determining planning applications.

**9.3** The Central Lancashire Supplementary Planning Document 'Design Guide' also includes resources and efficiency as one of six key design principles to be applied to new developments.

### Sites for Renewable Energy Generation

**9.4** Government guidance encourages local authorities to consider identifying areas suitable for renewable and low carbon energy. Any formal proposals received by the Council for renewable or low carbon energy schemes will be supported provided they meet the criteria set out in Policy 28 of the Core Strategy.

### Managing Flood Risk

**9.5** This Local Plan contributes to adapting to the effects of climate change, which includes increased summer temperatures and a higher risk of flooding or droughts, by directing development away from areas of high flood risk. Research has shown that, whilst flood risk is generally low in Central Lancashire, parts of Croston are at higher risk. The Core Strategy does not therefore encourage development in Croston or any other high flood risk areas.

**9.6** There is also a risk of sewer flooding in areas of Euxton. This has been taken into account in deciding the amount of land allocated for development in the locality.

### Agricultural Land

**9.7** The Core Strategy aims to protect the best and most versatile agricultural land (Grades 1, 2 and 3a). This has been taken into account in deciding allocations for development.



# APPENDIX A

## Sites not carried forward from Preferred Option

Housing Sites No Longer Proposed For Allocation					
Preferred Option Site Reference	Location	Greenfield or Brownfield	Number of Housing Units	Gross Residential Area (ha)	Reason
HS1.5	Cowling Mill, Cowling Brow, Chorley	B	63	2.4	Site is partly located within Flood Zones 2 & 3 where there is a medium/high probability of flooding. National policy in the Framework states that inappropriate development should be directed away from areas at highest risk of flooding.
HS1.9	Land off Froom Street, Chorley	G	36	2.4	There are access constraints and limited evidence to indicate that the site is developable.
HS1.16	Commercial Premises, Cottam Street, Chorley	B	15	0.3	Site too small to allocate, but units have planning permission and contribute towards housing commitments.
HS1.19	Land at Worthy Street/Buchanan Street, Chorley	G/B	10	0.3	Site too small to allocate, but units have planning permission and contribute towards housing commitments.
HS1.29	Land at Babylon Lane, Adlington	G	36	2.0	This is a small Greenfield site that is no longer needed to meet housing requirements. Additional housing is now proposed at HS1.24 Land adjacent to Bolton Road housing site in Adlington.
HS1.30	Fairview Farm, Adlington	G	37	1.2	Site now completed
HS1.46	Land to rear of 23 Birchin Lane, Whittle-le-Woods	G	11	0.4	Site now completed
HS1.47	Rear of 243 – 281 Preston Road, Whittle-le-Woods	G	10	0.7	Site now completed
HS1.49	Dog and Partridge, Chorley Lane, Charnock Richard	G	28	1.0	Site now completed apart from 1 unit

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## Appendix B

### New Site Suggestions Received since Preferred Option stage.

#### SA – Sustainability Appraisal

Ref	Site Address	Proposed Use	Sustainability Appraisal Band	Decision
PO/135	Stagecoach Garage, Eaves Lane, Chorley	Housing	N/A - filtered out in accordance with s3.1 of SA Report	Do not allocate - Site too small (below 0.4 ha)
PO/333	Goodyear Business Park, Mawdesley	Housing	N/A - filtered out in accordance with s3.1 of SA Report	Do not allocate - Not in conformity with Core Strategy Policy 1: Locating Growth (not within specified settlement)
PO/357	Southworth Farm, Wigan Road, Clayton-le-Woods	Housing	N/A - filtered out in accordance with s3.1 of SA Report	Do not allocate - Site too small (below 0.4 ha)
PO/415 & CHO370	Land at Tincklers Lane, Eccleston	Housing	C	Do not allocate – retain as Safeguarded Land. There are other sites with planning permission for housing in Eccleston and another more sustainable and deliverable site available. This site is not required to meet housing targets for Rural Local Service Centres.
PO/432 & CHO371	Land off Cross Keys Drive, Whittle-le-Woods	Housing	C	Do not allocate – retain as Safeguarded Land. There are more sustainable sites available in the settlement. Other sites have been allocated that fall within the same SA band but these sites are considered to be more suitable and deliverable. There are issues with access to the site. It is not needed to meet the housing target for Urban Local Service Centres.
PO/1910	Land at Sharratts Path, Dob Brow, Charnock Richard	Housing	N/A - filtered out in accordance with s3.1 of SA Report	Do not allocate - Not in conformity with Core Strategy Policy 1: Locating Growth (not within specified settlement)
PO/1931	Weldbank House and Bankside, Weldbank Lane, Chorley	Housing	B	Do not allocate - Site already submitted (site ref CH0052) and SA undertaken at Preferred Option Stage. Was allocated for employment in Preferred Option DPD. Site has now been formally withdrawn from process.
PO/1931 & CHO54	Land off Mountain Road, Coppull	Housing	C	Allocate for housing - Site already submitted for housing (site ref CH0054) and SA undertaken at Preferred Option stage. Existing open space allocation was retained in Preferred Option DPD. Open Space Study has now been published and open space allocation reviewed. Site was not assessed in Open Space Study as it was identified as not being accessible. It is considered that the site no longer serves an open space function as development has taken place around it making it secluded. It also does not serve any visual amenity value.
PO/1931	Land at Rydal House, Chorley Hall Road, Chorley	Housing	A	Allocate for housing - Site is adjacent to a piece of land allocated for housing in the Preferred Option DPD. Site has been added to proposed housing allocation and carried forward to Publication DPD. SA of this piece of land not undertaken as it would score the same as the adjacent land which scored Band A.
PO/1931 & CHO372	Land off Chorley Old Road/ Swansley Lane, Clayton Brook/Green	Housing	C	Allocate for housing - LCC no longer require the school allocation on this site. The site is considered to be suitable and deliverable for housing. There is limited land available in the settlement and this site will help to meet housing targets for Urban Local Service Centres.

Ref	Site Address	Proposed Use	Sustainability Appraisal Band	Decision
CHO373	Land adjacent Northgate Drive, Chorley	Housing	B	Allocate for housing - The site is in a sustainable location and will help to meet the housing target for Key Service Centres. Some less developable sites in Chorley Town have been de-allocated.
CHO374	Land at Southport Road, Chorley	Housing	B	Allocate for housing - An Open Space Study has been produced and the proposed playspace allocation is no longer required. Site is in a sustainable location and will help to meet the housing target for Key Service Centres. Some less developable sites in Chorley Town have been de-allocated.
CHO375	Land at Greenside, Euxton	Housing	B	Allocate for housing - Site is in a sustainable location and will help to meet the housing target for Urban Local Service Centres.

# APPENDIX C SCHEDULE OF DEVELOPMENT MANAGEMENT POLICIES

Preferred Option Policy No.	Preferred Option Policy Title	Changes made to policy in Publication DPD?	Details of Changes	Publication Policy No.	Publication Policy Title
<b>VISION</b>					
-	-	New Policy	New policy introduced to cover development within settlement boundaries.	V1	Settlement Areas
<b>CATERING FOR SUSTAINABLE TRAVEL</b>					
ST1	Provision or improvement of footpaths, cycleways, bridleways and their associated facilities in existing networks and new development	Yes	Merged with Policy ST2 and minor changes to policy wording.	ST1	New Provision or Improvement of Footpaths, Cycleways, Bridleways and their associated facilities in existing networks and new development.
ST2	New cycle routes	Yes	Merged with Policy ST1 and proposed schemes updated.	ST1	New Provision or Improvement of Footpaths, Cycleways, Bridleways and their associated facilities in existing networks and new development.
ST3	Rail facilities, electrification and improvement	Yes	Minor changes to policy wording and proposed schemes updated.	ST2	Rail Facilities, Electrification and Improvement
ST4	Road schemes and development access points	Yes	Minor changes to policy wording removing development access points from the text following advice from LCC and proposed schemes updated.	ST3	Road Schemes and Development Access
ST5A	Car parking standards	No	Policy updated and minor text changes	ST4	Parking Standards
ST5B	Residential car parking standards	Yes	Policy deleted. No longer required as covered by Policy ST4 and NPPF.	-	-
<b>HOMES FOR ALL</b>					
HS1	Housing site allocations	Yes	Changes made to housing allocations. Some sites have been de-allocated and new sites allocated.	HS1	Housing Site Allocations
HS2	Phasing of housing development	No		HS2	Phasing of Housing Development
HS3	Windfall housing sites	Yes	Policy deleted. No longer required as covered by other policies within the Plan and the NPPF.	-	-
HS4	Private residential garden development	Yes	Policy amended to allow infill development in gardens and cover proposals for residential garden development in all locations.	HS3	Private Residential Garden Development
HS5	Sub-division/conversion of dwellings into flats and the conversion of non-residential properties to residential use	Yes	Policy deleted. No longer required as covered by other policies within the Plan.	-	-
HS6	Open space requirements in new housing developments	Yes	Policy updated following results of an Open Space Study. New open space standards have been set based on recommendations in study.	HS4A	Open Space Requirements in New Housing Developments

Preferred Option Policy No.	Preferred Option Policy Title	Changes made to policy in Publication DPD?	Details of Changes	Publication Policy No.	Publication Policy Title
-	-	New Policy	New policy to set out new playing pitch standard recommended in Playing Pitch Strategy.	HS4B	Playing pitch requirements in new housing developments
HS7	House extensions in settlements excluded from the Green Belt	Yes	Merged with Policy HS12 and expanded to cover house extensions in all locations.	HS5	House Extensions
HS8	Rural infilling	Yes	Minor changes to policy wording to amend the definition of infill and better reflect NPPF.	HS7	Rural Infilling
HS9	Residential development within rural settlements excluded from the Green Belt	Yes	Policy deleted. Covered by Core Strategy Policy 1.	-	-
HS10	Rural affordable housing – rural exception sites	Yes	Minor changes to policy wording.	HS8	Rural Affordable Housing - Rural Exception Sites
HS11	Conversion of rural buildings in the Green Belt and other designated rural areas	Yes	Minor changes to policy wording.	HS9	Conversion of Rural Buildings in the Green Belt and Other Designated Rural Areas
HS12	Rural replacement dwellings and extensions	Yes	Policy amended to cover replacement dwellings in all locations. Criteria relating to extensions have been moved to Policy HS5.	HS6	Replacement Dwellings
HS13	Removal of agricultural occupancy conditions	Yes	Policy retitled and expanded to include additional agricultural workers dwelling controls.	HS10	Agricultural Workers' Dwellings in the Countryside
<b>ECONOMIC PROSPERITY</b>					
EP1	Employment site allocations	Yes	Some employment allocations have been removed as the proposed provision of employment land in the Core Strategy was reduced following the Examination.	EP1	Employment Site Allocations
-	Botany Bay/Great Knowley	New Policy	New policy to encourage comprehensive masterplan of the two mixed use (employment and housing) allocations at this location.	EP2	Botany/Great Knowley
EP2	Development criteria for business and industrial development	No		EP3	Development Criteria for Business and Industrial Development
EP3	Employment development in residential areas	No		EP4	Employment Development in Residential Areas
EP4	Retail site allocations	Yes	A new allocation has been added following a new site in Chorley Town Centre becoming available.	EP5	Retail Site Allocations in Chorley Town
EP5	Primary Shopping Area and Primary Frontage	Yes	Merged with Policy EP6 and amended to provide further guidance on A5 uses in accordance with the Access to Healthy Food SPD.	EP6	Chorley Town Primary Shopping Area, Primary and Secondary Frontages
EP6	Secondary frontage	Yes	Merged with Policy EP5 and amended to provide further guidance on A5 uses in accordance with the Access to Healthy Food SPD.	EP6	Chorley Town Primary Shopping Area, Primary and Secondary Frontages
EP7	Development and change of use in District and Local Centres	Yes	Policy amended to provide further guidance on A5 uses in accordance with the Access to Healthy Food SPD.	EP7	Development and Change of Use in District and Local Centres

Preferred Option Policy No.	Preferred Option Policy Title	Changes made to policy in Publication DPD?	Details of Changes	Publication Policy No.	Publication Policy Title
EP8	Existing local shops	Yes	Minor changes to policy wording to specify the use class to which the policy applies.	EP8	Existing Local Shops
EP9	Development in edge-of-centre and out-of-centre locations	Yes	Minor changes to policy wording.	EP9	Development in Edge-of-Centre and Out-of-Centre Locations
EP10	Primary school allocations	No		EP10	Primary School Allocations
EP11	Further and higher education facilities	No		EP11	Further and Higher Education Facilities
<b>BUILT AND NATURAL ENVIRONMENT</b>					
-	Design criteria for new development	New Policy	New design policy introduced.	BNE1	Design Criteria for New Development
BNE1	Development in the Area of Other Open Countryside	Yes	Minor changes to policy wording.	BNE2	Development in the Area of Other Open Countryside
BNE2	Areas of Safeguarded Land	Yes	Several allocations have been deleted and are now allocated for housing and/or employment.	BNE3	Areas of Land Safeguarded for Future Development Needs
-	Areas of Separation	New Policy	New policy allocating the Areas of Separation identified in the Core Strategy and identifying appropriate uses within them.	BNE4	Areas of Separation
BNE3	Major developed sites in the Green Belt	Yes	Policy amended to cover the redevelopment of all previously developed sites in the Green Belt and minor changes to policy wording.	BNE5	Redevelopment of Previously Developed Sites in the Green Belt
BNE4	Light pollution	Yes	Minor changes to policy wording.	BNE6	Light Pollution
BNE5	Unstable land	No		BNE7	Unstable Land
BNE6	Heritage assets	Yes	Minor changes to policy wording.	BNE8	Protection and Enhancement of Heritage Assets
BNE7	Trees	No		BNE9	Trees
-	Species protection	New Policy	Policy was not carried forward from Local Plan in Preferred Option DPD but it is now being included to reflect a gap.	BNE10	Species Protection
<b>HEALTH AND WELLBEING</b>					
HW1	Playspace allocations	Yes	Policy deleted. The allocations for future playspace are no longer needed following results of Open Space Study and Playing Pitch Strategy.	-	-
HW2	Playing fields, parks, recreational and amenity open space	Yes	Policy retitled. Some changes have been made to open space allocations to be protected under this policy following results of Open Space Study and Playing Pitch Strategy (see section 6.3 below). The criteria for ancillary development has been added to Policy HW1.	HW2	Protection of Existing Open Space, Sport and Recreational Facilities
HW3	Golf, other outdoor sport and related development	Yes	Policy amended to cover proposals for all types of open space, sport and recreational facilities and ancillary facilities.	HW1	New Open Space, Sport and Recreational Facilities

Preferred Option Policy No.	Preferred Option Policy Title	Changes made to policy in Publication DPD?	Details of Changes	Publication Policy No.	Publication Policy Title
HW4	Valley Parks	Yes	Minor changes to policy wording.	HW3	Valley Parks
HW5	The Leeds and Liverpool Canal	No		HW4	The Leeds and Liverpool Canal
HW6	Allotments	Yes	Policy has been updated to identify new allotment allocations in line with the recommendations in the Open Space Study.	HW5	Allotments
HW7	Community facilities	Yes	Minor changes to policy wording to expand on types of community facilities covered by the policy and expand on criteria following production of Rural Development SPD.	HW6	Community Facilities
HW8	Crematoria and burial facilities	Yes	Two allocations for additional burial facilities have been removed from the policy as they are now in use for burials.	HW7	Crematoria and Burial Facilities

# Appendix D

## Parking Standards

Class	Broad Land Use	Specific Land Use	A	B	C	Disabled Parking		Bicycles	Motorcycles	Coaches	
			Spaces per gross floor area (unless otherwise indicated)			Up to 200 bays	Over 200 bays			Parking (minimum)	Drop off (minimum)
A1	Shops	Food retail	1 per 16sqm	1 per 15sqm	1 per 14sqm	3 bays or 6% of total	4 bays + 4% of total	1 per 140sqm (min. 2 spaces)	1 per 350sqm (min. 2 spaces)	-	-
		Non-food retail	1 per 22sqm	1 per 21sqm	1 per 20sqm	3 bays or 6% of total	4 bays + 4% of total	1 per 200sqm (min.2)	1 per 500sqm (min.2)	-	-
		Retail warehouse	1 per 60sqm	1 per 45sqm	1 per 40sqm	3 bays or 6% of total	4 bays + 4% of total	1 per 200sqm (min.2)	1 per 500sqm (min.2)	-	-
A2	Financial and professional services	Banks/building societies, betting offices, estate and employment agencies, professional and financial services	1 per 35sqm	1 per 32sqm	1 per 30sqm	3 bays or 6% of total	4 bays + 4% of total	1 per 200sqm (min.2)	1 per 500sqm (min.2)	-	-
A3	Restaurants and cafes	Restaurants, cafes/snack bars, fast food and drive through	1 per 8sqm of public floor space	1 per 6sqm of public floor space	1 per 5sqm of public floor space	3 bays or 6% of total	4 bays + 4% of total	1 space per 50sqm (min.2)	1 space per 125sqm (min.2)	Negotiated on a case by case basis	Negotiated on a case by case basis
A4	Drinking establishments	Public Houses/wine bars/other drinking establishments	1 per 8sqm of public floor space	1 per 6sqm of public floor space	1 per 5sqm of public floor space	3 bays or 6% of total	4 bays + 4% of total	1 space per 50sqm (min.2)	1 space per 125sqm (min.2)	Negotiated on a case by case basis	Negotiated on a case by case basis
A5	Hot Food Takeaways										
B1	Business	Office, Business Parks, Research and Development	1 per 40sqm	1 per 32sqm	1 per 30sqm	1 per disabled employee +2 or 5% of total	6 + 2% of total capacity	1 per 300sqm (min.2)	1 per 750sqm (min.2)	-	-



Class	Broad Land Use	Specific Land Use	A	B	C	Disabled Parking		Bicycles	Motorcycles	Coaches	
			Spaces per gross floor area (unless otherwise indicated)			Up to 200 bays	Over 200 bays			Parking (minimum)	Drop off (minimum)
		Call centres	1 per 40sqm (starting point for discussions)	1 per 32sqm (starting point for discussions)	1 per 30sqm (starting point for discussions)	1 per disabled employee +2 or 5% of total	6 + 2% of total capacity	1 per 300sqm (min.2)	1 per 750sqm (min.2)	-	-
<b>B2</b>	General Industry	General Industry	1 per 60sqm	1 per 48sqm	1 per 45sqm	1 per disabled employee +2 or 5% of total	6 + 2% of total capacity	1 per 450sqm (min.2)	1 per 1000sqm (min.2)	-	-
<b>B8</b>	Storage and Distribution	Storage and Distribution	1 per 100sqm	1 per 100sqm	1 per 100sqm	1 per disabled employee +2 or 5% of total	6 + 2% of total capacity	1 per 850sqm (min.2)	1 per 2000sqm (min.2)	-	-
<b>C1</b>	Hotels	Hotels, boarding and guesthouses	1 per bedroom including staff parking provision	1 per bedroom including staff parking provision	1 per bedroom including staff parking provision	3 bays or 6% of total	4 bays + 4% of total	1 per 10 guest rooms (min.2)	1 per 25 guest rooms (min.2)	Negotiated on a case-by-case basis	1 (hotels only)
<b>C2</b>	Residential Institutions	Residential care homes/Nursing homes	1 per 4 beds	1 per 5 beds	1 per 5 beds	3 bays or 6% of total	4 bays + 4% of total	1 per 40 beds (min.2)	1 per 100 beds (min.2)	-	-
		Sheltered accommodation	1 per 2 beds	1 per 3 beds	1 per 3 beds	3 bays or 6% of total	4 bays + 4% of total	1 per 20 beds (min.2)	1 per 50 beds (min.2)	-	-
<b>C3</b>	Dwelling Houses	1 Bedroom	1 Space			Negotiated on a case by case basis	Negotiated on a case by case basis	1 alloc.	-	-	-
		2 to 3 Bedrooms	2 Spaces					1 comm	-	-	-
		4+ Bedrooms	3 Spaces					2 alloc.	-	-	-
								1 comm	-	-	
								2 comm	-	-	

Class	Broad Land Use	Specific Land Use	A	B	C	Disabled Parking		Bicycles	Motorcycles	Coaches	
			Spaces per gross floor area (unless otherwise indicated)			Up to 200 bays	Over 200 bays			Parking (minimum)	Drop off (minimum)
D1	Non-residential institutions	Clinics and health centres (excludes hospital)	1 per 2 staff plus 3 per consulting room	1 per 2 staff plus 4 per consulting room	1 per 2 staff plus 4 per consulting room	3 bays or 6% of total	4 bays + 4% of total	2 per consulting room (min)	1 per 2 consulting rooms (min)	-	-
		Crèches, day nurseries and day centres	1 per member of staff	1 per member of staff	1 per member of staff	3 bays or 6% of total	4 bays + 4% of total	1 per 4 staff + 1 per 200sqm (min 2)	1 per 10 staff (min 2)	Negotiated on a case by case basis	Negotiated on a case by case basis
		Schools (primary and secondary)	1 per classroom	2 per classroom	2 per classroom	Case by case	Case by case	1 per 5 staff + 1 per 3students	1 per 10 staff	Case by case based on demand for school buses	1
		Art galleries, museums, libraries	1 per 40sqm	1 per 25sqm	1 per 20sqm	3 bays or 6% of total	4 bays + 4% of total	1 per 200sqm (min 2)	1 per 500sqm (min 2)	Case by case	1
		Halls and places of worship	1 per 10sqm	1 per 6sqm	1 per 5sqm	3 bays or 6% of total	4 bays + 4% of total	1 per 50sqm (min 2)	1 per 125sqm (min 2)	-	-
		Higher and further education	1 per 2 staff	1 per 2 staff + 1 per 15 students	1 per 2 staff + 1 per 10 students	Case by case	Case by case	1 per 5 staff + 1 per 3 students	1 per 10 staff + 1 per 10 students	Case by case	1
		Assembly and Leisure	Cinemas, bingo and casinos, conference centres, music and concert halls	1 per 10 seats	1 per 6 seats	1 per 5 seats	3 bays or 6% of total	4 bays + 4% of total	1 per 20 seats (min 2)	1 per 50 seats (min 2)	Case by case

Class	Broad Land Use	Specific Land Use	A	B	C	Disabled Parking		Bicycles	Motorcycles	Coaches	
			Spaces per gross floor area (unless otherwise indicated)			Up to 200 bays	Over 200 bays			Parking (minimum)	Drop off (minimum)
		General leisure, dance halls (not night clubs), swimming baths, skating rinks and gymnasiums	1 per 25sqm	1 per 23sqm	1 per 22sqm	3 bays or 6% of total	4 bays + 4% of total	1 per 20 seats (min 2)	1 per 50 seats (min 2)	Case by case	1
-	Miscellaneous/sui generis	Theatres	1 per 10 seats	1 per 6 seats	1 per 5 seats	3 bays or 6% of total	4 bays + 4% of total	1 per 20 seats (min 2)	1 per 50 seats (min 2)	Case by case	1
		Motor car showrooms	1 per 60sqm internal showroom	1 per 52sqm internal showroom	1 per 50sqm internal showroom	3 bays or 6% of total	4 bays + 4% of total	1 per 5 staff	Minimum of 2 spaces	-	-
		Petrol filling stations	1 space per pump	1 space per pump	1 space per pump	1 space minimum	-	1 per 5 staff	Minimum of 2 spaces	-	-

# Appendix E

## Housing Development Phasing Schedule

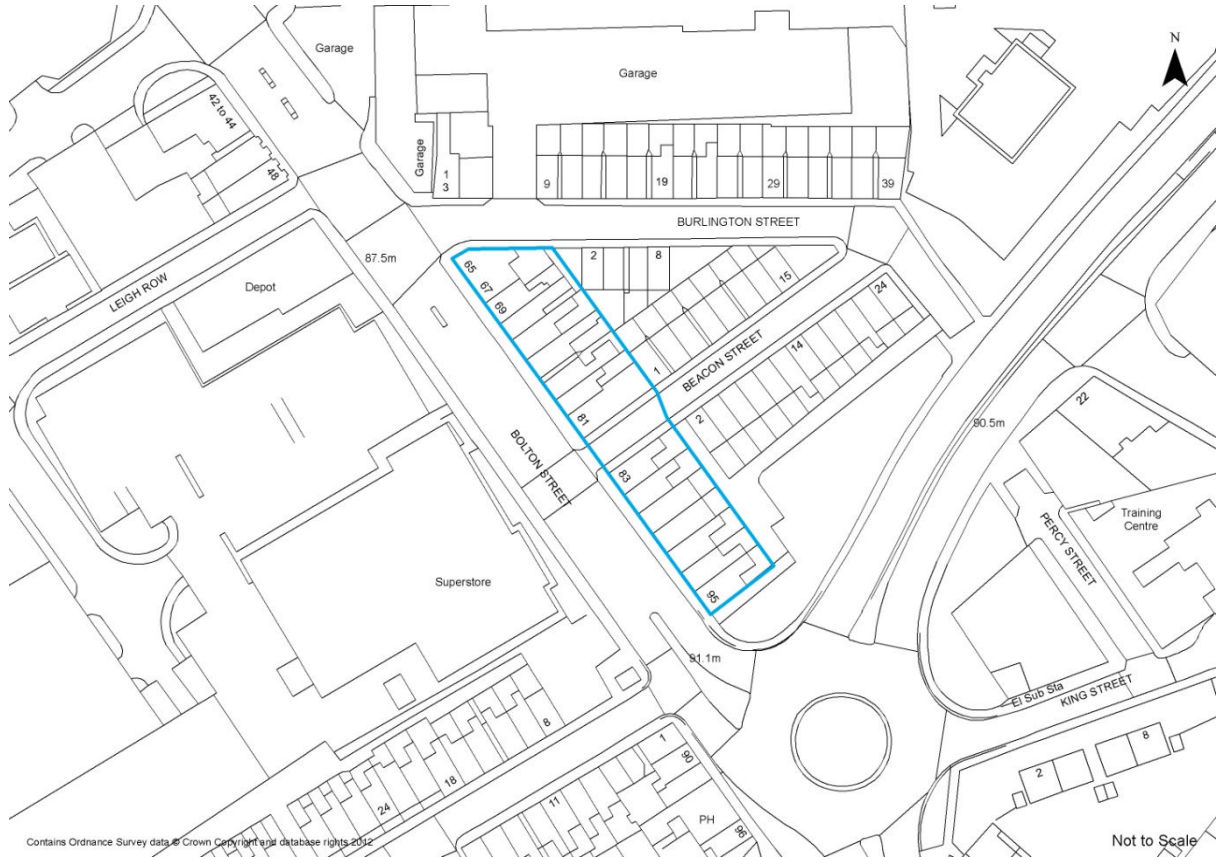
Ref	Location	G'field or B'field	Dwellings Available	Phasing Schedule		
				2012-2016	2016-2021	2021-2026
<b>Key Service Centre: Chorley Town</b>						
HS1.1	Eaves Green, off Lower Burgh Lane	G	415	95	160	160
HS1.2	Carr Lane (Vertex Site)	B	124	124		
HS1.3	Former Lex Auto Logistics Site Pilling Lane	B	179	179		
HS1.4	Land off Quarry Road	B	37	37		
HS1.5	Cowling Farm	G	158			158
HS1.6	Crosse Hall Mill Farm	G	52	52		
HS1.7	Talbot Mill, Froom Street	B	149	30	119	
HS1.8	Botany/Great Knowley/Blackburn Brow	G/B	200		100	100
HS1.9	Chancery Way/West Way	G	57		57	
HS1.10	Gillibrand	G	46	25	21	
HS1.11	Hodder Avenue	B	14	14		
HS1.12	Park Mills, Deighton Road	B	63	63		
HS1.13	Land off Duke Street	B	71	30	41	
HS1.14	Lyons Lane Mill, Townley Street	B	24	24		
HS1.15	Railway Road	B	14	14		
HS1.16	Initial Textile Services, Harpers Lane	B	41	41		
HS1.17	Cabbage Hall Fields	G	11		11	
HS1.18	Rydal House, Chorley Hall Road	B	26	26		
HS1.19	Land adjacent to Northgate	G	21		21	
HS1.20	Land at Southport Road	G	59		59	
<b>Total</b>			<b>1761</b>	<b>754</b>	<b>589</b>	<b>418</b>
<b>Buckshaw Village: Strategic Site</b>						
HS1.21	Group 1, Former Royal Ordnance Site, Euxton Lane	B	761	180	291	290
HS1.22	Buckshaw Village	B	777	700	77	
<b>Total</b>			<b>1538</b>	<b>880</b>	<b>368</b>	<b>290</b>
<b>Local Urban Service Centres</b>						
<b>Adlington</b>						
HS1.23	Grove Farm, Railway Road	B	67	60	7	
HS1.24	Land Adjacent to Bolton Road	G	192		96	96
HS1.25	Weldbank Plastics	B	20	20		
HS1.26	Fairport, Market Place	B	31		31	
<b>Total</b>			<b>310</b>	<b>80</b>	<b>134</b>	<b>96</b>
<b>Clayton Brook/Green</b>						
HS1.27	Back Lane Reservoir, Back Lane	B	8	8		
HS1.28	Radburn Works, Sandy Lane	B	17	17		
HS1.29	Westwood Road	G	23		23	
HS1.30	Land off Chorley Old Road, Swansey Lane	G	39		39	
<b>Total</b>			<b>87</b>	<b>25</b>	<b>62</b>	<b>0</b>
<b>Clayton-le-Woods</b>						
HS1.31	Land to east of Wigan Road (A49)	G	699	90	305	304
HS1.32	Burrows Premises Wigan Road	B	13	13		
<b>Total</b>			<b>712</b>	<b>103</b>	<b>305</b>	<b>304</b>

Ref	Location	G'field or B'field	Dwellings Available	Phasing Schedule		
				2012-2016	2016-2021	2021-2026
<b>Coppull</b>						
HS1.33	Discover Leisure, Chapel Lane	B	59		59	
HS1.34	Regent Street	B	22	22		
HS1.35	Land at Northenden Road	G	19	19		
HS1.36	Coppull Enterprise Centre, Mill Lane	B	49	49		
HS1.37	Clancutt Lane	G	29	29		
HS1.38	Mountain Road	G	22		22	
<b>Total</b>			<b>200</b>	<b>119</b>	<b>81</b>	<b>0</b>
<b>Euxton</b>						
HS1.39	Land at Sylvesters Farm	G	161		81	80
HS1.40	Land at end of Dunrobin Drive	G	36		36	
HS1.41	37-41 Wigan Road	B	12	12		
HS1.42	Land at Greenside	G	17		17	
<b>Total</b>			<b>226</b>	<b>12</b>	<b>134</b>	<b>80</b>
<b>Whittle-le-Woods</b>						
HS1.43	Land off Moss Lane	G	307		154	153
HS1.44	Hill Top Lane	G	22		22	
HS1.45	202 Chorley Old Road	G	12	12		
<b>Total</b>			<b>341</b>	<b>12</b>	<b>176</b>	<b>153</b>
<b>Rural Local Service Centres and Other Places</b>						
HS1.46	Land at Drinkwater Farm, Windsor Drive, Brinscall	G	10	10		
HS1.47	Land Adjacent 32 Moor Road, Croston	G	24	24		
HS1.48	Croston Timber Works Goods Yard, Station Road, Croston	B	32		32	
HS1.49	75 Towngate, Eccleston	G	12		12	
HS1.50	Carrington Centre, Eccleston	G/B	40	40		
HS1.51	Sagar House, Langton Brow, Eccleston	G/B	66	66		
HS1.52	Pole Green Nurseries, Charnock Richard	G/B	29	29		
<b>Total</b>			<b>213</b>	<b>169</b>	<b>44</b>	<b>0</b>
<b>Overall Totals</b>			<b>5388</b>	<b>2154</b>	<b>1893</b>	<b>1341</b>

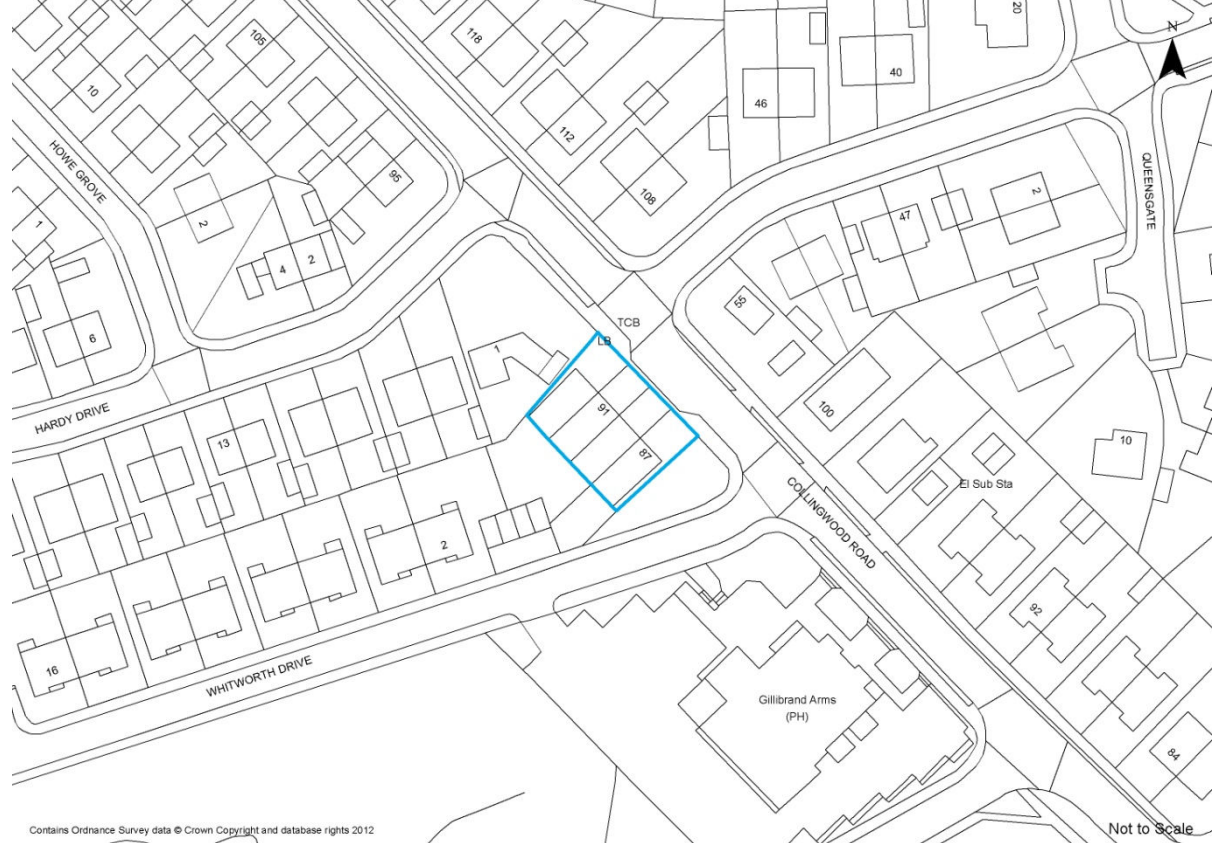
# Appendix F District and Local Centre boundaries

## Chorley Town

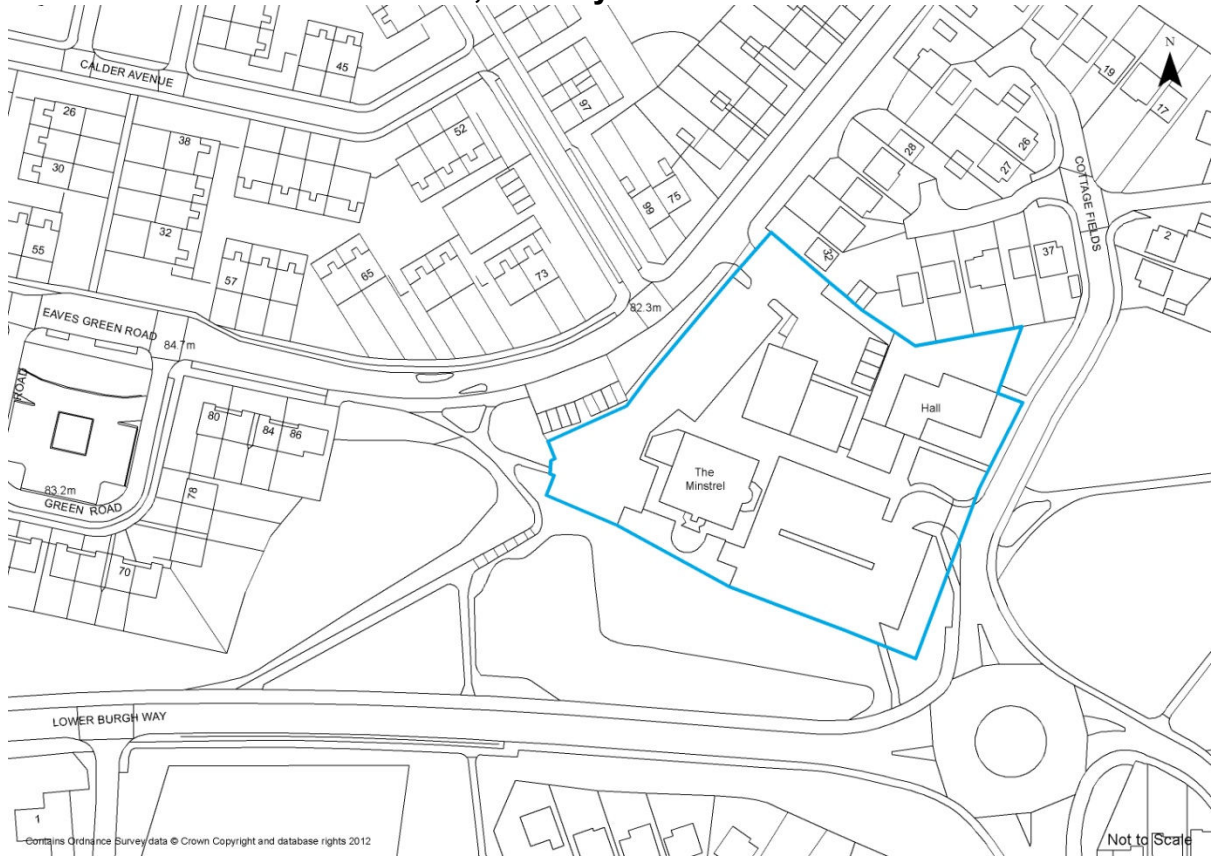
### Bolton Street Local Centre, Chorley



### Collingwood Road Local Centre, Chorley



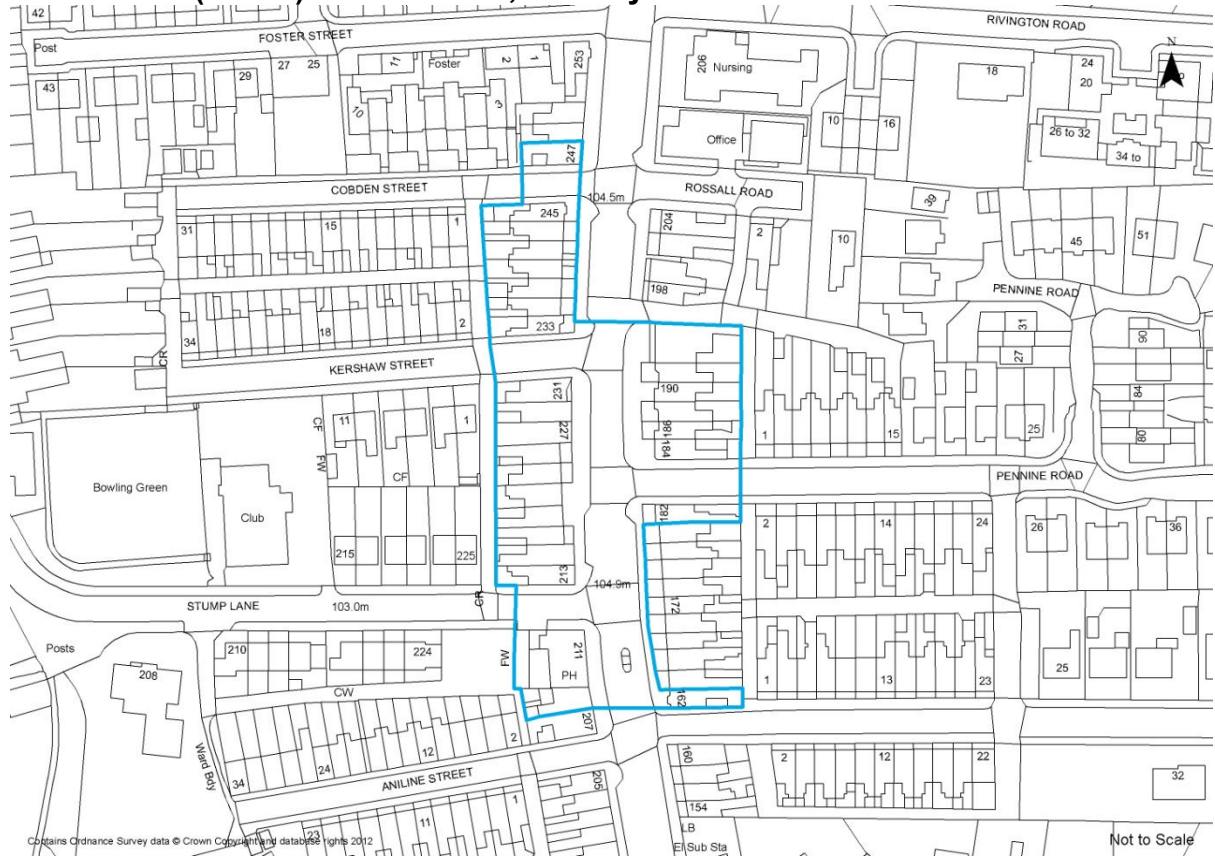
### Eaves Green Road Local Centre, Chorley



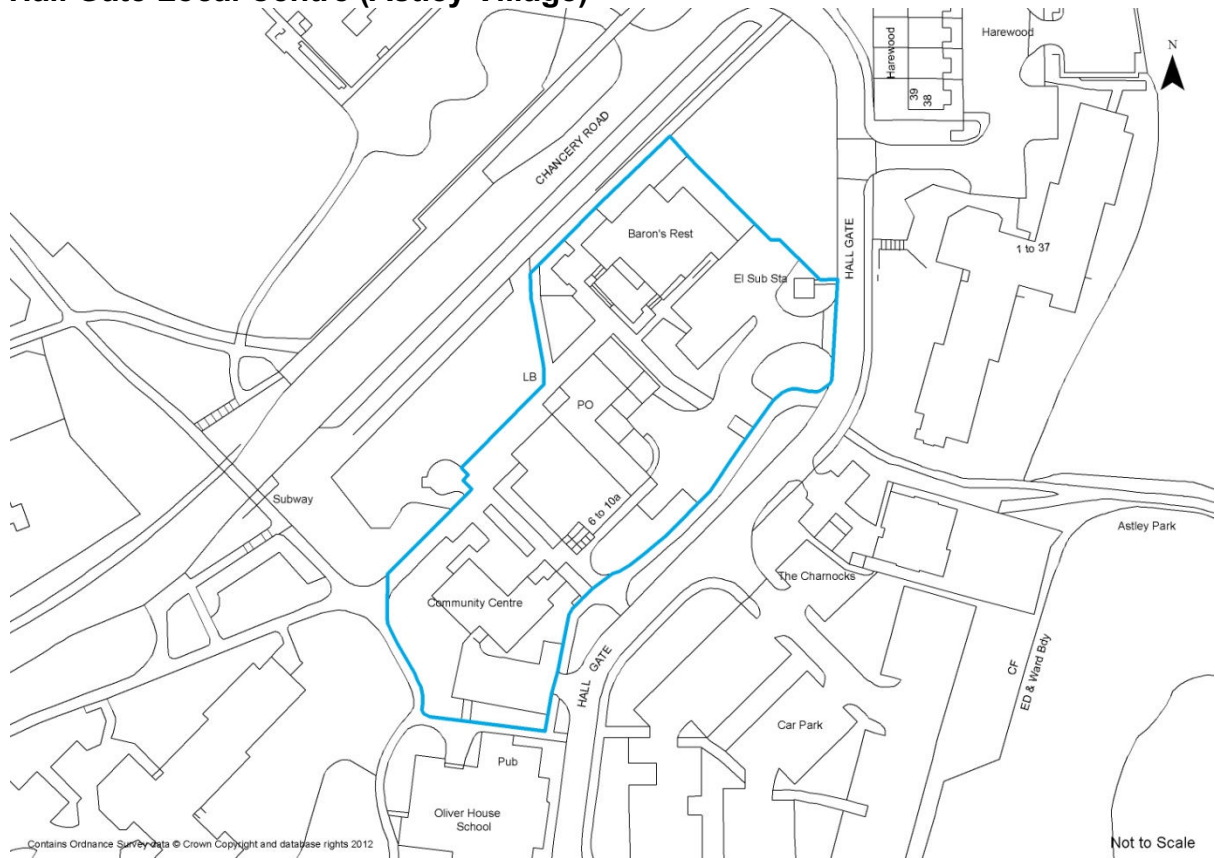
### Eaves Lane (North) Local Centre, Chorley



### Eaves Lane (South) Local Centre, Chorley



### Hall Gate Local Centre (Astley Village)

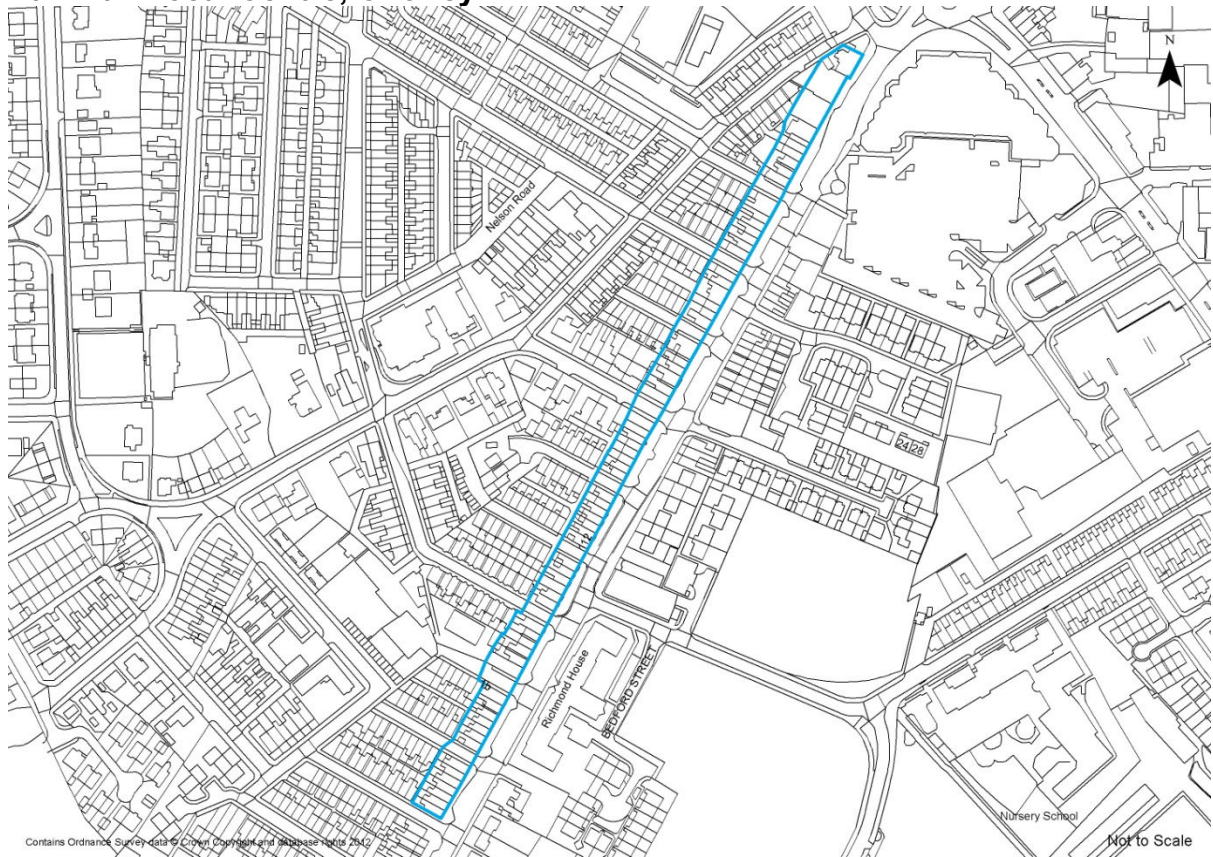




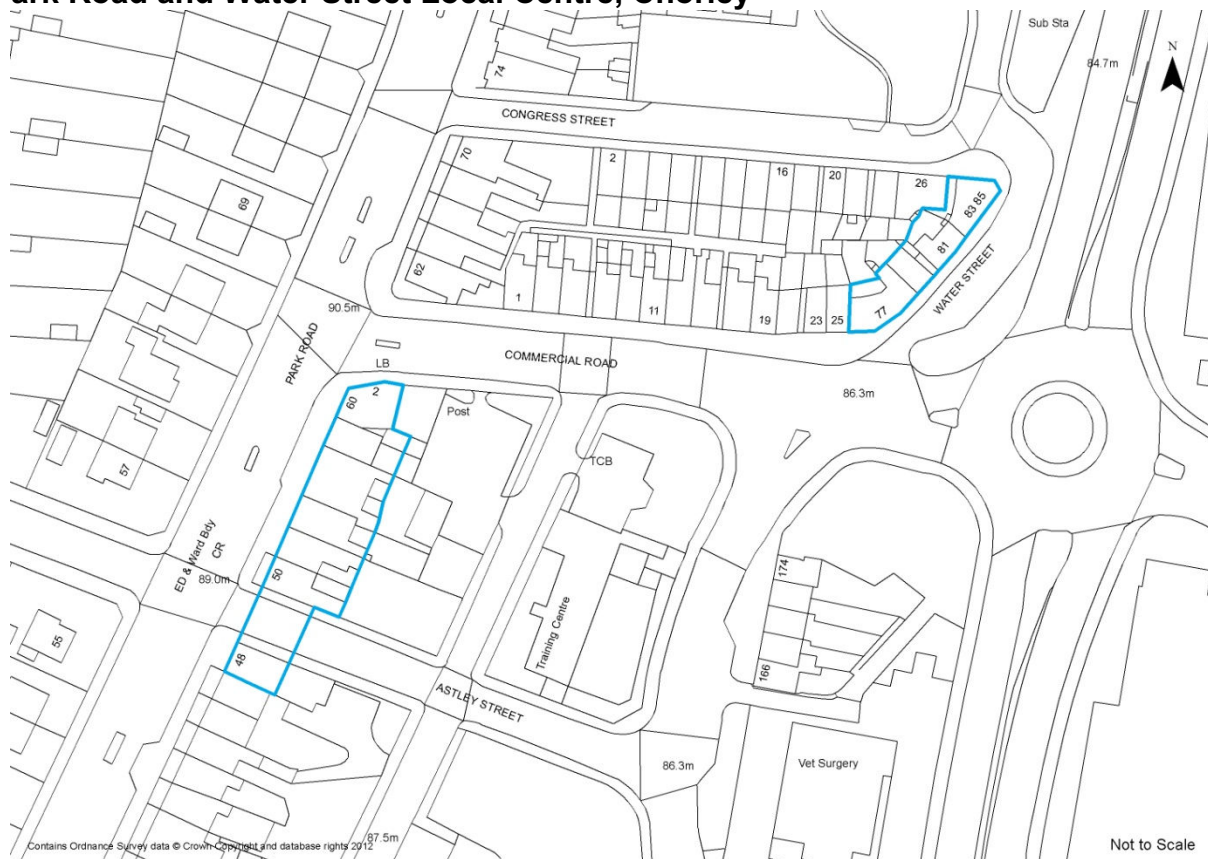
### Harpers Lane Local Centre, Chorley



### Pall Mall Local Centre, Chorley



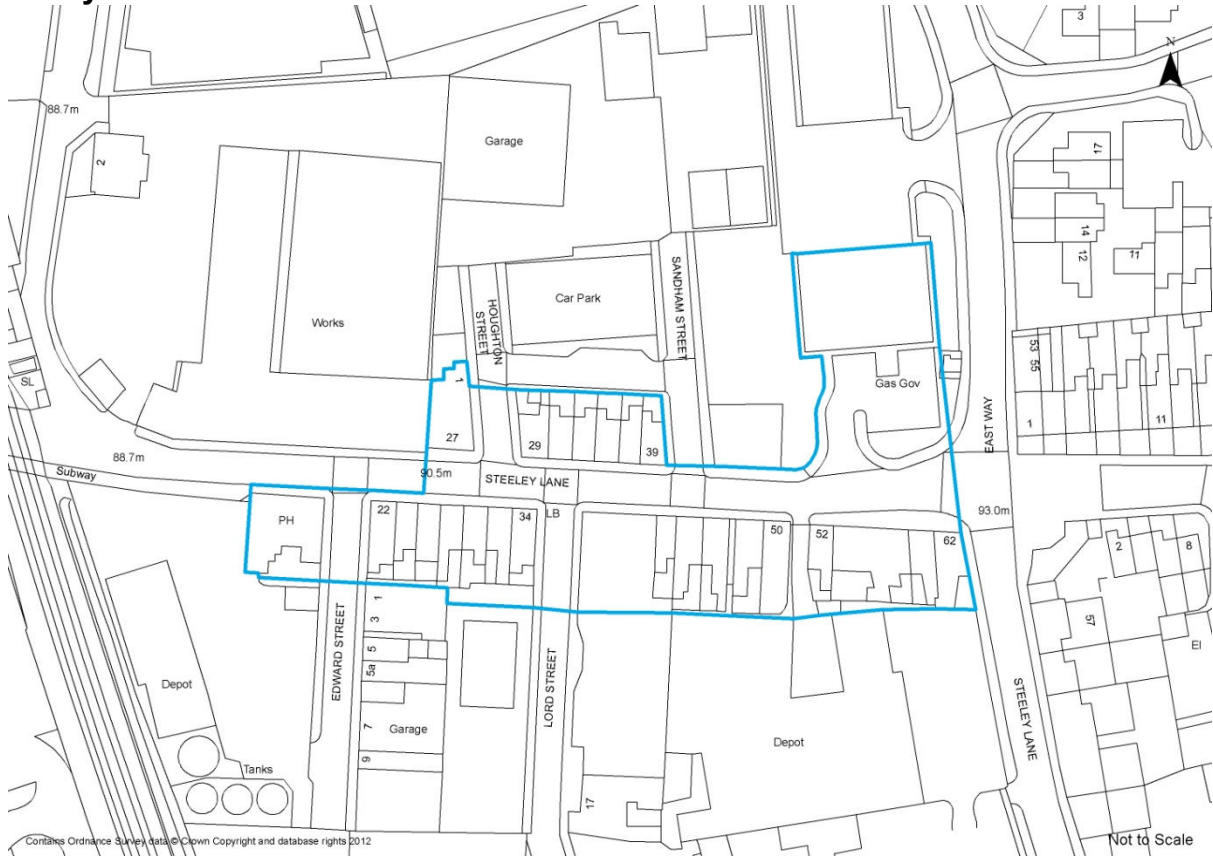
### Park Road and Water Street Local Centre, Chorley



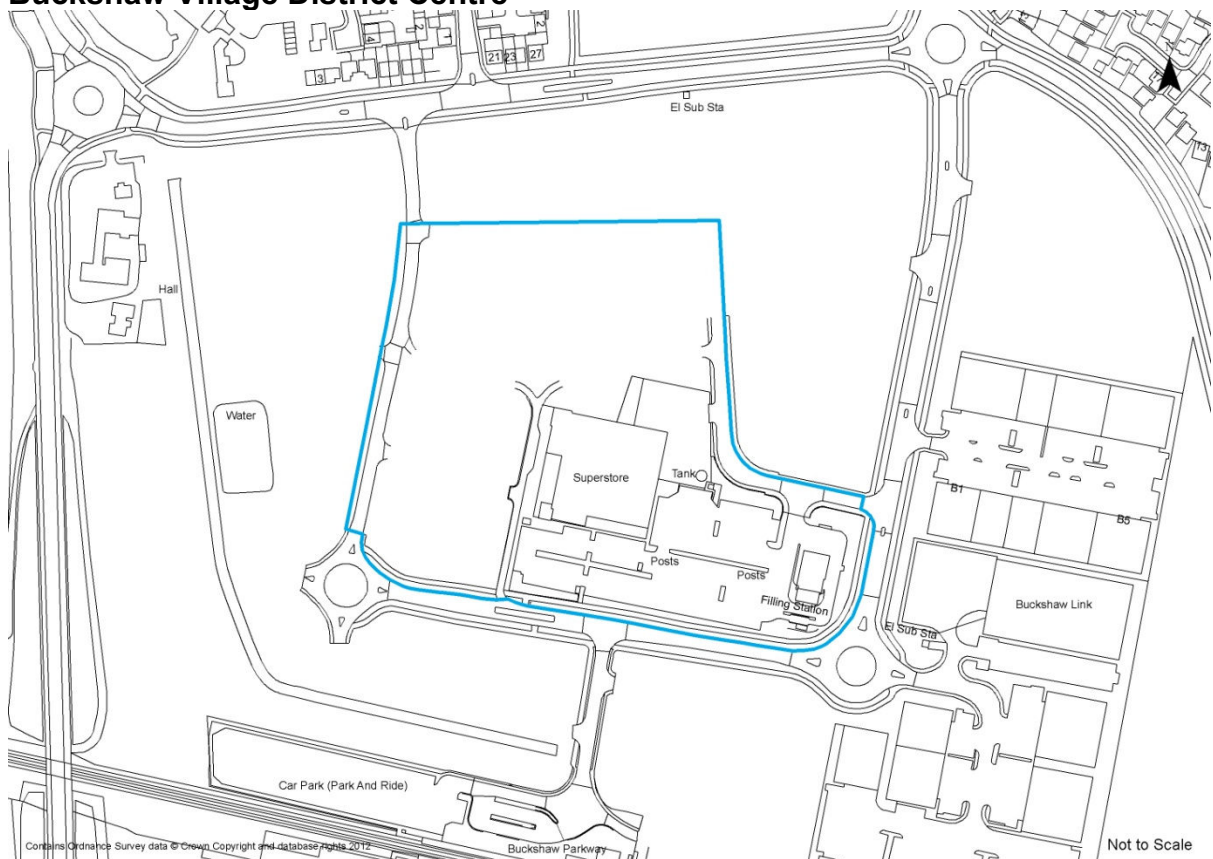
### Pilling Lane Local Centre



**Steeley Lane Local Centre**



**Buckshaw Village**  
**Buckshaw Village District Centre**

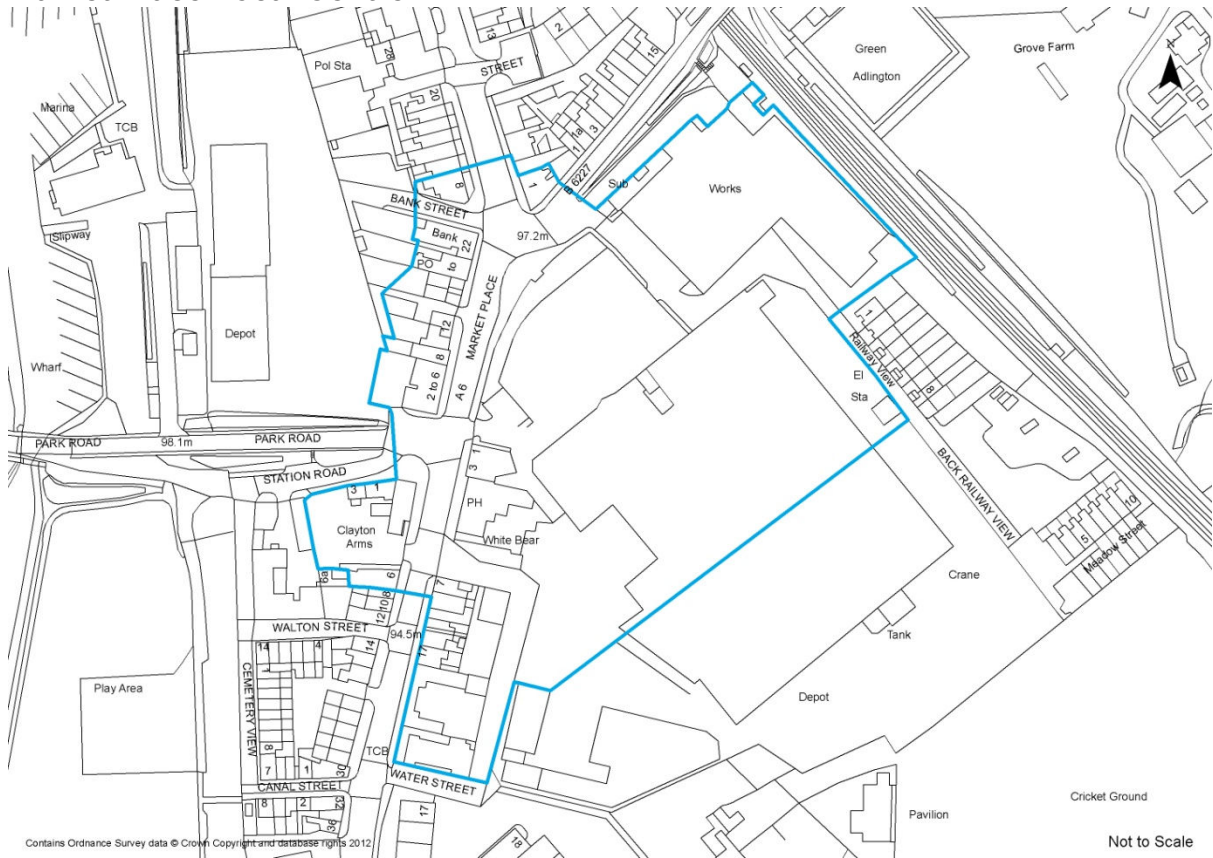


# Adlington

## Chorley Road Local Centre



## Market Place Local Centre

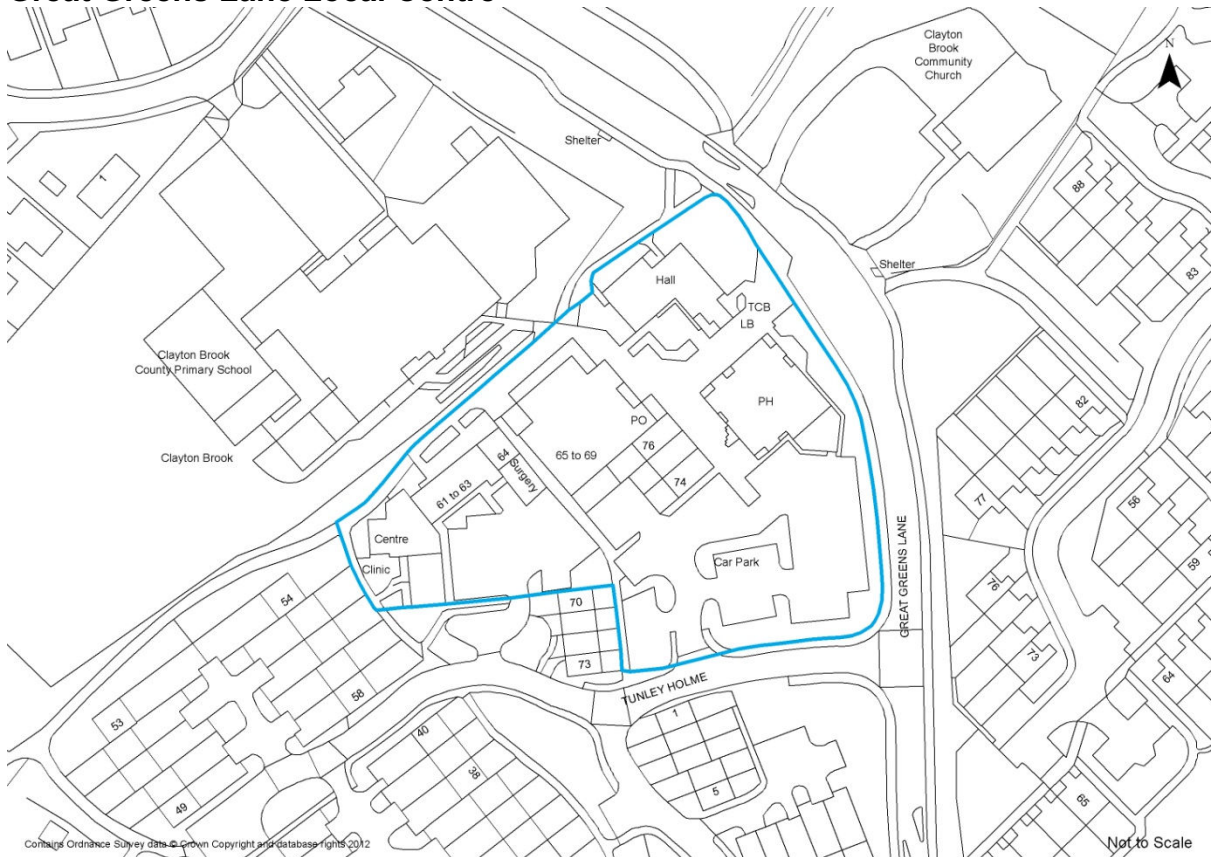


# Clayton Brook/Green

## Clayton Green District Centre

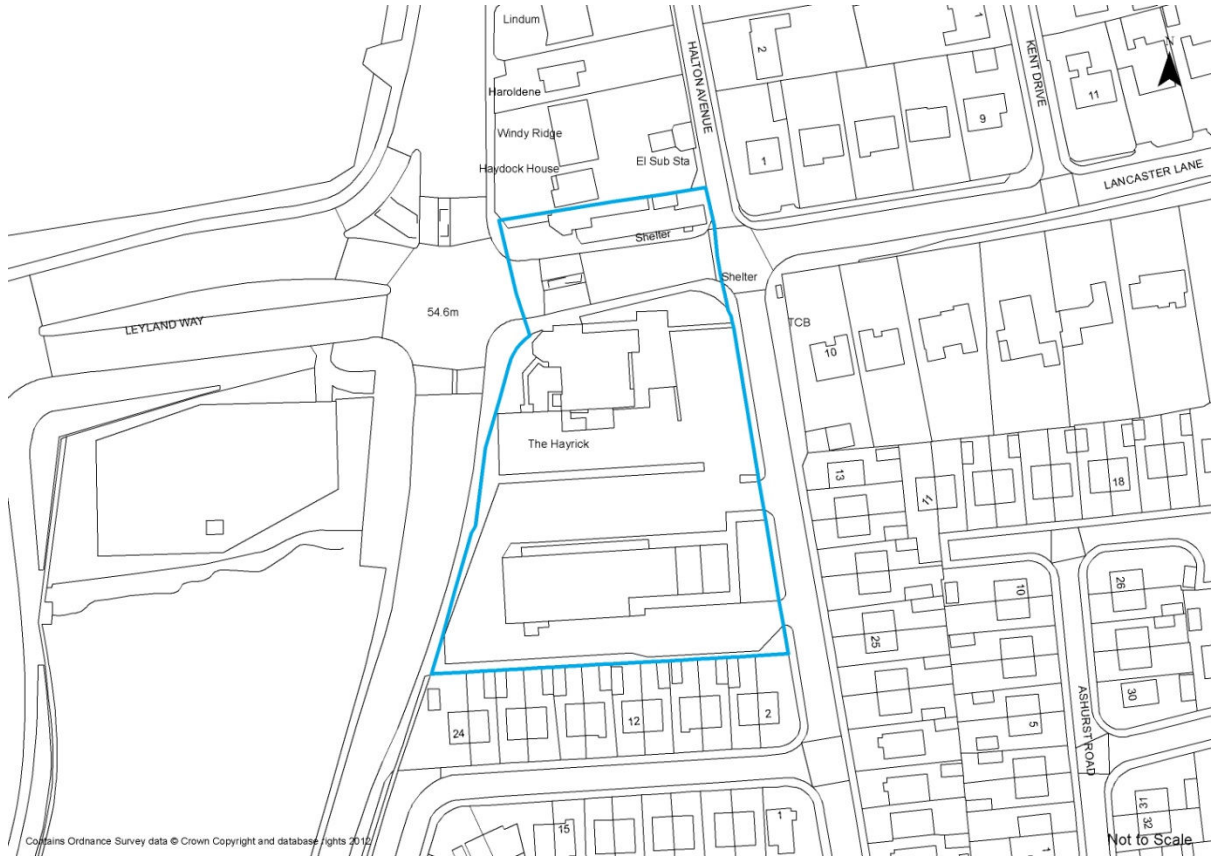


# Great Greens Lane Local Centre



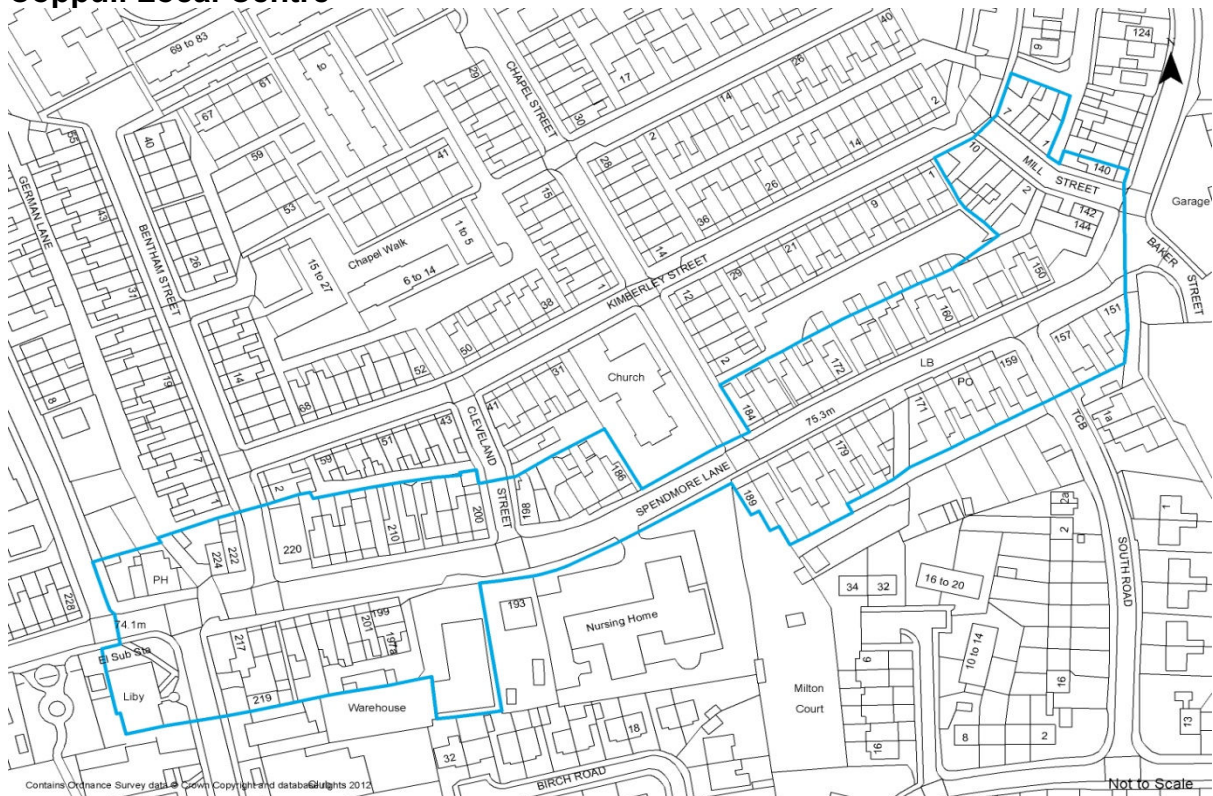
# Clayton-le-Woods

## Lancaster Lane Local Centre



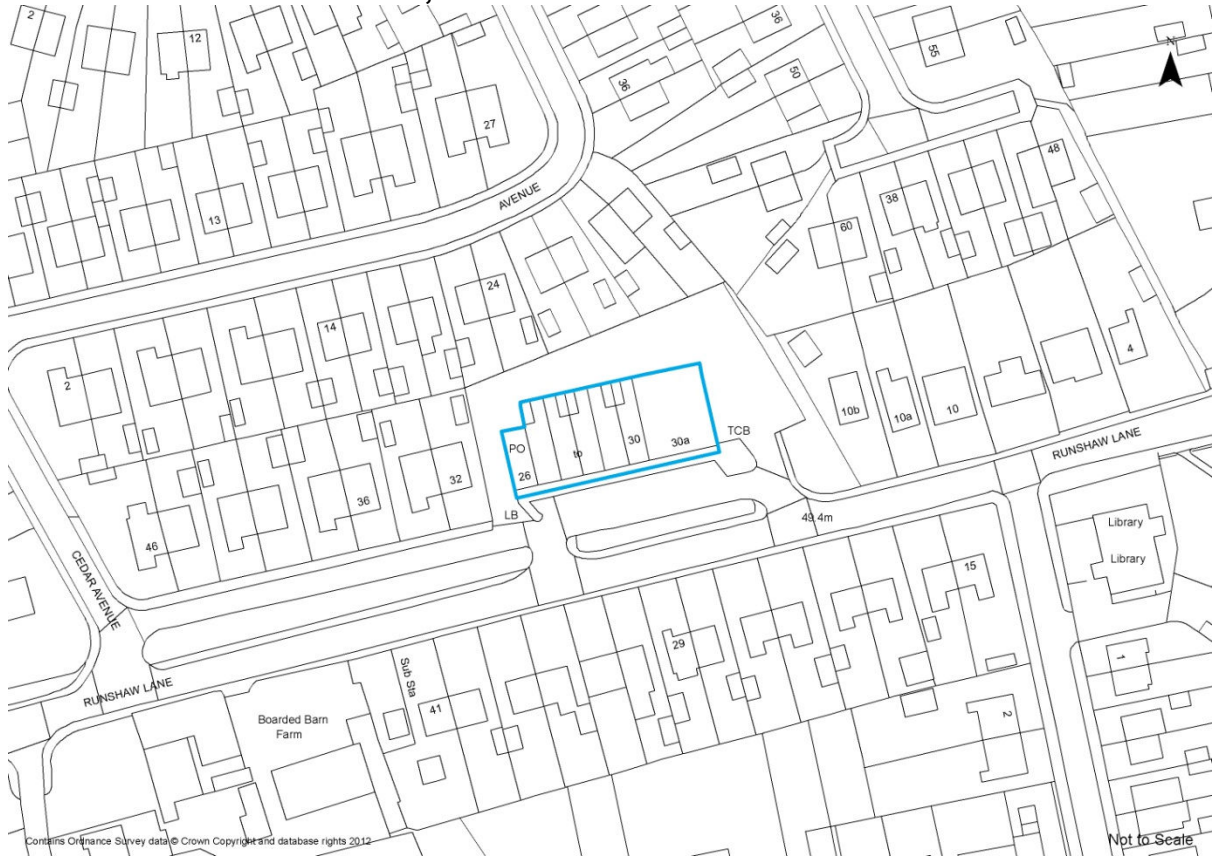
# Coppull

## Coppull Local Centre

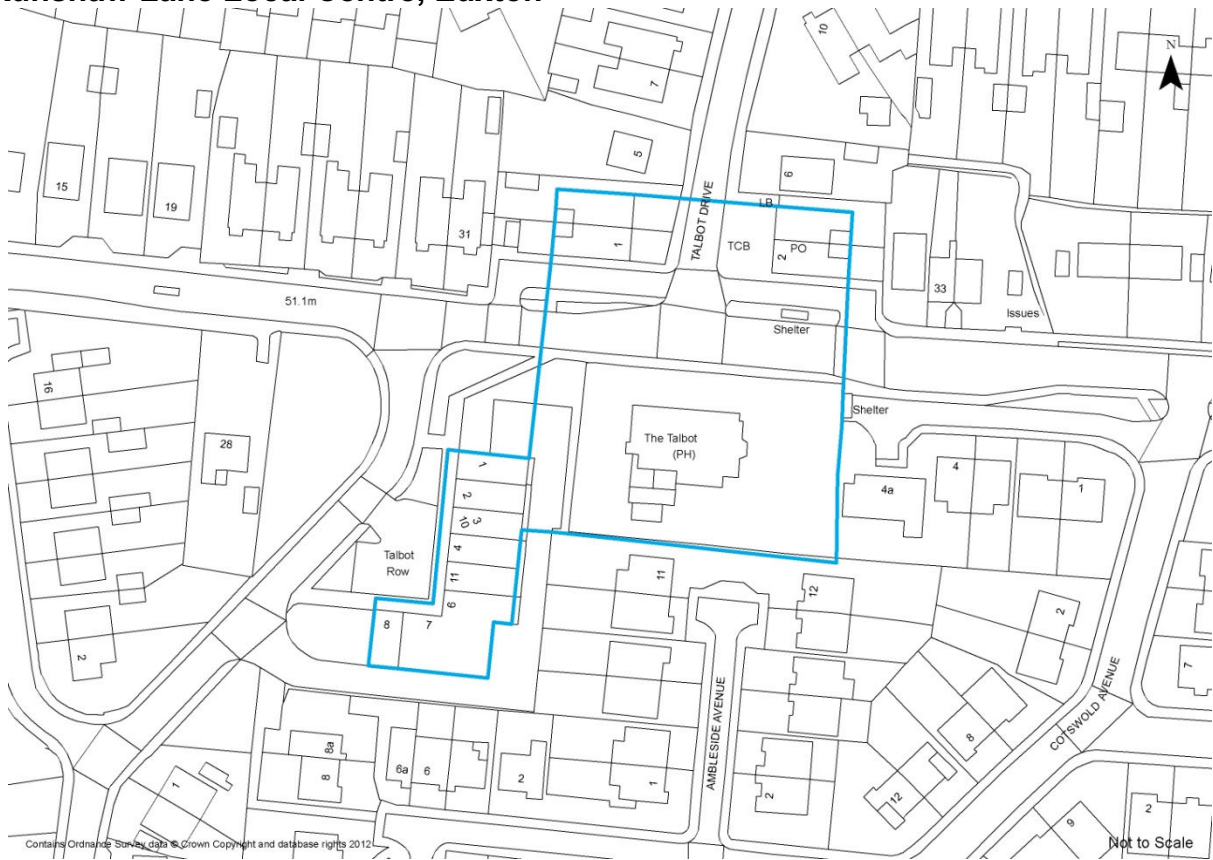


# Euxton

## Balshaw Lane Local Centre, Euxton



## Runshaw Lane Local Centre, Euxton



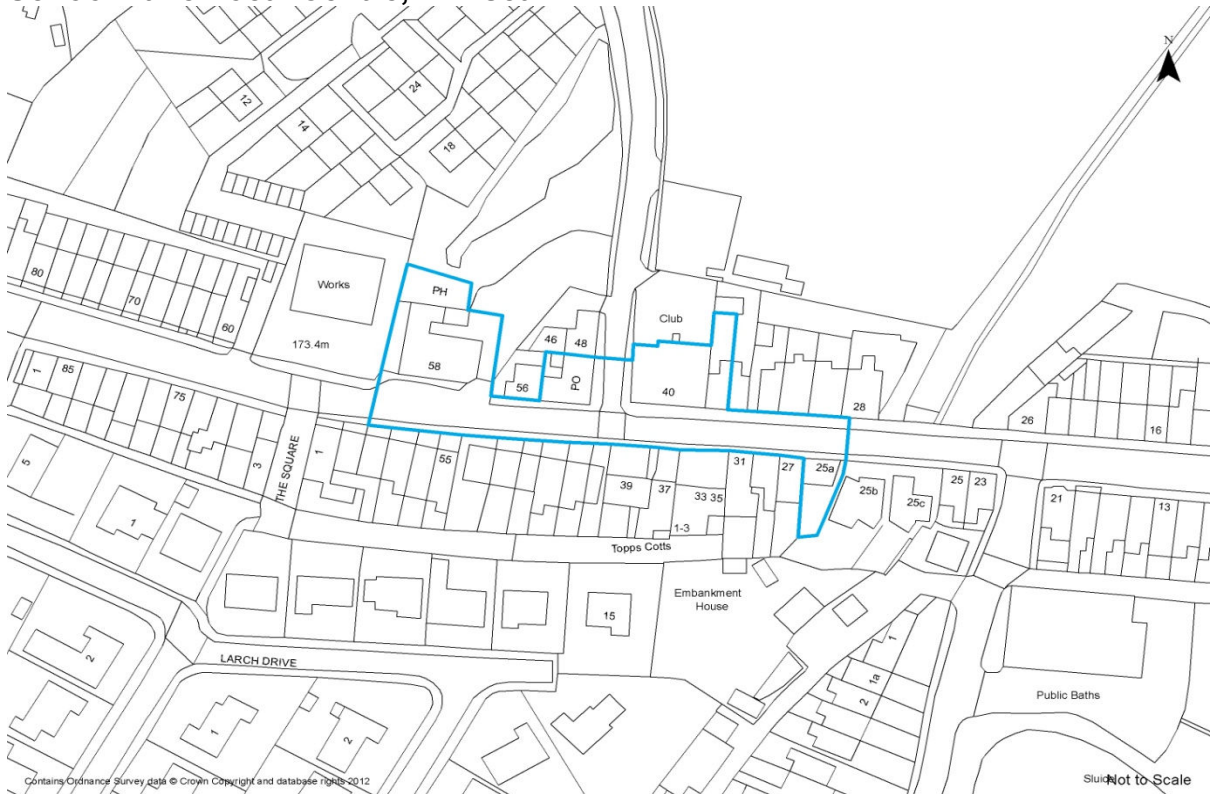
# Whittle-le-Woods

## Chorley Old Road Local Centre, Whittle-le-Woods



# Rural Local Service Centres and Other Places

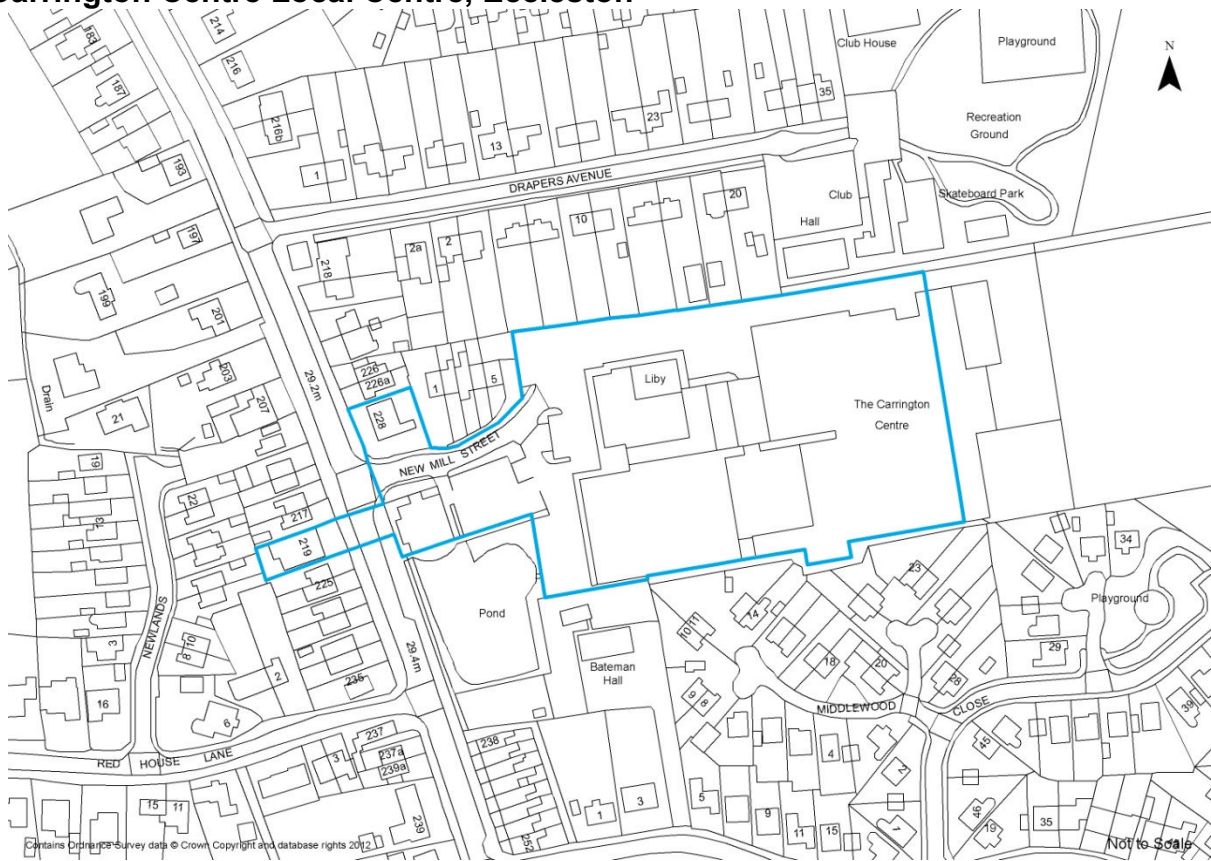
## School Lane Local Centre, Brinscall







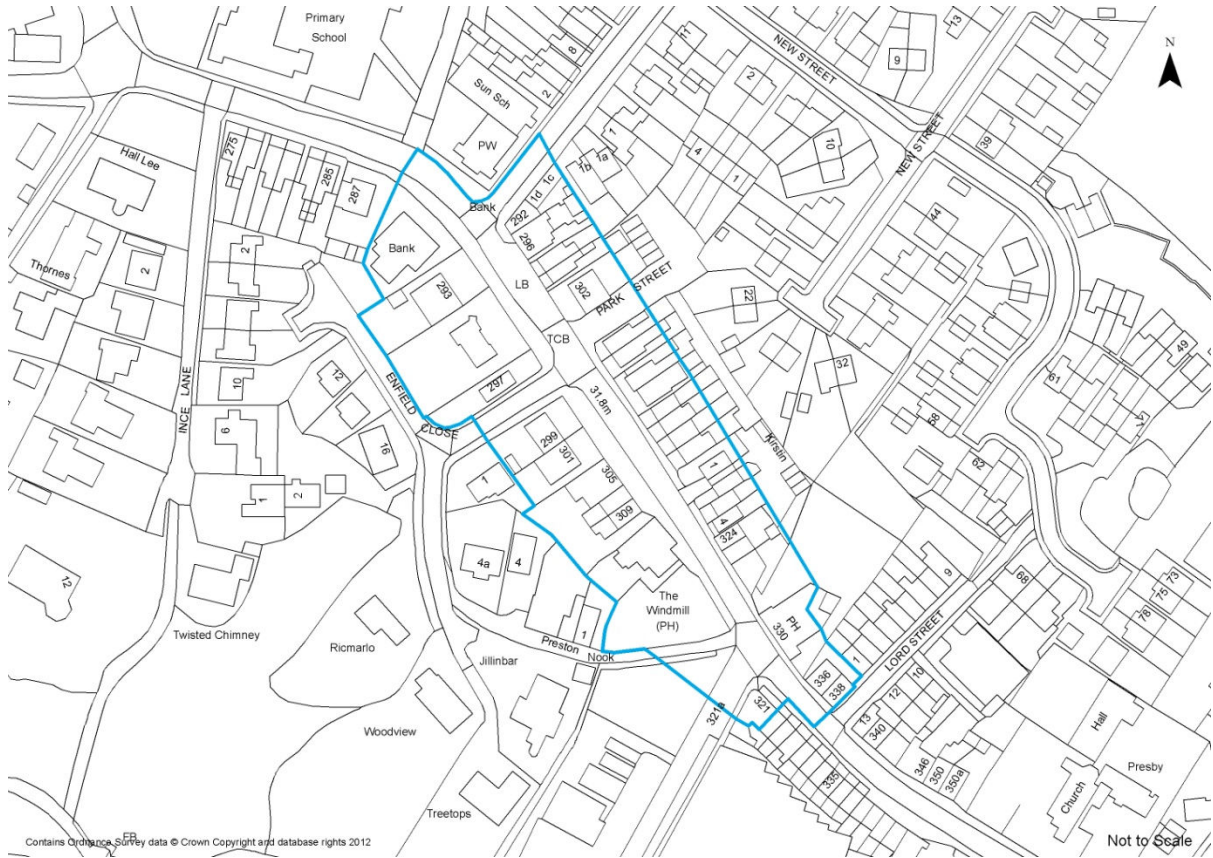
### Carrington Centre Local Centre, Eccleston



### Croston Local Centre



### Eccleston Local Centre



### Mawdesley Local Centre



## Appendix G

### Monitoring Framework

In order to ensure that the policies in this document are effective in delivering the overarching long term vision for the borough it is necessary to make sure that there is appropriate monitoring in place. Each year Chorley Council produces an Annual Monitoring Report (AMR) which monitors the effectiveness of planning policies and whether they are meeting Chorley Council's vision and objectives.

Monitoring, review and implementation are key aspects of the 'plan, monitor and manage' approach to the planning system. Monitoring is crucial to the successful delivery of this document as it will chart the progress of the policies and proposals and will enable adjustments and revisions to be made if necessary. The monitoring framework for this document will assess the extent to which policies and sites are being implemented, identify policies or sites that may need to be amended or replaced, and establish whether policies have had unintended consequences.

The Core Strategy establishes a clear framework for delivering and monitoring the policies and objectives of the Local Development Framework. However, for this document 'local' indicators have been chosen which are mainly within the influence of Chorley Council as a local authority, relate to particular local circumstances and issues, or outputs of policies not covered by the Core Strategy Performance Monitoring Framework.

Chorley Council is committed to the effective monitoring of the policies within this document, in particular to establish when interventions might be necessary to ensure timely delivery of what is proposed.

The tables on the following pages show the monitoring framework for this document which comprises a short set of indicators and targets.

## Chorley Local Plan Key Indicators and Targets

Ref	Indicator	Relevant Policy	Measure	Target
1 (a)	Net additional dwellings – in previous years	HS1: Housing Site Allocations HS2: Phasing Policy	Annual completions for the previous five year period or since the start of the relevant plan period	Core Strategy requirement
1 (b)	Net additional dwellings in – future years	HS1: Housing Site Allocations	Net additional housing expected to come forward over the next 15 year period or up to the end of the plan period	Core Strategy requirement
1 (c)	Managed Delivery Target	HS1: Housing Site Allocations HS2: Phasing Policy	Net additional housing expected to come forward each year over the remaining plan period to meet the overall housing requirement. This should take into account the previous delivery of dwellings since the start of the plan period	Core Strategy requirement
2	Additional Dwellings on previously developed land	CS4: Housing Delivery	Gross completions on PDL as a total of all gross completions.	70%
3	Additional Dwellings on residential gardens	HS4: Private Residential Garden Development	Gross completions on residential gardens as a percentage of all gross completions.	Not applicable
4	Proportion of rural buildings in the Green Belt, Safeguarded Land and Area of Other Open Countryside granted planning permission for re-use	HS12: Conversion of Rural Buildings in the Green Belt and Other Designated Rural Areas	Number of rural buildings granted planning permission for re-use	60%
5	Planning permissions granted contrary to EA advice	CS29: Water Management	Number of planning permissions granted contrary to the advice of the Environment Agency on flood risk or water quality grounds. This should only include unresolved objections.	Nil
6	Renewable energy generation	CS28: Renewable and Low Carbon Energy Schemes	The amount of renewable energy generation reported for (i) developments/installations granted planning permission, and (ii) completed renewable energy developments/installations.	Not applicable
7	Completed non-residential development complying with car parking standards	ST5A: Car Parking Standards	Number of new non-residential developments completed and the number of sites complying with the car parking standards. Minimum floor space 1,000 m <sup>2</sup> .	100%
8	Completed residential development complying with car parking standards	ST5B: Residential Car Parking Standards	Number of new residential developments completed and the number of sites complying with the residential car parking standards. Minimum threshold of 10 dwellings.	100%

Ref	Indicator	Relevant Policy	Measure	Target
9	Employment land available – by type	EP1: Employment Site Allocations	Land available should include (i) sites allocated for employment uses, and (ii) sites for which planning permission has been granted for employment uses. Land should be measured in hectares.	Core Strategy requirement
10	Employment lost to other uses (hectares)	CS10: Employment Premises and Sites EP1: Employment Site Allocations	Employment land/premises redeveloped or reused for non-employment uses including residential and retail use.	Less than 1 hectare per year
11	Vacant ground floor units in shopping centres	EP5: Primary Shopping Area and Primary Frontage EP7: Development and Change of Use in District and Local Centres	Proportion of vacant ground floor units in Chorley Town Shopping Centre and in District and Local Centres	7.5% in Chorley Town Centre 10% in District and Local Centres
12	Vacant ground floor units and takeaways in shopping centres	EP5: Primary Shopping Area and Primary Frontage EP7: Development and Change of Use in District and Local Centres	Proportion of ground floor units in use class A5 (takeaways) in Chorley Town Shopping Centre and in District and Local Centres	7.5% in Chorley Town Centre 10% in District and Local Centres
13	Major* retail development permitted away from town centre and edge of centre (over 1,000m <sup>2</sup> floorspace)	EP9: Development in Edge-of-Centre and Out-of-Centre Locations	Number of planning permissions for major retail development permitted away from town centre and edge of centre	Nil

## Appendix H

### Glossary

This glossary assists readers in understanding the text of the Local Plan particularly where technical or unfamiliar terms are used. It does not purport to provide a definitive or legalistic description of such terms.

**Affordable Housing:** Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market.

**Allocation:** The land use assigned to a parcel of land as proposed in a statutory Local Plan

**Annual Monitoring Report (AMR):** An annual publication that assesses the Council's progress in preparing local plan documents, monitors their performance in terms of various indicators and the success of its planning policies in achieving their aims.

**Biodiversity:** The whole variety of life, including genetic, species and ecosystem variations.

**Biological Heritage Sites:** Sites of County ecological importance identified by Lancashire County Council and partners.

**Biomass:** Also known as biofuels or bioenergy, is obtained from organic matter either directly from plants or indirectly from industrial, commercial, domestic or agricultural products. The use of biomass is classed as a 'carbon neutral' process because the carbon dioxide released during the generation of energy from biomass is balanced by that absorbed by plants during their growth.

**Building Research Establishment Environmental Assessment Method (BREEAM):**

BREEAM is a nationally and internationally recognised environmental assessment method and rating system for non-domestic buildings. It was first launched in 1990 and sets the standard for best practise in sustainable building design, construction and operation and is a recognised measure of a building's environmental performance.

**Brownfield Land:** See 'Previously Developed land'.

**Carbon footprint:** The measure of the impact our individual activities have on the environment, and in particular climate change. It relates to the amount of green house gasses produced in our day-to-day lives through burning fossil fuels for electricity, heating and transportation etc.

**Climate Change:** This is a change in the average weather experienced over a long period, including temperature, wind and rainfall patterns. There is strong scientific consensus that human activity is changing the world's climate and that man-made emissions are its main cause. In the UK, we are likely to see more extreme weather events, including hotter and drier summers, flooding and rising sea-levels increasing the risk of coastal erosion

**Code for Sustainable Homes:** The Code is the national standard for the sustainable design and construction of new homes. The Code aims to reduce our carbon emissions and create homes that are more sustainable.

**Community Infrastructure Levy (CIL):** A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods need/want - for example new or improved road schemes, park improvements or a new health centre. It applies to a range of new buildings and charges are based on the size and type of the new development.

**Community Involvement:** When preparing the Local Plan, the local authority needs to involve the local community, businesses, landowners, and anyone else with an interest in the area. Ideally these "key stakeholders" should be involved from the start, and right through the local plan preparation process.

**Conservation Area:** An area designated by a Local Planning Authority for preservation and enhancement due to the special architectural or historic interest of its buildings and their settings

**Convenience Goods:** Goods which the customer normally buys frequently, of necessity and with minimum effort including food, confectionary, tobacco and news papers

**Core Strategy:** The main Development Plan Document that sets out the long-term spatial vision for the Borough, the spatial objectives and strategic policies to deliver that vision, having regard to the Sustainable Community Strategy. The Central Lancashire Core Strategy covers the local authority areas of Chorley, South Ribble and Preston City.

**District Centre:** Usually comprise groups of shops often containing at least one supermarket, and a range of non-retail services, such as banks, building societies and restaurants as well as local public facilities such as a library.

**Examination:** This is essentially a public inquiry conducted by an independent inspector to test the soundness of the documents produced as part of the Local Plan to decide if they are legally compliant and 'sound'.

**Economic Development:** Development including those within the B Use Classes, public and community uses and main town centre uses ( but excluding housing development).

**Geological Heritage Site:** Regionally Important Geological Sites identified by the Lancashire RIGS group and approved as Geological Heritage Sites by Lancashire County Council.

**Green Belt:** Areas of land where development is tightly controlled in order to check the unrestricted sprawl of large built-up areas; prevent neighbouring towns from merging; assist in safeguarding the countryside from encroachment; preserve the setting and special character of historic towns and assist in urban regeneration by encouraging the recycling of derelict and other urban land.

**Greenfield Land:** Land which has not been previously developed, or which has now returned to its natural state. This includes playing fields and residential gardens.

**Green Infrastructure:** Network of natural environmental components and green and blue spaces, including (but not limited to): hedges, outdoor sports facilities, grassland and heathland, cemeteries, churchyards and burial grounds, agricultural land, allotments, community gardens and urban farms, moorland, village greens, open spaces, degraded land, private gardens, wildlife habitats, parks, fields, open countryside, woodlands, street trees, ponds, lakes, waterways.

**Health and Wellbeing:** A definition of the general condition of a person in terms of mind, body and spirit

**Heritage Assets:** A building, monument, site, place area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets (Scheduled Monument, Listed Building, Registered Park and Garden or Conservation Area designated as such under the relevant legislation) and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including a local listing)

**Housing Needs Assessment:** A survey that estimates the number of households within an area that are in need of affordable housing and/or housing that meets their specific requirements.

**Impact Assessment:**

**Infrastructure:** Roads, water supply, sewage disposal, schools and other community facilities needed to support housing, industrial and commercial uses.

**Infill:** The filling of a small gap in an otherwise built-up street frontage, e.g. typically a gap which could be filled by one or possibly two houses of a type in keeping with the character of the street frontage.

**Infrastructure Delivery Plan (IDP):** The IDP is a supporting document to the Local Plan. Its purpose is to provide background evidence regarding the physical and social infrastructure likely to be needed to support identified



development in the Borough over the plan period. It sets out a baseline assessment of existing infrastructure provision and provides an indication of the existing capacity and shortfalls of all types of infrastructure. The document will be updated and monitored regularly and will assist in future delivery of infrastructure requirements. The IDP relies on the input of infrastructure partners and stakeholders and is therefore only as accurate as the plans of our partners.

**Issues and Options:** The name previously given to the earliest stage in the preparation of the development plan document when local planning authorities should gather evidence about their area and engage with stakeholders. Changes to the regulations in 2008 removed this term, however early engagement with stakeholders remains a requirement.

**Key Service Centre:** Towns or villages which act as service centres for surrounding areas, providing a range of services including: retail, leisure, community, civic, health and education facilities and financial and professional services. They should have good public transport links to surrounding areas, or the potential for their development and enhancement.

**Local Centres:** Includes a range of shops of a local nature, serving a small catchment, typically local centres might include amongst other things a mall supermarket, a newsagents, a sub post office and pharmacy.

**Local Development Framework:** The Local Development Framework (LDF) was introduced through the Planning and Compulsory Purchase Act 2004. The Local Development Framework replaced the previous system of Structure Plans and Local Plans. A local Development Framework was a set of documents that determined how development in an area would be planned over time. The Government has now abandoned the term Local Development Framework and, through its recent reforms, switched to the term 'Local Plan' to describe the portfolio of documents.

**Local Enterprise Partnership (LEP):** a partnership between local authorities and businesses formed in 2011 to help determine local economic priorities and lead economic growth and job creation within its local area. They carry out some of the functions previously carried out by the regional development agencies which were abolished in March 2012.

**Local Service Centre:** Towns or villages which provide a more limited range of services to the local community.

**Local Transport Plan (LTP) :** Local Transport Plans are strategic documents which set out the local transport priorities in the long term. The current Local Transport Plan for Lancashire, Local Transport Plan 3 (LTP3) runs from 2011 to 2021. This LTP consists of a 10 year overarching strategy, supported by 3 year rolling implementation plans. Lancashire County Council is the transport authority representing West Lancashire and has prepared a joint document with Blackpool Council and Blackburn-with-Darwen Borough Council.

**Mixed Use Development** – This combines a mix of uses , including housing, either on a site or within individual buildings such as flats over shops.

**Open Space:** All open space of public value , including not just land, but also areas of water (such as rivers, canals lakes and reservoirs) which offer important opportunities for sport and recreation

**Park and Ride facility:** A facility for the exchange of transport mode from a car or motorcycle to public transport such as a train or bus including parking provision for the original mode.

**Primary Shopping Area:** Defined area where retail development is concentrated. Area is shown on the Policies Map.

**Primary Frontage area:** Includes a high proportion of retail uses which may include food, drinks, clothing and household goods. Frontages are shown on the Policies Map.

**Previously Developed Land (PDL):** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where

provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

**Policies Map:** A map on an Ordnance Survey base, illustrating the policies and proposals of a local plan and defining sites for particular developments or land uses and the areas to which specified development management policies will be applied.

**Ramsar sites:** These are wetlands of international importance, designated under the Ramsar Convention.

**Reasoned justification:** Part of the Local Plan which explains the reasoning for the inclusion of a particular policy.

**Retailing:** The sale of goods and services direct to the consumer

**Rural Exception Sites:** A site that is within or adjoins existing rural communities which may be subject to policies of restraint, such as Green Belt, and which would not otherwise be released for housing, but may be developed in order to provide affordable housing to meet local needs in perpetuity

**Safeguarded Land:** Land between some major settlements and the Green Belt is safeguarded for future development needs beyond the Plan period. Planning permission for the permanent development of safeguarded land will only be granted following a Local Plan Review which proposes the development.

**Secondary Frontage area:** Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses. Frontages are shown on the Policies Map

**Section 106 Agreement:** Section 106 (S106) of the Town and Country Planning Act 1990 allows a local planning authority to enter into a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission. The obligation is termed a Section 106 Agreement and is a way of delivering or addressing matters that are necessary to make a development acceptable in planning terms. They are increasingly used to support the provision of services and infrastructure, such as highways, recreational facilities education, health and affordable housing.

**Sequential Test:**

**Sites of Special Scientific Interest (SSSI):** Sites with statutory protection of national and international importance, designated by Natural England under the Wildlife and Countryside Act 1981.

**Soundness:** Soundness means founded on a robust and credible evidence base. For a Local Plan to be sound it must be positively prepared (to meet development needs) justified, effective deliverable) and consistent with national policy.

**Strategic Environmental Assessment (SEA):** An assessment required by EU legislation that is incorporated into the Sustainability Appraisal (SA).

**Strategic Flood Risk Assessment (SFRA):** carried out in consultation with the Environment Agency (EA) to examine the risk of flooding in the Borough from sea and rivers. It includes information on flood risk areas, flood infrastructure, history of flooding in the Borough and expected future development pressures and their potential impact.

**Strategic Housing Land Availability Assessment (SHLAA):** This examines the availability of land in the Borough for residential use and forms part of the Local Plan Evidence Base. It does not allocate sites for housing.

**Strategic Housing Market Assessments (SHMA):** Strategic Housing Market Assessments are a requirement under national planning policy, and are a key part of the evidence base required to ensure the delivery of housing that meets the needs of communities now and in years to come. They provide a comprehensive survey of housing, including the housing market and local housing needs requirements across all tenures and for a range of client groups.

**Supplementary Planning Document (SPD):** These documents cover a range of issues, both topic and site specific, and provide further detail on policies in the Local Plan. SPDs are capable of being a material consideration in planning decisions but are not part of the development plan.

**Supplementary Planning Guidance:** Non-statutory planning guidance prepared prior to Supplementary Planning Documents.

**Sustainability Appraisal (SA):** Development Plan Documents are subject to a "Sustainability Appraisal", examining how the policies and proposals in the DPD would be likely to impact upon the economy, the environment, transport, and the community. This will ensure that decisions are made that accord with sustainable development.

**Sustainable Development:** Development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs. There are three dimensions to sustainable development: economic, social and environmental.

**Town Centre:** Area defined on the Policies Map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area.

**Tree Preservation Order:**

**Use Classes Order Guide:** This outlines broad uses for land and buildings and defines where a change of use from one class to another usually requires planning permission. The different land uses are:

A1 – Shops	C1 - Hotels
A2 – Financial and Professional Services	C2 - Residential Institutions
A3 -- Restaurants and Cafes	C2A - Secure Residential Institutions
A4 – Driving Establishments	C3 - Dwellings
A5 -- Hot Food Takeaways	C4 - Houses in Multiple Occupation
B1 -- Business	D1 - Non Residential Institutions
B2 – General Industrial	D2 - Assembly and Leisure
B8 – Storage and Distribution	Sui Generis – a use which is not included in one of the above definitions

Refer to Town and Countryside (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 , both as amended.

**Vitality and Viability:** The vitality and viability of town and district centres depends on retaining and developing a wide range of attractions and amenities: creating and maintaining an attractive environment: ensuring good accessibility to and within the centre: and attracting continuing investment in development or refurbishment of existing buildings. Local Planning Authorities are encouraged to measure vitality and viability by assessing the health of town centres.

**Washed Over:** Some sites are included within, rather than surrounded by areas of Green Belt. Where this is the case the term washed over is used to describe the Green Belt conditions prevailing.

**Windfall Site:** Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.



# Chorley Local Plan 2012-2026

## Site Allocations and Development Management Policies Development Plan Document

### Sustainability Appraisal

September 2012



This information can be made available to you in larger print or on audio tape, or translated into your own language. Please telephone 01257 515281 to access this service.

આ માહિતીનો અનુવાદ આપની પોતાની ભાષામાં કરી શકાય છે. આ સેવા સરળતાથી મેળવવા માટે કૃપા કરી, આ નંબર પર ફોન કરો: 01257 515822

ان معلومات کا ترجمہ آپکی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون کیجئے: 01257 515823



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# 1. INTRODUCTION

## 1.1 Background

- 1.1.1 The Planning and Compulsory Purchase Act 2004 contains a statutory requirement for local planning authorities to undertake their functions with a view to contributing to the achievement of sustainable development. Sustainable development is often defined as:

***“development that meets the needs of the present without comprising the ability of future generations to meet their own needs” (World Commission on Environment and Development).”***

- 1.1.2 The purpose of Sustainability Appraisal (SA) is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of DPDs.
- 1.1.3 The SA process is central to the preparation of DPDs and underpins the testing and generation of options. The NPPF states: “A Sustainability Appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process and should consider all the likely significant effects on the environment, economic and social factors.”
- 1.1.4 The Strategic Environmental Assessment (SEA) Directive 2001/42/EC requires the effect of certain plans and programmes on the environment to be assessed. The requirements of the SEA Directive have been incorporated into this SA report. These requirements are covered in more detail in section 1.3.

## 1.2 Purpose of the Site Allocations and Development Management Policies DPD Sustainability Appraisal

- 1.2.1 The Site Allocations and Development Management Policies DPD sets out the Council’s development policies and allocates or protects land for specific uses such as housing, employment or play space.
- 1.2.2 The purpose of this Sustainability Appraisal is to set out the method of SA undertaken in relation to the preparation of the Site Allocations and Development Management Policies DPD. The method seeks to meet the requirements of the Strategic Environmental Assessment (SEA) Directive, the guidance on the Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents published by the Office of Deputy Prime Minister (ODPM) in November 2005 and the guidance contained in the Plan Making Manual produced by DCLG.
- 1.2.3 The general locations for development have been decided through the Core Strategy, therefore this SA of the Site Allocations DPD focuses on assessing and comparing the social, environmental and economic effects of each individual site that has been put forward for consideration.
- 1.2.4 The SA Framework used to assess the Core Strategy formed the basis of the SA Framework used to assess the sites. Chapter 3 sets out the methodology used to compare the sustainability of each site. These site appraisals informed the decision on allocations.
- 1.2.5 The Site Allocations and Development Management Policies DPD also contains a suite of development management policies. A detailed SA of the development management policies included in the Preferred Option DPD is included in section 5.2 and Appendix 4. These

policies were developed using the saved Local Plan policies as a starting point. Some Local Plan policies were still effective in their current form and were carried forward unchanged from the Chorley Borough Local Plan Review (adopted 2003). Other policies were amended to better reflect changes that have occurred since 2003, some policies were deleted as they have been replaced by policies in the Core Strategy or by more recent national guidance and some new policies were formulated based on recent or emerging issues.

- 1.2.6 At the Publication stage some changes were made to the allocations and development management policies as a result of the publication of the NPPF and comments received during the Preferred Option DPD consultation. Chapter 6 identifies and assesses these changes. Where there are significant changes, further SA has been undertaken.

### 1.3 Compliance with the SEA Directive

- 1.3.1 The 'European Strategic Environmental Assessment Directive' (2001/142/EC) requires the assessment of the effects of certain plans and programmes on the environment. This is translated into UK law under the 'Environmental Assessment of Plans and Programmes Regulations 2004'. The requirements of this Directive must be incorporated into the SA process. The objectives of this directive are ***'to provide a high level of protection to the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.'***
- 1.3.2 The Act also requires SA to consider economic and social objectives. The Government considers it possible to carry out a single appraisal process meeting the needs of the requirements for both SEA and SA in terms of procedure and scope. Throughout this report where reference is made to SA it should be taken to automatically include the requirements of the SEA Directive.
- 1.3.3 Table 1 below identifies the requirements of the SEA Directive and where they have been met within the Site Allocations and Development Management Policies Preferred Option DPD and in this SA Report.

**Table 1: Demonstrating compliance with the SEA Directive**

	<b>SEA Directive requirement (The 'environmental report' must include...)</b>	<b>Where in the DPD and SA can this be found?</b>
The plan's objectives and the content of the plan	<b>"an outline of the contents, main objectives of the plan or programme and relationships with other relevant plans and programmes"</b> (Annex I (a))	Chapters 1 & 2 of the DPD Section 1.2 of the SA Report
The SA methodology	<p><b>"an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information"</b> (Annex I(h))</p> <p><b>"the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation"</b> (Annex I(e))</p> <p><b>"The [environmental] authorities... shall be consulted when deciding on the scope and level of detail of the information which must be included in the environmental report"</b> (Article 5(4))</p> <p><b>"The [environmental] authorities... and the public... shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme or its submission to the legislative procedure"</b> (Article 6(2))</p>	Chapter 3 of the SA Report  Section 2.1 of the SA Report  Section 1.4 of the SA Report  Section 1.4 of the SA Report
The policy context in which the plan is being prepared	<b>"an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes"</b> (Annex I(a))	Chapter 1 of the DPD Section 2.1 of the SA Report
The sustainability objectives relevant to the plan	<b>"the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation"</b> (Annex I(e))	Section 2.1 of the SA Report
The current baseline situation	<p><b>"the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme"</b> (Annex I(b))</p> <p><b>"the environmental characteristics of areas likely to be significantly affected"</b> (Annex I(c))</p>	Section 2.2 of the SA Report
The likely situation without the plan	<b>"the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme"</b> (Annex I(b))	Section 2.2 of the SA Report
Key issues for the plan	<b>"any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC [Special Protection Areas under the Birds Directive] and 92/43/EEC [Special Areas of Conservation under the Habitats Directive]"</b>	Section 2.3 of the SA Report
Key issues relating to European sites	<b>"any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC [Special Protection Areas under the Birds Directive] and 92/43/EEC [Special Areas of Conservation under the Habitats Directive]"</b>	The Habitats Regulations Assessment Screening Report



	SEA Directive requirement (The 'environmental report' must include...)	Where in the DPD and SA can this be found?
The alternatives considered and the rationale behind them	<p><b>"Where an environmental assessment is required ... an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated"</b> (Article 5(1))</p> <p><b>"an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information"</b> (Annex I(h))</p>	<p>Chapter 4 of the SA Report Section 5.2 of the SA Report</p> <p>Chapter 3 of the SA Report</p>
The likely significant effects of the plan including the alternatives considered	<p><b>"the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors"</b> (Annex I(f))</p> <p><b>These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.</b></p>	<p>Section 5.2 of the SA Report Chapter 6 of the SA Report</p>
Mitigation and enhancement measures	<p><b>"the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme"</b> (Annex I(g))</p>	<p>Section 5.5 of the SA Report</p>
Monitoring arrangements	<p><b>"a description of the measures envisaged concerning monitoring..."</b> (Annex I(i))</p>	<p>Section 7.2 of the SA Report</p>
How the SA findings were taken into account	<p><b>"The environmental report... [and] the opinions expressed [through the consultation] shall be taken into account during the preparation of the plan or programme and before its adoption or submission to the legislative procedure"</b></p>	<p>Section 1.4 of the SA Report Chapter 4 of the SA Report</p>
Non-technical summary	<p><b>"a non-technical summary of the information provided..."</b> (Annex I(j))</p>	<p>SA Non-Technical Summary Report</p>

## 1.4 Consultation on the Sustainability Appraisal

- 1.4.1 The first stage of the SA was to produce a Scoping Report to set out the scope and method of SA to be undertaken in relation to the preparation of the Site Allocations and Development Management Policies DPD. The SA Scoping Report was published in September 2009. Natural England, English Heritage and the Environment Agency were consulted on this document for a 5 week period and invited to make comments on the scope and level of detail of the environmental information to be included in the SA. The Government Office for the North West were also consulted.
- 1.4.2 No objections were raised therefore the scope of the SA did not need to be amended prior to the assessment of the Site Allocations and Development Management Policies Preferred Option DPD.
- 1.4.3 The Preferred Option DPD was consulted on for a 6 week period from 16 September to 28 October 2011. This SA was consulted on alongside the DPD. All consultees and members of the public were given the opportunity to express their opinion on the SA and DPD. All opinions expressed have been taken into account during preparation of the Publication DPD.
- 1.4.4 This SA has been updated to inform and assess changes made in the Publication version of the DPD and will be consulted on alongside the DPD.

## 2. SCOPING AND EVIDENCE BASE

The first stage in the SA process involves establishing the scope of the SA. In order to identify the issues for both the Site Allocations and Development Management Policies DPD and the SA it is necessary to first establish an evidence base. This chapter of the report covers the pre-production and evidence gathering stages of the SA.

### 2.1 Relevant Policies, Plans, Programmes and Sustainability Objectives

- 2.1.1 In order to develop the SA Framework it is important to review plans and programmes that may be relevant to the SA and the Site Allocations DPD as a whole in order to identify any social, environmental and economic objectives contained within them that should be reflected in the SA process.
- 2.1.2 The process of reviewing plans and programmes also helps to identify sustainability issues that might influence the preparation of the plan as well as enabling potential synergies to be exploited and any inconsistencies and constraints to be addressed.
- 2.1.3 The purpose of the Site Allocations DPD is to determine specific sites for development and land to protect in accordance with the policies and general locations for development set out in the Core Strategy. **The review of relevant plans and programmes carried out for the Core Strategy is therefore also relevant to the Site Allocations DPD.** This has been updated and can be viewed in Appendix 1 of the separate 'Core Strategy Sustainability Appraisal - Evidence Gathering' document.
- 2.1.4 A number of plans and programmes were identified and their implications for the Core Strategy and SA assessed. These include:
- International and EU level initiatives such as Directives and Sustainability Conventions.
  - National level policies and strategies such as Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs), White Papers and the UK Sustainable Development Strategy.
  - Regional level policies and strategies such as the Regional Spatial Strategy (RSS) for the North West.
  - Other relevant social, environmental and economic plans and strategies at the county and local level.
- 2.1.5 The review of relevant plans, programmes and objectives establishes the relationship of the plan with other plans and programmes and identifies environmental protection objectives at the international, EC and national level. This section therefore meets the requirements of the SEA Directive.

### 2.2 Baseline Information

- 2.2.1 The SA process involves predicting and assessing the likely effects of different options and policies. In order to be able to carry out this process it is important to collect information on the current and likely future state of the plan area.
- 2.2.2 The identification of baseline information also helps to identify sustainability problems in the area. For example, much of the data has been compared to data at the county, regional and national level. This enables specific problems to be identified and subsequently addressed through the plan and SA.
- 2.2.3 The collection of baseline data fed into the development of the SA Framework, as relevant objectives and indicators were developed based on the issues identified in the baseline data.

- 2.2.4 The baseline data has been arranged into social, environmental and economic issues. The data, where available, shows trends in order to establish whether the situation is getting better or worse. The data is also compared to achievements at other geographical levels and to targets set through plans and strategies to check how the Borough is performing and whether action needs to be taken to improve the situation.
- 2.2.5 **The review of the baseline data carried out for the Core Strategy is also relevant to the Site Allocations DPD**, as it will allocate sites for development in accordance with policies set out in the Core Strategy. Appendix 2 of the separate 'Core Strategy Sustainability Appraisal - Evidence Gathering' document identifies the relevant environmental baseline conditions/characteristics in Chorley and how they have changed over the years, where this information is available, which meets the requirements of the SEA Directive.

## 2.3 Sustainability Issues and Problems

- 2.3.1 The identification of sustainability problems provides an opportunity to define key issues for the Core Strategy and Site Allocations DPD and develop sustainable plan objectives and options.
- 2.3.2 The identification of relevant plans, programmes and objectives and the collection of baseline data have enabled many sustainability issues to be identified. There are other sustainability issues that the Council is aware of that have also been taken account of.
- 2.3.3 The key issues and problems of most relevance to the Site Allocations DPD are the same as those for the Core Strategy as the purpose of the Site Allocations DPDs is to allocate specific sites to meet the policies within the Core Strategy. **The sustainability issues identified for the Core Strategy are therefore also relevant to the Site Allocations DPDs.** Appendix 3 of the separate 'Core Strategy Sustainability Appraisal - Evidence Gathering' document sets out the key social, environmental and economic sustainability issues and problems and, where possible, links to evidence by reference to baseline information. This meets the requirements of the SEA Directive.

## 2.4 Sustainability Appraisal Framework

- 2.4.1 The Sustainability Appraisal Framework consists of objectives, targets (where appropriate) and indicators to provide a means by which the sustainability of the plan can be tested.
- 2.4.2 The SA Framework contains objectives and indicators, which provide a yardstick against which the social, environmental and economic effects of the Site Allocations DPD can be tested. The objectives are statements of what is intended and each has indicators, which measure the progress in achieving the objective. The sustainability objectives are distinct from the objectives of the Site Allocations DPD, although in some cases they may overlap.
- 2.4.3 **The SA Framework proposed for assessing the Site Allocations DPD is based on the SA Framework used for assessing the Core Strategy.** The objectives detailed in the ODPM November 2005 guidance and in the SA Framework for the Regional Spatial Strategy for the North West formed the basis for the objectives of the Core Strategy SA Framework, but were modified to meet with the current situation in Chorley informed by the collection of baseline data and the identification of sustainability issues.
- 2.4.4 Table 2 sets out the SA Framework that formed the basis for the appraisal of the Site Allocations DPD. The appraisal of the DPD involved the assessment of the impact of individual site suggestions submitted for inclusion in the Site Allocations DPD and proposed development management policies, on the objectives and sub-objectives of the SA.



Indicators are provided for each objective to provide a means by which the sustainability of individual sites being considered for allocation can be tested against each objective.

2.4.5 The SA was an iterative process, whereby individual sites were appraised, which helped inform the selection of sites identified within the Preferred Options Site Allocations DPD. These preferred options and preferred policies were then further appraised in order to evaluate the significance of the effects of the policies and allocations.

2.4.6 New site suggestions received at or since the Preferred Option DPD consultation were also assessed against the SA Framework and compared to sites already assessed to determine whether any changes should be made to the proposed allocations in the Publication DPD. Any amendments made to policies within the Publication DPD or new policies introduced were also assessed.

**Table 2: Sustainability Appraisal Framework**

Social Objectives

Theme	Objective	Sub-objective	Indicator
<i>Travel</i>	S1. To reduce the need to travel and improve transport accessibility in sustainable ways.	<ul style="list-style-type: none"> <li>▪ Will it reduce private motor vehicle traffic? (car, taxi, motorbike)</li> <li>▪ Will it improve access to and opportunities for walking, cycling and the use of public transport?</li> </ul>	Distance to railway station Rail service frequency Distance to nearest bus stop Bus service frequency Distance to service centre Distance to A road junction Distance to motorway junction Distance to supermarket Distance to convenience store Distance to post office In city/town centre Distance to primary school Distance to secondary school On a cycle route Distance to cycle route
<i>Health &amp; wellbeing</i>	S2. To improve health and wellbeing and/or improve access to health care, sport and recreation, culture, community and education facilities and services, particularly in deprived areas.	<ul style="list-style-type: none"> <li>▪ Will it promote healthier lifestyles and a better quality of life?</li> </ul>	Distance to GP surgery Distance to NHS general hospital Distance to public open space or park Distance to local centre
	S3. To reduce crime, disorder and the fear of crime.	<ul style="list-style-type: none"> <li>▪ Will it reduce actual levels of crime?</li> <li>▪ Will it reduce the fear of crime?</li> </ul>	<i>This objective is not considered relevant to site selection. Planning for reduced levels of crime is dealt with in the Core Strategy and is tackled through the inclusion of Secured by Design principles in new developments.</i>
<i>Housing</i>	S4. To improve access to good quality and resource efficient housing including affordable housing.	<ul style="list-style-type: none"> <li>▪ Will it provide an appropriate mix of housing to meet the needs of all?</li> <li>▪ Will it reduce the number of unfit and empty homes?</li> <li>▪ Will it support the development of resource efficient housing?</li> </ul>	<i>The Core Strategy sets out affordable housing and sustainable resource requirements for all new housing developments. All sites being assessed would therefore improve access to resource efficient and affordable housing. This objective needs to be taken into account when deciding the distribution of housing allocations between settlements to ensure that affordable housing is provided in settlements of greatest need.</i>



Environmental Objectives

Theme	Objective	Sub-objective	Indicator
<i>Biodiversity &amp; landscape</i>	EN1. To protect, enhance and manage biodiversity and local landscape character.	<ul style="list-style-type: none"> <li>▪ Will it protect and enhance biodiversity and Sites of Geological Importance?</li> <li>▪ Will it protect and enhance habitats and species, provide opportunities for new habitat creation and reverse the fragmentation of wildlife corridors?</li> <li>▪ Will it protect and enhance the accessibility of the landscape?</li> </ul>	Green Belt land Major developed site in Green Belt Non Green Belt countryside Safeguarded land Area of separation AONB SSSI Biological/Geological Heritage Site Type of location Agricultural classification
<i>Buildings &amp; heritage</i>	EN2. To protect, conserve and enhance places of architectural, historic, cultural and archaeological value and townscape character.	<ul style="list-style-type: none"> <li>▪ Will it protect and enhance the character and appearance of archaeological sites, historic buildings, townscape, landscape, parks and gardens and their settings?</li> </ul>	Conservation Area Ancient Monument on site Registered Park/Garden Listed Building Locally Listed Building
<i>Climate change, energy &amp; resource use</i>	EN3. To tackle climate change and enable sustainable use of the earth's resources.	<ul style="list-style-type: none"> <li>▪ Will it contribute to the ability to adapt to the impact of climate change?</li> <li>▪ Will it maximise the production and/or use of renewable energy?</li> <li>▪ Will it increase energy efficiency?</li> <li>▪ Will it enable reuse of land or resources?</li> </ul>	Current/former land use
	EN4. To manage flood risk and the impacts of flooding.	<ul style="list-style-type: none"> <li>▪ Will it reduce or manage flooding?</li> </ul>	Flood Zone area
	EN5. To protect and enhance water resources and minimise pollution of water, air and soil.	<ul style="list-style-type: none"> <li>▪ Will it maintain and enhance ground and surface water?</li> <li>▪ Will it maintain and improve local air?</li> </ul>	Contaminated land Located within 3km of a congestion spot

Economic Objectives

Theme	Objective	Sub-objective	Indicator
<i>Economic growth &amp; employment</i>	EC1. To encourage sustainable economic growth and employment.	<ul style="list-style-type: none"> <li>▪ Will it reduce economic disparities?</li> <li>▪ Will it improve the quality of employment opportunities within the region?</li> <li>▪ Will it attract new businesses?</li> <li>▪ Will it help in key growth areas?</li> </ul>	Distance to employment site (if housing) Access to broadband
<i>Skills &amp; economic inclusion</i>	EC2. To improve the skills of the current workforce and develop skills required to bring people back into the labour market.	<ul style="list-style-type: none"> <li>▪ Will it increase the levels of participation and attainment in education?</li> <li>▪ Will it reduce unemployment, especially in low performing areas?</li> </ul>	Distance to further/higher education
<i>Sustaining the rural economy</i>	EC3. To sustain and encourage appropriate growth of rural businesses.	<ul style="list-style-type: none"> <li>▪ Will it improve the quality of the rural environment?</li> </ul>	<i>No specific indicators but this objective will need to be taken into account when deciding the distribution of allocations between settlements to ensure that an appropriate amount of development is directed to the more rural settlements in order to sustain the economies in these areas.</i>
<i>Retailing, tourism and leisure</i>	EC4. To maintain and improve retail and related services as well as provide for tourism and leisure.	<ul style="list-style-type: none"> <li>▪ Will it improve the quality of the built and historic environment?</li> </ul>	<i>No specific indicators but this objective will need to be taken into account when deciding the distribution of allocations between settlements to ensure that an appropriate amount of development is directed to each settlement so the population of each settlement would support retail and other services.</i>

### 3. METHODOLOGY FOR THE APPRAISAL OF SITE ALLOCATION OPTIONS

This section sets out how the detailed testing of all site suggestions received was undertaken. This is split into different land uses, as the assessment for each varied. The purpose of the Site Allocations DPD is to determine specific sites for development in accordance with the policies and general locations for development set out in the Core Strategy. Only sites in accordance with the Core Strategy have been assessed.

#### 3.1 Housing and Employment Allocations

**What the Core Strategy says:**

Policy 1: Locating Growth sets out the locations for growth and investment in the Borough. These are:

- The Key Service Centre of Chorley Town.
- The Urban Local Service Centres of Adlington, Clayton Brook/Green, Clayton-le-Woods, Coppull, Euxton and Whittle-le-Woods.
- The Rural Local Service Centres of Brinscall/Withnell and Eccleston.

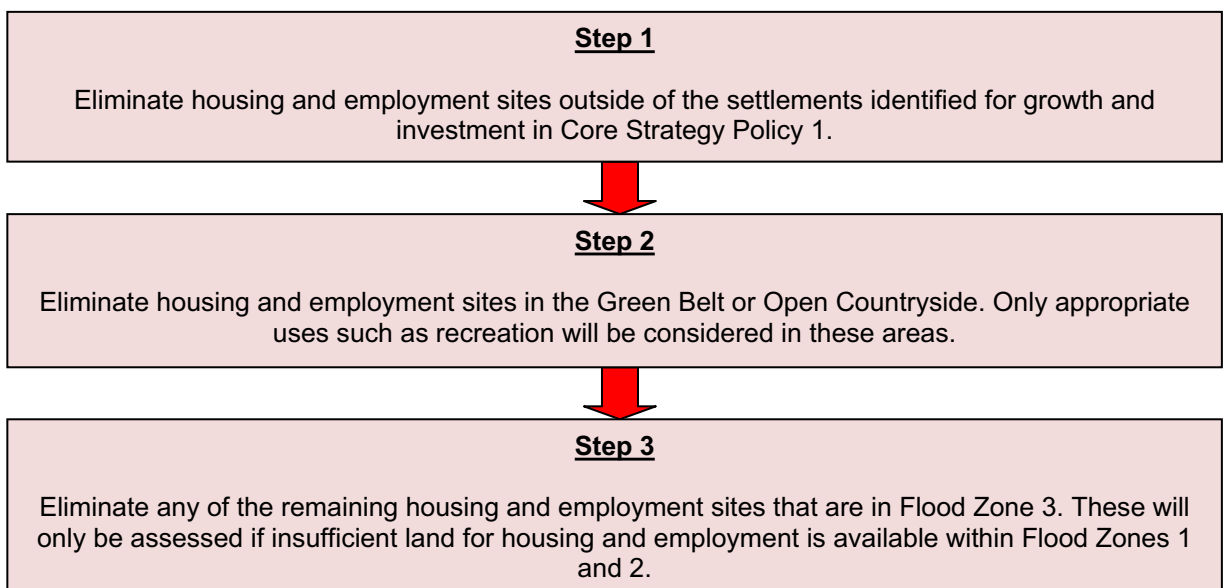
Sites for housing and employment development will therefore only be allocated in these areas.

Filtering Exercise

3.1.1 Before carrying out a detailed Sustainability Appraisal of the housing and employment site suggestions received, a filtering exercise was undertaken. The first stage was to eliminate sites under 0.4 hectares in size as these were considered too small to allocate and any development proposals for these sites could be dealt with through normal planning procedures.

3.1.2 The remaining sites were then assessed to determine whether they were in locations that were in conformity with Core Strategy policies. This exercise is set out below.

**Table 3: Housing and Employment Site Selection Process**



Assessment of Remaining Sites

- 3.1.3 A detailed Sustainability Appraisal of the remaining housing and employment site suggestions was carried out to determine which the most sustainable sites were and inform the choice of allocations.
- 3.1.4 The SA Framework formed the basis of this assessment. Detailed indicators were selected for each SA objective to provide a means by which the sustainability of each site could be tested.
- 3.1.5 The indicators used to assess all the sites being considered are set out in Table 4. Each indicator has a set of categories that identified each sites performance in relation to that indicator. Each of these categories is banded from A to E to give a clear indication as to how a site performs in relation to each indicator and to be able to easily compare the performance of each site. Band A denotes the most sustainable and Band E the least sustainable. Band E has been reserved for those indicators that are considered to be of most significance in determining the sustainability of a site.
- 3.1.6 Banding each site's performance against all the indicators gives a clear overview of the site's sustainability. SA commentary was provided for each site outlining its performance in relation to the social, environmental and economic indicators. Several indicators assessing the deliverability of the site were also included in the site assessment. Each site was then given an overall Band from A to E to enable a comparison of each site's sustainability to be made. Table 5 identifies how the overall band for each site was determined.
- 3.1.7 A spectrum showing the range of bands achieved by each site was included in the assessment to give a clear picture of how each site performed and help make comparisons between sites with the same overall band.
- 3.1.8 An example of the proforma used to test the sustainability of each site is set out in Table 6. This testing informed the selection of sites allocated for housing and employment within the Site Allocations DPD. It is proposed that site selection should follow a sequential approach where preference is given to sites in Band A, followed by Band B. There are a number of other constraints however which were taken into account when deciding which sites should be allocated.

Table 4: Housing and Employment Sites Sustainability Indicators and Categories

B16 Performance and Band						
BA Obj	Indicator	A	B	C	D	E
S1	Distance to railway station	Up to 0.3km	0.21 to 1.9km	1.61 to 2.4km	2.41 to 3km	Over 3km
	Rail service frequency	4 or more/hour/direction	2-3 train/hour/direction	Hourly service	Less than hourly service	No services in settlement
	Distance to nearest bus stop	Up to 0.4km	0.41 to 0.2km	0.21 to 1.2km	1.21 to 1.9km	Over 1.9km
	Bus service frequency	6 or more/hour/direction	2-5/hour/direction	1/hour/direction	Less than 1/hour/direction	No services
	Distance to leisure centre	Up to 0.3km	0.21 to 1.9km	1.61 to 2.4km	2.41 to 3km	Over 3km
	Distance to A Road junction	Up to 0.4km	0.41 to 0.2km	0.21 to 1.9km	1.61 to 3km	Over 3km
	Distance to motorway junction	Up to 1.9km	1.61 to 3km	Over 3km	-	-
	Distance to supermarket	Up to 0.4km	0.41 to 0.2km	0.21 to 1.9km	1.61 to 3km	Over 3km
	Distance to convenience store	Up to 0.4km	0.41 to 0.2km	0.21 to 1.2km	-	Over 1.2km
	Distance to Post Office	Up to 0.4km	0.41 to 0.2km	0.21 to 1.2km	1.21 to 1.9km	Over 1.9km
S2	Distance to Primary School	Up to 0.4km	0.41 to 0.2km	0.21 to 1.9km	1.61 to 3km	Over 3km
	Distance to Secondary School	Up to 0.3km	0.21 to 1.9km	1.61 to 3.2km	3.21 to 5km	Over 5km
	On a cycle route	Yes	-	No	-	-
	Distance to cycle route	Up to 0.4km	0.41 to 0.2km	0.21 to 1.2km	1.21 to 1.9km	Over 1.9km
	Distance to GP surgery	Up to 0.4km	0.41 to 0.2km	0.21 to 1.9km	1.61 to 3km	Over 3km
	Distance to NHS general hospital	Up to 2km	2.1 to 9km	5.1 to 10km	Over 10km	-
	Distance to public open space/park	Up to 0.4km	0.41 to 0.2km	0.21 to 1.2km	1.21 to 1.9km	Over 1.9km
	Distance to local centre	Up to 0.4km	0.41 to 0.2km	0.21 to 1.2km	1.21 to 1.9km	Over 1.9km
	Designation of land	Pres for Urban Area/Key Service Centre	Urban/Rural Local Service Centre	Major developed site in Green Belt	Safeguarded Land	Green Belt/Open Countryside
	EN1	Area of Separation	Outside	-	Part/Outside part/within	-
ADMB		Outside	-	Part/Outside part/within	-	Within
SSSI		Outside	-	Part/Outside part/within	-	Within
Biological/Geological Heritage Site		Outside	-	Part/Outside part/within	-	Within
Agricultural designation		None/5	4	3	2	1
Conservation Area		Outside	Part/Outside part/within	Within	-	-
Ancient Monument on site		No	-	No but one nearby	-	Yes
Registered Park or Garden		Outside	-	Part/Outside part/within	-	Within
Listed Building on site		No	Grade II	Grade II*	Grade I	-
Locally Listed Building on site		No	-	Yes	-	-
EN3	Current/bornier land use	Brownfield	-	Part/Brownfield/Part Greenfield	Greenfield	Urban green space
	Flood Zone area	All Zone 1	Part Zone 2	All Zone 2	Part Zone 3	All Zone 3
	Contaminated land	Low	-	Medium	-	High
	Within 3km of a congestion spot	No	-	Yes	-	-
	Distance to employment site	Up to 0.3km	0.21 to 1.2km	1.21 to 1.9km	Over 1.9km	-
	Access to Broadband	Yes	-	-	-	No
	Distance to further higher education	Up to 1.9km	1.61 to 3.2km	3.21 to 5km	Over 5km	-
	Access to sewer system	-	-	-	-	-
	Access to water	-	-	-	-	-
	Access to gas	-	-	-	-	-
EN4	Access to electricity	-	-	-	-	-
	Existing road access	-	-	-	-	-
	At risk from hazardous installations	-	-	-	-	-
	Any No	-	-	-	-	Any No
	Yes	-	-	-	-	Yes

**Table 5: Determining the Overall Sustainability Appraisal Band**

Band	Minimum performance to achieve band
A	Site is located within Preston Urban Area or a Key Service Centre. AND More than half of the indicators fall within Band A. AND No more than 5 indicators fall within Band C. AND No indicator falls below Band C.
B	Site is located within or adjoining any settlement being considered. AND More than half of the indicators fall within Band B or above. AND No more than 5 indicators fall below Band C.
C	Site is located within or adjoining any settlement being considered. AND More than half of the indicators fall within Band C or above. AND No more than 5 indicators fall within Band E.
D	Site is located within or adjoining any settlement being considered. AND More than half of the indicators fall within Band D or above.
E	Site is not deliverable. OR Site is deliverable but more than half of the indicators fall within Band E.

**Table 6: Housing & Employment Site Assessment Proforma**

Site Ref	
Address	

SA Obj	Indicator	Site Performance	SA Comments
S1	Distance to railway station		<i>Summarise the performance of the site against each SA objective. Split into social, environmental and economic.</i>
	Rail service frequency		
	Distance to nearest bus stop		
	Bus service frequency		
	Distance to service centre		
	Distance to A Road junction		
	Distance to motorway junction		
	Distance to supermarket		
	Distance to convenience store		
	Distance to Post Office		
	Distance to Primary School		
	Distance to Secondary School		
	On a cycle route		
	Distance to cycle route		
S2	Distance to GP surgery		
	Distance to NHS general hospital		
	Distance to public open space/park		
	Distance to local centre		
EN1	Designation of land		
	Area of Separation		
	AONB		
	SSSI		
	Biological/ Geological Heritage Site		
EN2	Agricultural classification		
	Conservation Area		
	Ancient Monument on site		
	Registered Park or Garden		
	Listed Building on site		
EN3	Locally Listed Building on site		
	Current/former land use		
EN4	Flood Zone area		
EN5	Contaminated land		
	Within 3km of a congestion spot		
EC1	Distance to employment site		
	Access to Broadband		
EC2	Distance to further/higher education		
Deliverability Indicators	Access to sewer system		<i>Is the site deliverable: Yes/No</i>
	Access to water		
	Access to gas		
	Access to electricity		
	Existing road access		
	At risk from hazardous installations		

**Overall Site Performance**

**Band Spectrum:**

--

**Overall Band:**

--



### 3.2 Town Centre (Retail and Leisure) Allocations

**What the Core Strategy says:**

Policy 11: Retail and Town Centre Uses identifies Chorley as a Principal Town Centre where further retail development will be directed.

Policy 12: Culture and Entertainment Facilities states that the key service centre of Chorley will provide for local cultural and entertainment requirements.

Sites for retail and leisure development will therefore only be allocated in Chorley Town Centre. This is in accordance with national planning guidance.

Filtering Exercise

- 3.2.1 Before carrying out a detailed Sustainability Appraisal of site suggestions received for retail and leisure development, a filtering exercise was undertaken. The first stage was to eliminate sites under 0.4 hectares in size as these were considered too small to allocate and any development proposals for these sites could be dealt with through normal planning procedures. Any of the remaining site suggestions that were not in accordance with the Core Strategy policies identified above were then also eliminated. Only site suggestions for retail and leisure development within or on the edge of Chorley Town Centre were therefore considered further.
- 3.2.2 This approach was in accordance with PPS4, which was in force at the time, which defined retail and leisure/entertainment facilities as main town centre uses and stated that a sequential approach to site selection should be applied with preference given to sites in existing centres followed by sites in edge of centre locations. The same approach to site selection is adopted in the NPPF.

Assessment of Remaining Sites

- 3.2.3 PPS4 stated that local planning authorities should identify an appropriate range of sites for main town centre uses to accommodate the identified need. The same approach is adopted in the NPPF. It is therefore only necessary to allocate sites for retail and leisure development if there is an identified need for additional development.
- 3.2.4 If there was no identified need for additional retail or leisure development, then the site suggestions were not considered any further. If there was an identified need an SA of the sites was undertaken to assess the sustainability of each site using the proforma in Table 7.

### 3.3 Open Space, Sport and Recreation Allocations

Allocations for the Protection of Existing Open Space, Sport and Recreation Provision

**What the Core Strategy says:**

Policy 24: Sport and Recreation seeks to ensure that everyone has the opportunity to access good sport and recreation facilities by protecting existing facilities unless they are proven to be surplus to requirements.

- 3.3.1 Areas of land in use as playing fields, casual playspace, playgrounds, amenity open space or allotments are currently identified and protected in the Local Plan. In accordance with Core Strategy Policy 24 these areas of land will continue to be allocated and protected



through the Site Allocations DPD unless they are proven to be surplus to requirements or are no longer used for recreational purposes.

- 3.3.2 Since the adoption of the Local Plan, many new areas of open space and playspace have been provided throughout the Borough, which will also need allocating to ensure they are protected from inappropriate development.
- 3.3.3 In addition to these sites a number of site suggestions have been received for the protection of existing recreational facilities.
- 3.3.4 All existing allocations as well as new areas of open space were reviewed in order to assess whether they still provide an important sport and recreational use or whether they are now surplus to requirements. This review was informed by an up to date Open Space Study and Playing Pitch Strategy which were published May and June 2012 respectively. These studies determined which sites are allocated and protected for sport and recreational use.

#### Allocations for Future Open Space, Sport and Recreation Provision

##### **What the Core Strategy says:**

Policy 24: Sport and Recreation seeks to ensure that everyone has the opportunity to access good sport and recreation facilities by identifying sites for major new facilities where providers have evidence of need.

- 3.3.5 In accordance with the Core Strategy, the Site Allocations DPD will only allocate land for the provision of major new facilities where there is evidence of need. The Infrastructure Delivery Schedule does not identify the need for any such schemes.
- 3.3.6 An updated Open Space Study and Playing Pitch Strategy have been produced which identify where there are deficits in any types of open space. Most of these deficits can be addressed by requiring new provision from new housing developments. However, where the deficits are significant, the studies recommend securing sites for new provision. Suitable sites were identified in those locations, including existing undeveloped allocations under Local Plan Policy LT13 and any site suggestions put forward for recreational use. An SA of each site was undertaken, using the proforma in Table 7, which identified the sustainability of each site and informed the choice of allocations.

### **3.4 Community Facilities Allocations**

##### **What the Core Strategy says:**

Policy 25: Community Facilities seeks to ensure that local communities have sufficient community facilities provision by working with public, private and voluntary sector providers to meet demonstrable need.

The Site Allocations DPD will therefore only allocate sites for community facilities where there is an identified need.

- 3.4.1 A number of site suggestions for community uses have been put forward. All these suggestions were firstly assessed to see if there is an identified need for any particular community facilities in that location.
- 3.4.2 If there was no identified need then the site was not considered any further. If there was an identified need for community facilities in that area then an SA of the site was undertaken to assess the sustainability of that location for the community facilities that there was an

identified need for. The proforma in Table 7 was used to assess the sustainability of potential sites for community facilities.

### 3.5 Other Site Allocations

- 3.5.1 There were 6 other site suggestions received for uses that may be allocated in the Site Allocations DPD. 5 of these suggestions were for cycleways and one was for a Gypsy and Traveller sites.
- 3.5.2 The need for cycle routes and gypsy/traveller sites was firstly determined. If there was an identified need then the suggestions were considered further and an SA of each site undertaken.

### 3.6 Strategic Sites and Locations

**What the Core Strategy says:**

Core Strategy Policy 1: Locating Growth allocates a number of Strategic Sites throughout Central Lancashire, which will play a key role in providing for housing and employment growth. There is one Strategic Site allocated in Chorley Borough at Buckshaw Village.

- 3.6.1 Fourteen possible strategic sites or locations were identified during the course of producing the Core Strategy and were considered to represent all the reasonable options available. An SA of these sites was undertaken within the Core Strategy SA, which informed the choice of those strategic sites and locations that should be allocated. Further SA of the Buckshaw Village Strategic Site is therefore not required within the SA of the Site Allocations DPD.

**Table 7: Site Assessment Proforma**

Key			
+	Minor positive	++	Major positive
-	Minor negative	--	Major negative
0	Neutral	/	No link

<b>Site Ref</b>	
<b>Address</b>	

SA Objective	SA Effects			Comments
	Short term	Medium term	Long term	
S1				
S2				
S3				
S4				
EN1				
EN2				
EN3				
EN4				
EN5				
EC1				
EC2				
EC3				
EC4				

Comments



## 4. APPRAISAL OF SITES & SELECTION OF PREFERRED ALLOCATIONS

This section sets out the detailed Sustainability Appraisal of each site suggestion received. It identifies which sites were selected as preferred options along with a justification as to why a particular site was or was not allocated and shows how the Sustainability Appraisal of each site impacted on the decision.

### 4.1 Housing and Employment Site Appraisals and Preferred Allocations

#### Sites Not Carried Forward

- 4.1.1 Section 3.1 identified the filtering exercise undertaken. Those site suggestions not carried forward are identified in Appendix 1. In total 146 housing and employment site suggestions were eliminated during the filtering exercise.

#### Site Appraisals

- 4.1.2 In total 149 housing and employment site suggestions were carried forward. Some of these site suggestions were for the same site. After taking into account duplicate site suggestions, 119 individual sites were considered.
- 4.1.3 A detailed Sustainability Appraisal of these 119 sites was undertaken using the methodology set out in section 3.1 of this report. These appraisals can be viewed in the separate Sites for Chorley – Detailed Site Assessments document.

#### Selection of Preferred Sites

- 4.1.4 The Sustainability Appraisal of the sites helped inform the selection of sites to be allocated for housing and employment. The sustainability of the sites was a key consideration however a number of other issues also needed to be taken into account such as access, topography, current use of the site, surrounding land uses and ownership.
- 4.1.5 Table 8 below identifies the sites that were selected as preferred sites for housing and/or employment. In total 69 of the 119 sites considered were selected as preferred allocations. Appendix 2 contains more detailed information on why these sites were selected and why others were not.

**Table 8: Preferred Housing and Employment Sites**

Settlement	Site Suggestion Ref	Site Address	Current Local Plan Allocation	Recommendation
Adlington	CH0036	Land at Babylon Lane	Safeguarded Land	Allocate for Housing
Adlington	CH0064	Remainder of Fairview Farm	Housing	Allocate for Housing
Adlington	CH0147, CH0190, CH0237	Grove Farm, Railway Road	Employment & Park and Ride	Allocate for Mixed Use - Housing and Park & Ride
Adlington	CH0154, CH0179, CH0180	Land Adjacent to Bolton Road	Safeguarded Land & Proposed Open Space	Allocate for Mixed Use - Housing & Employment
Adlington	CH0157	Weldbank Plastics co Ltd	Within Settlement	Allocate for Housing
Adlington	CH0283	Land off Babylon Lane	Safeguarded Land	Allocate for Housing
Adlington	CH0340	Fairport, Market Place	Within Settlement	Allocate for Mixed Use - Retail & Employment
Brinscall/Withnell	CH0169	Land at Drinkwater Farm, Windsor Drive	Within Settlement	Allocate for Housing

Settlement	Site Suggestion Ref	Site Address	Current Local Plan Allocation	Recommendation
Buckshaw	CH0038	Group 1, Former Royal Ordnance Site, Euxton Lane	Royal Ordnance Site	Allocate for Mixed Use - Housing & Employment
Buckshaw	CH0039	Group 4N, Royal Ordnance Site, Euxton Lane	Major Developed Site in Green Belt	Allocate for Housing
Charnock Richard	CH0067	Dog & Partridge, Chorley Lane	Within Settlement	Allocate for housing (site originally discounted as it is not in conformity with Core Strategy Policy 1: Locating Growth. The site has since been granted planning permission for housing)
Chorley	CH0001, CH0220	Chancery Way/West Way	Safeguarded Land & Open Space	Allocate for Housing & Protect Open Space
Chorley	CH0006, CH0113	Park Mills, Deighton Road	Within Settlement	Allocate for Housing
Chorley	CH0052	Bankside House and Weldbank Training Centre, Weldbank Lane	Within Settlement & Open Space	Allocate for Employment & Protect Open Space
Chorley	CH0080	Land off Duke Street	Open Space	Allocate for Housing
Chorley	CH0083, CH0119	Great Knowley/Botany	Employment & Green Belt	Allocate for Employment (part) & Protect Green Belt
Chorley	CH0112, CH0206	Land off Quarry Road	Within Settlement	Allocate for Housing
Chorley	CH0118	Land Adjacent to and Surrounding 135/139 Blackburn Road	Safeguarded Land	Allocate for Housing
Chorley	CH0129	Talbot Mill, Froom Street	Housing	Allocate for Housing
Chorley	CH0150, CH0208, CH0275	31 Blackburn Brow & Land to the rear	Within Settlement	Allocate for Mixed Use - Housing, Leisure & Recreation (part) & Retain existing employment use.
Chorley	CH0156	Railway Road	Within Settlement & Open Space	Allocate for Housing
Chorley	CH0162	Cowling Mill, Cowling Brow	Employment (Redevelopment)	Allocate for Housing
Chorley	CH0173	Eaves Green, off Lower Burgh Lane	Safeguarded Land	Allocate for Housing
Chorley	CH0174	Chorley Training and Conference Centre, Little Carr Lane (Red Bank)	Employment	Allocate for Mixed Use - Housing & Employment
Chorley	CH0194	Botany Bay	Employment & Within Settlement	Allocate for Employment (part)
Chorley	CH0202	Land to North East of M61 Junction (Gale Moss)	Safeguarded Land	Allocate for Employment
Chorley	CH0221	Woodlands Centre, Southport Road	Employment	Allocate for Mixed Use - Employment & Education
Chorley	CH0222	Rydal House, Chorley Hall Road	Within Settlement	Allocate for Housing
Chorley	CH0225	Land off Froom Street	Within Settlement	Allocate for Housing
Chorley	CH0253	North Side, Euxton Lane	Safeguarded Land	Allocate for Employment
Chorley	CH0263	Land North of Euxton Lane	Safeguarded Land	Allocate for Employment
Chorley	CH0268, CH0353	Land off Lower Burgh Way, Eaves Green	Safeguarded Land	Allocate for Housing
Chorley	CH0352	Land at Worthy Street/Buchanan Street	Within Settlement & Open Space	Allocate for Housing & Protect Open Space
Chorley	CH0358	Initial Textile Services, Harpers Lane	Within Settlement	Allocate for Housing
Chorley	CH0359	Lyons Lane Mill, Townley Street	Within Settlement	Allocate for Mixed Use - Housing & Employment
Chorley	CS0003	Hodder Avenue	Within Settlement	Allocate for Housing
Chorley	CS0025	West Of Blackburn Road	Safeguarded Land	Allocate for Housing
Chorley	CS0027	Cowling Farm	Employment	Allocate for Mixed Use - Housing & Employment
Chorley	CS0041	Cabbage Hall Fields	Housing	Allocate for Housing
Chorley	CS0042	Gillibrand	Housing	Allocate for Housing
Chorley	CS0045	Commercial Premises, Cottam Street	Housing (Redevelopment)	Allocate for Housing
Chorley	CS0048	Martindales Depot, Cowling Brow	Employment (Redevelopment)	Allocate for Employment

Settlement	Site Suggestion Ref	Site Address	Current Local Plan Allocation	Recommendation
Clayton Brook /Green	CH0175	Back Lane Reservoir, Back Lane	Within Settlement	Allocate for Housing
Clayton Brook /Green	CH0198	Radburn Works, Sandy Lane	Within Settlement	Allocate for Housing
Clayton Brook /Green	CH0259	Westwood Road	Within Settlement & Open Space	Allocate for Housing
Clayton-le-Woods	CH0109, CH0163, CH0172, CH0197, CH0267, CH0369	Land to east of Wigan Road	Safeguarded Land & Open Space	Allocate for Mixed Use - Housing & Employment
Clayton-le-Woods	CH0111	Land East of Wigan Road	Safeguarded Land	Allocate for Housing
Clayton-le-Woods	CH0167, CH0168	Woodcocks Farm, Wigan Road	Safeguarded Land	Allocate for Mixed Use - Housing & Employment
Clayton-le-Woods	CS0021	Land off Wigan Road	Safeguarded Land	Allocate for Housing
Coppull	CH0011	Coppull Enterprise Centre, Mill Lane	Within Settlement	Allocate for Housing
Coppull	CH0128	Land at Northenden Road	Housing	Allocate for Housing
Coppull	CH0274, CH0292	Clancutt Lane	Safeguarded Land	Allocate for Housing
Coppull	CH0280	Discover Leisure, Chapel Lane	Employment	Allocate for Mixed Use - Housing & Employment
Coppull	CH0301	Regent Street	Within Settlement	Allocate for Housing
Croston	CH0143, CH0192, CH0290	Land adjacent 32 Moor Road	Within Settlement	Allocate for housing (site originally discounted as it is not in conformity with Core Strategy Policy 1: Locating Growth. The site has since been granted planning permission for affordable housing)
Croston	CH0100, CH0191	Croston Timber Works, Station Road	Within Settlement	Allocate for housing (site originally discounted as it is not in conformity with Core Strategy Policy 1: Locating Growth. The site has since been granted planning permission for housing)
Eccleston	CH0076, CH0207	Land at the Carrington Centre & to the east of the Carrington Centre	Within Settlement & Safeguarded Land	Allocate for Mixed Use (Retail, Housing, Library & Employment)
Eccleston	CH0077	Sagar House, Langton Brow	Within Settlement	Allocate for Housing
Eccleston	CH0148, CH0224	75 Towngate	Within Settlement	Allocate for Housing
Eccleston	CH0201	Land North of Bradley Lane	Safeguarded Land & Open Space	Allocate for Housing (Part), Retain as Safeguarded Land (part) & Protect Open Space (part)
Euxton	CH0070	37-41 Wigan Road	Within Settlement	Allocate for Housing
Euxton	CH0078, CH0160, CH0262, CH0264	Land at Sylvesters Farm	Safeguarded Land	Allocate for Mixed Use (part) - Housing & Employment and Retain as Safeguarded Land (part)
Euxton	CH0230	Land at end of Dunrobin Drive	Safeguarded Land & Green Belt	Allocate for Housing & Protect Green Belt
Whittle-le-Woods	CH0004	Hill Top Lane	Safeguarded Land	Allocate for Housing
Whittle-le-Woods	CH0016	Land to West of Lucas Lane	Safeguarded Land	Allocate for Housing
Whittle-le-Woods	CH0030	Rear of 243-281, Preston Road	Within Settlement	Allocate for Housing
Whittle-le-Woods	CH0033	Land to the Rear of 114 to 138 Chorley Old Road	Safeguarded Land	Allocate for Housing
Whittle-le-Woods	CH0146	Land rear of 23 Birchin Lane	Within Settlement	Allocate for Housing
Whittle-le-Woods	CH0195	Crostons Farm, Lucas Lane	Safeguarded Land	Allocate for Housing
Whittle-le-Woods	CH0196	Land Rear of Crostons Farm, Lucas Lane	Safeguarded Land	Allocate for Housing
Whittle-le-Woods	CH0229	Land fronting Moss Lane	Safeguarded Land	Allocate for Housing
Whittle-le-Woods	CS0020	Land off Moss Lane	Safeguarded Land & Open Space	Allocate for Housing & Protect Open Space

4.1.6 In addition to the sites identified above, several other sites not submitted as site suggestions were selected as preferred housing and employment allocations. These are identified below in Table 9. They include sites with planning permission for housing that were under construction. As these sites were existing commitments and would be developed regardless of whether they were allocated, an SA of them was not required. In addition, there were several existing employment allocations in the Borough that were mostly developed but had small parts not developed. These undeveloped parts of the allocations were carried forward. They are unsuitable for any other use as they are surrounded by other employment uses therefore employment is the only realistic use and an SA of them was not required.

**Table 9: Other Preferred (none site suggestion) Housing and Employment Sites**

Settlement	Site Address	Current Local Plan Allocation	Recommendation
Buckshaw	Southern Commercial Area	Royal Ordnance Site	Allocate remainder of site for employment
Buckshaw	The Revolution	Major Developed Site in Green Belt	Allocate remainder of site for employment
Buckshaw	Buckshaw Village Housing Parcels	Royal Ordnance Site	Allocate for housing – site under construction
Charnock Richard	Dog and Partridge, Chorley Lane	Within Settlement	Allocate for housing – site under construction
Chorley	Stump Lane	Employment	Allocate remainder of site for employment
Chorley	Former Lex Auto Logistics Site, Pilling Lane	Within Settlement	Allocate for housing – site under construction
Chorley	Crosse Hall Farm	Housing	Allocate for housing – site under construction
Chorley	Eaves Green Housing Site	Housing	Allocate for housing – site under construction
Chorley	Land at Ackhurst Business Park	Employment	Allocate remainder of site for employment
Chorley	Crosse Hall Street	Employment	Allocate remainder of site for employment
Mawdesley	Rear of New Street	Employment	Allocate remainder of site for employment

## 4.2 Town Centre (Retail and Leisure) Site Appraisals and Preferred Allocations

### Sites Not Carried Forward

4.2.1 Section 3.2 identified the filtering exercise undertaken. The Core Strategy policies direct larger scale retail and leisure development to Chorley Town Centre. This is in line with the sequential approach set out in national planning guidance. Sites not within or on the edge of Chorley Town Centre were therefore eliminated. These sites are identified below in Table 10. Some of these sites were also submitted for uses other than just retail or leisure for which their suitability was also assessed. The sites identified in Table 10 are those that were not considered any further for retail or leisure.

**Table 10: Town Centre (Retail and Leisure) Site Suggestions Not Carried Forward**

Site Suggestion Ref	Site Address	Settlement	Proposed Use	Decision
CH0059	Bramblewood Nursery and Garden Centre, Wigan Lane	Health Charnock	Retail	Not in conformity with Publication Core Strategy Policies 11 and 12 (not located in Chorley Town Centre)
CH0085 CH0097	Rectory Farm	Croston	Retail/Community Facilities	Site too small and not in conformity with Publication Core Strategy Policies 11 and 12 (not located in Chorley Town Centre)
CH0125	Park Hall Hotel/Camelot Theme Park	Charnock Richard	Retail/Community Facilities/Housing	Not in conformity with Publication Core Strategy Policies 11 and 12 (not located in Chorley Town Centre)

Site Suggestion Ref	Site Address	Settlement	Proposed Use	Decision
CH0340	Fairport, Market Place	Adlington	Retail/ Housing/ Employment/ Recreation	Not in conformity with Publication Core Strategy Policies 11 and 12 (not located in Chorley Town Centre)
CH0349	White Bear Marina, Park Road	Adlington	Retail/ Housing/ Employment/ Recreation	Not in conformity with Publication Core Strategy Policies 11 and 12 (not located in Chorley Town Centre)

Site Appraisals

- 4.2.2 In total 5 town centre site suggestions were carried forward, all of which were for retail. National planning guidance states that local planning authorities should identify an appropriate range of sites for main town centre uses to accommodate the identified need. It was therefore only necessary to allocate sites for retail and leisure development if there was an identified need for additional development.
- 4.2.3 The Central Lancashire Retail and Leisure Review was published in March 2010. It identified the need for an additional food store and additional comparison retail provision in Chorley Town Centre. Planning permissions for a supermarket and an extension to Market Walk have been granted which would meet the need identified in the study. These sites were allocated for retail development to reserve them for such development and are identified below in Table 11. Given that these permissions will meet the identified need further retail allocations were not required. Although these sites already have planning permission a Sustainability Appraisal of them was undertaken along with the other 3 site suggestions not selected as preferred sites in order to demonstrate their sustainability in comparison to those sites not selected. There is also an undeveloped existing Major Retail Site Allocation at Gillibrand Street, which was carried forward. A Sustainability Appraisal was also undertaken for this site. These appraisals are set out in Appendix 3.
- 4.2.4 The Central Lancashire Retail and Leisure Review also included a leisure assessment. This identified that there was no need to allocate land for leisure development in Chorley. No site suggestions were received for leisure development in Chorley Town Centre therefore no Sustainability Appraisal was undertaken.

Selection of Preferred Sites

- 4.2.5 In accordance with the recommendations of the Central Lancashire Retail and Leisure Review, the sites identified in Table 11 below were allocated for retail in Chorley Town Centre.

**Table 11: Preferred Retail Sites**

Site Suggestion Ref	Site Address	Settlement	Current Local Plan Allocation	Recommendation
CH0065	Land at Union Street/ New Market Street	Chorley	Major Retail Site	Allocate for retail
CH0281	Land West of Bolton Road	Chorley	Major Retail and Leisure Site	Allocate for retail
SP2.5	5-9 Gillibrand Street	Chorley	Major Retail Site	Allocate for Retail

**4.3 Open Space, Sport and Recreation Site Appraisals and Preferred Allocations**

- 4.3.1 The preferred sites for open space, sport and recreation were not decided at the Preferred Option stage. This is because the Council were awaiting the results of an Open Space Study and Playing Pitch Strategy. These documents were published in May and June 2012 respectively. The open space, sport and recreation allocations were therefore not decided



until the Publication version of the DPD. The process for deciding the allocations is set out in Chapter 6 of this report.

## 4.4 Community Facilities Site Appraisals and Preferred Allocations

### Sites Not Carried Forward

4.4.1 Section 3.4 identifies the methodology for dealing with site suggestions for community facilities. The Core Strategy seeks to ensure that local communities have sufficient community facilities provision by working with public, private and voluntary sector providers to meet demonstrable need. The Infrastructure Delivery Schedule does not identify any need for community facilities within the areas for which the site suggestions have been submitted, therefore the Site Allocations DPD does not need to allocate land in these areas for such use. As a result a detailed SA of these site suggestions is not needed. The future provision of community facilities in these areas can be dealt with through developer contributions.

**Table 12: Community Facility Site Suggestions Not Carried Forward**

Site Suggestion Ref	Address	Settlement	Proposed Use	Decision
CH0049	Copthurst Lane/Kenyon Lane	Wheulton	Community Facilities/ Recreation	Do not allocate. Infrastructure Delivery Schedule does not identify a need for community facilities in the area.
CH0084 CH0096 CH0188 CH0189	Land off Westhead Road	Croston	Community Facilities	Do not allocate. Infrastructure Delivery Schedule does not identify a need for community facilities in the area.
CH0088 CH0100	Site of Former Woodyard, Station Road	Croston	Community Facilities/ Recreation	Do not allocate. Infrastructure Delivery Schedule does not identify a need for community facilities in the area.
CH0125	Park Hall Hotel/Camelot Theme Park	Charnock Richard	Community Facilities/ Housing/Recreation/ Retail	Do not allocate. Infrastructure Delivery Schedule does not identify a need for community facilities in the area.
CH0130	Former Concrete Works, Radburn Brow	Clayton Brook/Green	Community Facilities	Do not allocate. Infrastructure Delivery Schedule does not identify a need for community facilities in the area.
CH0132	Land to the Rear of St Bede's Club, off Chorley Old Road	Clayton Brook/Green	Community Facilities/Recreation	Do not allocate. Infrastructure Delivery Schedule does not identify a need for community facilities in the area.
CH0231	Land to the north of Brickcroft Lane	Croston	Community Facilities/ Recreation/ Housing	Do not allocate. Infrastructure Delivery Schedule does not identify a need for community facilities in the area.
CH0232	Land to the east of Out Lane	Croston	Community Facilities/ Recreation/ Housing	Do not allocate. Infrastructure Delivery Schedule does not identify a need for community facilities in the area.
CH0306	Botany Bay area	Chorley	Community Facilities	Do not allocate. Infrastructure Delivery Schedule does not identify a need for community facilities in the area.

4.4.2 The Infrastructure Delivery Schedule includes several schemes for community facilities. These schemes are:

- Enhancement of Eccleston Medical Centre
- Extension to Euxton Medical Centre
- New health centre, Friday Street, Chorley
- New surgery, Buckshaw Village

4.4.3 Some of these schemes involve the enhancement/extension of existing facilities for which land does not need to be allocated. Two new facilities are proposed however sites for these have already been identified and planning permission granted therefore it is not necessary to allocate land.

Site Appraisals

4.4.4 None of the site suggestions for community facilities were allocated as there is no identified need for facilities therefore an SA of the sites was not necessary.

Selection of Preferred Sites

4.4.5 No community facility allocations were proposed.

**4.5 Other Site Appraisals**

Sites Not Carried Forward

4.5.1 There were 6 other site suggestions received for uses that may be allocated in the Site Allocations DPD. 5 of these suggestions were for cycleways and one was for a Gypsy and Traveller site.

4.5.2 Lancashire County Council are responsible for the provision of cycle routes. All new routes proposed by the County Council have been identified in the Infrastructure Delivery Schedule and were allocated in the Preferred Option DPD to ensure that the land is protected from other development. Only cycle routes proposed by the County Council were also allocated. None of the site suggestions received for cycle routes have been proposed by the County Council, however 2 of the suggestions do overlap with proposed schemes. These sites were therefore not allocated.

4.5.3 No allocations for gypsy/traveller sites are proposed in the Borough as there is no identified need. The Lancashire Gypsy and Traveller Accommodation Assessment found that there was no proven need for additional pitches in the Borough. The site suggestion was therefore not allocated. It is proposed that the provision of pitches will be dealt with through Core Strategy Policy 8 which will be used to determine applications for Gypsy and Traveller and Travelling Showpeople accommodation.

**Table 13: Other Site Suggestions Not Carried Forward**

Site Suggestion Ref	Site Address	Settlement	Proposed Use	Decision
CH0021	Perimeter of Buckshaw Village	Buckshaw Village	Cycleway	Do not allocate – not identified in Infrastructure Delivery Schedule. (Overlaps with cycle route ST2.9)
CH0022	Astley Park	Chorley	Cycleway	Do not allocate – not identified in Infrastructure Delivery Schedule.
CH0023	Footpath from Knowley Brow to Higher House Lane	Chorley	Cycleway	Do not allocate – not identified in Infrastructure Delivery Schedule.
CH0024	Disused Railway Line from Brinscall to	Brinscall	Cycleway	Do not allocate – not identified in Infrastructure Delivery Schedule. (Overlaps with cycle route ST2.4)

Site Suggestion Ref	Site Address	Settlement	Proposed Use	Decision
CH0025	Cuerden Valley Park	Clayton-le-Woods	Cycleway	Do not allocate – not identified in Infrastructure Delivery Schedule.
CH0356	Yarrow Bridge Depot	Chorley	Gypsy/Traveller Site	Do not allocate – no proven need for additional pitches.

Site Appraisals

4.5.4 None of the site suggestions were allocated therefore an SA of the sites was not necessary.

Selection of Preferred Sites

4.5.5 No allocations were proposed.

## 5. ASSESSMENT OF PREFERRED DEVELOPMENT MANAGEMENT POLICIES

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

### 5.1 How the Preferred Policies Were Chosen

5.1.1 The Site Allocations and Development Management Policies DPD contains a suite of development management policies. The saved Local Plan policies formed the starting point for these policies. Some Local Plan policies were still effective in their current form and were carried forward unchanged from the Chorley Borough Local Plan Review (adopted 2003). Other policies were amended to better reflect changes that have occurred since 2003, some policies were deleted as they have been replaced by policies in the Core Strategy or by more recent national guidance and some new policies were formulated based on recent or emerging issues.

5.1.2 Each saved Local Plan policy was assessed to determine which of the following options was most appropriate:

- Continue with existing Local Plan policy
- Carry forward existing Local Plan policy with amendments
- Delete policy (no longer required or is now covered by national guidance, Core Strategy policy or a proposed SPD)

5.1.3 The detailed policy assessments can be viewed in the separate Sites for Chorley – Detailed Policy Assessments document.

5.1.4 Table 16 identifies which one of the above options was selected for each Local Plan policy. A detailed Sustainability Appraisal of the preferred Development Management Policies is included in section 5.2. A number of Local Plan policies were replaced by policies within the Core Strategy. These policies were subject to a Sustainability Appraisal as part of production of the Core Strategy.

**Table 14: Selection of Development Management Policies**

LP Policy no.	SA Policy no.	Policy title	Preferred Option
<b>GENERAL POLICIES</b>			
GN1	-	Settlement policy: main settlements	Delete policy (covered by Core Strategy)
GN2	-	Royal Ordnance/Buckshaw	Delete policy (covered by Core Strategy)
GN3	-	Development in Eccleston	Delete policy (covered by Core Strategy)
GN4	-	Development in various settlements	Delete policy (covered by Core Strategy)
GN5	-	Design and impact of development	Delete policy (covered by national guidance/Core Strategy and SPD)
GN6	-	Priority urban fringe areas	Delete policy (covered by Core Strategy)
GN9	-	Transport accessibility	Delete policy (covered by national guidance and Core Strategy)
<b>DEVELOPMENT IN THE COUNTRYSIDE</b>			
DC1	-	Green Belt	Delete policy (covered by national guidance)
DC2	BNE1	Other Open countryside	Carry forward Local Plan Policy with amendments
DC3	BNE2	Safeguarded land	Carry forward Local Plan Policy with amendments
DC4	HS8	Rural infilling	Carry forward Local Plan Policy with amendments
DC5	HS10	Rural affordable housing	Carry forward Local Plan Policy with amendments
DC6	BNE3	Major developed sites in Green Belt	Carry forward Local Plan Policy with amendments
DC7A	HS11	Rural conversions in Green Belt	Carry forward Local Plan Policy with amendments
DC7B	HS11	Rural conversions elsewhere	Carry forward Local Plan Policy with amendments

LP Policy no.	SA Policy no.	Policy title	Preferred Option
DC8A	HS12	Rural replacement dwellings and extensions in the Green Belt	Carry forward Local Plan Policy with amendments
DC8B	HS12	Rural replacement dwellings and extensions elsewhere	Carry forward Local Plan Policy with amendments
DC9	-	Landscape character areas	Delete policy (covered by Core Strategy)
DC10	-	Rural community facilities	Delete policy (covered by Core Strategy)
<b>ENVIRONMENTAL PROTECTION</b>			
EP1	-	Sites of Special Scientific Interest	Delete policy (covered by Core Strategy)
EP2	-	County Heritage Sites and LNRs	Delete policy (covered by Core Strategy)
EP3	-	Nature geological sites of local importance	Delete policy (covered by Core Strategy)
EP4	-	Species protection	Delete policy (covered by Core Strategy)
EP5	-	Wildlife corridors	Delete policy (covered by Core Strategy)
EP7	-	Agricultural development	Delete policy (covered by Core Strategy)
EP8	-	Development involving horses	Delete policy (covered by Core Strategy)
EP9	-	Trees and woodland	Delete policy (covered by Core Strategy)
EP10	-	Landscape assessment	Delete policy (covered by Core Strategy)
EP11	-	Structural landscaping belts	Delete policy (covered by Core Strategy)
EP12	-	Environmental improvements	Delete policy (no longer required)
EP13	-	Under-used, derelict and unsightly land	Delete policy (no longer required)
EP15	BNE5	Unstable land	Carry forward Local Plan Policy with amendments
EP17	-	Water resources and quality	Delete policy (covered by Core Strategy)
EP18	-	Surface water run-off	Delete policy (covered by Core Strategy)
EP20	-	Noise	Delete policy (covered by Core Strategy)
EP21	-	Air pollution	Delete policy (covered by Core Strategy)
EP21A	BNE4	Light pollution	Continue with Local Plan policy
EP22	-	Energy conservation	Delete policy (covered by Core Strategy)
EP23	-	Energy from renewable resources	Delete policy (covered by Core Strategy)
EP24	-	Wind farms	Delete policy (covered by Core Strategy)
<b>HERITAGE</b>			
HT7	BNE6	Conservation areas	Carry forward Local Plan Policy with amendments
HT8	-	Control of demolition in conservation areas	Delete policy (covered by National guidance)
HT9	BNE7	Trees in conservation areas	Continue with Local Plan Policy
HT10	-	Locally important buildings	Delete policy (covered by national guidance)
HT11	-	Archaeological sites	Delete policy (covered by national guidance)
HT12	-	Sites of regional and local archaeological importance	Delete policy (covered by national guidance)
HT13	-	Historic parks and gardens	Delete policy (covered by national guidance)
<b>HOUSING</b>			
HS1	HS1	Housing allocations	Carry forward Local Plan Policy with amendments
HS4	-	Design and layout	Delete policy (covered by Core Strategy and SPD)
HS5	-	Affordable housing	Delete policy (covered by Core Strategy and SPD)
HS6	HS3	Housing windfall sites	Carry forward Local Plan Policy with amendments
HS7	-	Redevelopment for housing	Delete policy (no longer required)
HS8	HS9	Local needs housing within rural settlements excluded from Green Belt	Carry forward Local Plan Policy with amendments
HS9	HS7	Residential extensions in settlements excluded from the Green Belt	Carry forward Local Plan Policy with amendments
HS10	HS5	Multiple occupancy	Carry forward Local Plan Policy with amendments
HS11	HS5	Flats above retail and commercial premises	Carry forward Local Plan Policy with amendments
HS12	EP5	The inclusion of flats in retail and commercial schemes	Carry forward Local Plan Policy with amendments
HS13	EP5	Protection of existing flats and the potential for flats	Carry forward Local Plan Policy with amendments
HS16	HS13	Removal of agricultural occupancy conditions	Continue with existing Local Plan Policy
HS17	-	Special needs housing	Delete policy (covered by Core Strategy and other Policy)
HS19	HS6	Public open space requirements in housing developments	Carry forward Local Plan Policy with amendments
HS20	HS6	Ornamental open space requirements	Carry forward Local Plan Policy with amendments
HS21	HS6	Playing space requirements	Carry forward Local Plan Policy with amendments
HS22	-	Established residential areas	Delete policy (no longer required)
NEW	HS4	Private residential garden development	NEW POLICY
NEW	HS2	Phasing policy	NEW POLICY
<b>SHOPPING</b>			
SP1	-	Locations for major retail development	Delete policy (covered by Core Strategy)
SP2	EP4	Retail allocations	Carry forward Local Plan Policy with amendments
SP4	EP5	Primary shopping area	Carry forward Local Plan Policy with amendments
SP5	EP6	Secondary shopping area	Carry forward Local Plan Policy with amendments
SP6	EP7	District, neighbourhood, local shopping areas	Carry forward Local Plan Policy with amendments
SP9	-	Local shops on housing development sites	Delete policy (no longer required)
SP10	-	Shopfronts	Delete policy (covered by SPD)

LP Policy no.	SA Policy no.	Policy title	Preferred Option
NEW	EP8	Protection of existing local shops	NEW POLICY
NEW	EP9	Development in edge-of-centre/out-of-centre developments	NEW POLICY
<b>EMPLOYMENT</b>			
EM1	EP1	Employment land allocations	Carry forward Local Plan Policy with amendments
EM1A	-	Royal Ordnance/Buckshaw	Delete policy (covered by Core Strategy)
EM2	EP2	Development criteria for industrial and business development	Carry forward Local Plan Policy with amendments
EM3	-	Diversification of the rural economy	Delete policy (covered by Core Strategy)
EM4	-	Protection of employment sites in rural settlements	Delete policy (covered by Core Strategy)
EM4A	-	Additional employment in rural areas	Delete policy (covered by Core Strategy)
EM5	-	Extensions to rural enterprises	Delete policy (covered by national guidance)
EM6	-	Financial and professional services	Delete policy (no longer required)
EM7	EP3	Employment development in residential areas	Carry forward Local Plan Policy with amendments
EM8	-	Redevelopment of identified employment sites	Delete policy (no longer required)
EM9	-	Redevelopment of employment sites for non-employment uses	Delete policy (covered by Core Strategy)
<b>TRANSPORTATION</b>			
TR1	-	Major development tests	Delete policy (covered by Core Strategy)
TR3	ST4	Road schemes	Carry forward Local Plan Policy with amendments
TR4	-	Highway development control criteria	Delete policy (covered by Core Strategy)
TR13	ST3	Rail facilities	Carry forward Local Plan Policy with amendments
TR14	ST3	Rail electrification and improvement	Carry forward Local Plan Policy with amendments
TR17	ST2	Cycle routes	Carry forward Local Plan Policy with amendments
TR18	ST1	Pedestrian and cycle facilities in new development	Carry forward Local Plan Policy with amendments
TR19	ST1	Improved cycling and pedestrian facilities	Carry forward Local Plan Policy with amendments
TR22	ST4	Development Access Points	Carry forward Local Plan Policy with amendments
NEW	ST5A	Car parking standards	NEW POLICY
NEW	ST5B	Residential car parking standards	NEW POLICY
<b>LEISURE AND TOURISM</b>			
LT2	-	Leisure allocations	Delete policy (covered by national guidance)
LT3	-	Small scale tourism and visitor facilities	Delete policy (covered by Core Strategy)
LT4	-	Caravan and camping sites	Delete policy (covered by Core Strategy)
LT5	-	Farm based visitor attractions	Delete policy (covered by Core Strategy)
LT6	-	Visitor facilities at historic buildings	Delete policy (covered by Core Strategy)
LT7	-	Historic Parks and Gardens	Delete policy (covered by national guidance)
LT8	HW4	Valley Parks	Carry forward Local Plan Policy with amendments
LT9	HW5	Leeds and Liverpool canal	Carry forward Local Plan Policy with amendments
LT10	-	Public rights of way	Delete policy (covered by other policy in document)
LT11	HW6	Allotments	Carry forward Local Plan Policy with amendments
LT12	HW3	Outdoor sport and related development	Carry forward Local Plan Policy with amendments
LT13	HW1	Playspace allocations	Carry forward Local Plan Policy with amendments
LT14	HW2	Playing fields, parks and recreational open space	Carry forward Local Plan Policy with amendments
LT15	HW2	Amenity open space	Carry forward Local Plan Policy with amendments
LT16	-	Dual use of education facilities	Delete policy (no longer required)
<b>PUBLIC SERVICES</b>			
PS1	-	Hospital land allocation	Delete policy (no longer required)
PS2	HW7	Community centres and village halls	Carry forward Local Plan Policy with amendments
PS3	HW7	Community facilities change of use	Carry forward Local Plan Policy with amendments
PS4	-	Pre-school playgroups and nurseries	Delete policy (covered by Core Strategy)
PS5	-	Nursery education	Delete policy (covered by Core Strategy)
PS6	EP10	Primary school allocations	Carry forward Local Plan Policy with amendments
PS7	EP11	Further and higher education facilities	Carry forward Local Plan Policy
PS10	EP12	Chorley Town Hall extension	Carry forward Local Plan Policy
PS11	HW8	Crematoria and burial facilities	Carry forward Local Plan Policy with amendments
PS12	-	Utility services development	Delete policy (covered by Core Strategy)
PS12A	-	Hazardous installations	Delete policy (covered by national guidance)
PS12B	-	Development near hazardous installations	Delete policy (covered by national guidance)
PS13	-	Travelling showpeople	Delete policy (covered by Core Strategy)
PS14	-	Gypsies and other travellers	Delete policy (covered by Core Strategy)
PS15	-	Church and related uses	Delete policy (no longer required)

## **5.2 Significant Social, Environmental and Economic Effects of the Preferred Policies**

- 5.2.1 The preferred development management policies were subject to a Sustainability Appraisal in order to identify the likely significant effects the policies would have on the SA objectives.
- 5.2.2 The social, environmental and economic effects of the preferred policies were predicted and evaluated. This was done by:
- Identifying changes to the sustainability baseline, which are predicted to arise from implementing the policies.
  - Describing these changes in terms of their magnitude, geographical scale, the time period over which they will occur, whether they are temporary or permanent, positive or negative and identifying any assumptions made.
  - Identifying the significance of the effect.
- 5.2.3 Appendix 4 outlines the prediction and evaluation of the likely effects of the preferred policies.

## **5.3 Cumulative Effects of Preferred Policies**

- 5.3.1 The cumulative effects of the preferred policies were assessed to identify whether any negative cumulative effects would arise from adopting them. Appendix 5 sets out this assessment and identifies that many positive effects would arise but some negative cumulative effects may arise in relation to policies ST4 and HS10.
- 5.3.2 Policy ST4 sets out a number of road improvement schemes. These will help reduce congestion but may encourage people to travel by car rather than public transport which will not help to achieve SA objective S1 to reduce the need to travel and improve transport accessibility in sustainable ways. This will lead to negative effects in relation to SA objectives EN3 and EN5 as more car travel will have a negative effect on climate change. The DPD and Core Strategy also include policies to improve public transport and footpaths and cycleways which will help reduce the possible negative effects of this policy.
- 5.3.3 Policy HS10 allows the development of affordable housing outside or adjoining rural settlements. Many of these settlements have few services and poor access to public transport which will lead to people living in these new developments travelling by car. It will not help to achieve SA objective S1 which seeks to reduce the need to travel and improve transport accessibility in sustainable ways. This will lead to negative effects in relation to SA objectives EN3 and EN5 as more car travel will have a negative effect on climate change. The SA of this policy identified mitigation measures to help reduce the negative effects of this policy. This included adding wording to the policy to ensure that the scale and nature of development is in character with the settlement and will only be allowed if there is a significant need that cannot be met in any other way.

## **5.4 How Social, Environmental and Economic Problems Were Considered in Developing the Policies and Proposals**

- 5.4.1 Throughout the SA process the alternative policy options and sites have been tested thoroughly against the SA objectives to identify those that are likely to have the most social, environmental and economic benefits. This has helped inform the choice of preferred policies and sites for allocation.

## **5.5 Proposed Mitigation Measures**

- 5.5.1 No mitigation measures are proposed for any of the policies as no significant effects are expected. The SA testing of the preferred policies identified some recommendations for improving the policies. These recommendations were taken into account when preparing the preferred options DPD and the policies were refined in line with the recommendations.

## **5.6 Uncertainties and Risks**

- 5.6.1 As part of the work on identifying the significant social, environmental and economic effects of the policies, assumptions have been made about which indicators they will have a significant effect on. These assumptions are based on knowledge and information available. In practice these assumptions may not be completely accurate and there is a risk that some currently unforeseen adverse effects may arise.
- 5.6.2 Monitoring of relevant indicators will ensure that the effects of implementing the Site Allocations and Development Management Policies DPD are continuously monitored and recorded. If any adverse effects are identified through monitoring, actions will be taken to overcome these adverse effects. More information on monitoring is available in section 6.2.



## 6. APPRAISAL OF SIGNIFICANT CHANGES AT PUBLICATION STAGE

Following consultation on the Preferred Option DPD, a number of changes have been made to the development management policies and allocations in the Publication version. This section assesses these changes. The open space, sport and recreation allocations were decided at the Publication stage following the publication of an Open Space Study and Playing Pitch Strategy in May and June 2012 respectively. The selection of sites allocated for open space, sport and recreation is also assessed in this section.

### 6.1 New Site Suggestions Received

- 6.1.1 During the Preferred Option consultation on the Site Allocations and Development Management Policies DPD several new site suggestions were received. Several other sites have also come forward since the consultation.
- 6.1.2 The same filtering exercise as set out in section 3.1 was applied to these sites. Table 15 below identifies all new site suggestions received and which sites were considered further.

**Table 15: Assessment of New Site Suggestions**

Preferred Option Consultation Ref	Site Address	Proposed Use	Decision	Comments
PO/135	Stagecoach Garage, Eaves Lane, Chorley	Housing	Not carried forward	Site too small (below 0.4 ha)
PO/333	Goodyear Business Park, Mawdesley	Housing	Not carried forward	Not in conformity with Core Strategy Policy 1: Locating Growth (not within specified settlement)
PO/357	Southworth Farm, Wigan Road, Clayton-le-Woods	Housing	Not carried forward	Site too small (below 0.4 ha)
PO/415	Land at Tincklers Lane, Eccleston	Housing	Carried forward	SA undertaken (site ref CH0370)
PO/432	Land off Cross Keys Drive, Whittle-le-Woods	Housing	Carried forward	SA undertaken (site ref CH0371)
PO/1910	Land at Sharratts Path, Dob Brow, Charnock Richard	Housing	Not carried forward	Not in conformity with Core Strategy Policy 1: Locating Growth (not within specified settlement)
PO/1931	Weldbank House and Bankside, Weldbank Lane, Chorley	Housing	Carried forward	Site already submitted (site ref CH0052) and SA undertaken at Preferred Option Stage. Was allocated for employment in Preferred Option DPD. Remains as employment allocation in Publication DPD.
PO/1931	Land off Mountain Road, Coppull	Housing	Carried forward	Site already submitted for housing (site ref CH0054) and SA undertaken at Preferred Option stage. Existing open space allocation was retained in Preferred Option DPD. Open Space Study has now been published and open space allocation reviewed. Site was not assessed in Open Space Study as it was identified as not being accessible. It is considered that the site no longer serves an open space function as development has taken place around it making it secluded. It also does not serve any visual amenity value. It has now been selected as a housing allocation in the Publication DPD.
PO/1931	Land at Rydal House, Chorley Hall Road, Chorley	Housing	Carried forward	Site is adjacent to a piece of land allocated for housing in the Preferred Option DPD. Site has been added to proposed housing allocation and carried forward to Publication DPD. SA of this piece of land not undertaken as it would score the same as the adjacent land which scored Band A.

Preferred Option Consultation Ref	Site Address	Proposed Use	Decision	Comments
PO/1931	Land off Chorley Old Road/ Swansey Lane, Clayton Brook/Green	Housing	Carried forward	SA undertaken (site ref CH0372)
N/A	Land adjacent Northgate Drive, Chorley	Housing	Carried forward	SA undertaken (site ref CH0373)
N/A	Land at Southport Road, Chorley	Housing	Carried forward	SA undertaken (site ref CH0374)
N/A	Land at Greenside, Euxton	Housing	Carried forward	SA undertaken (site ref CH0375)

6.1.3 A Sustainability Appraisal of all sites carried forward, that had not already been subject to a Sustainability Appraisal, has been undertaken and is included in Appendix 6. Table 18 below summarises the findings and identifies whether the sites were selected as allocations.

**Table 16: Sustainability Appraisal of New Site Suggestions Carried Forward**

Site Ref	Site Address	SA Band	Current Local Plan Allocation	Decision	Justification
CH0370	Land at Tincklers Lane, Eccleston	C	Safeguarded Land	Do not allocate – retain as Safeguarded Land	There are other sites with planning permission for housing in Eccleston and another more sustainable and deliverable site available. This site is not required to meet housing targets for Rural Local Service Centres.
CH0371	Land off Cross Keys Drive, Whittle-le-Woods	C	Safeguarded Land	Do not allocate – retain as Safeguarded Land	There are more sustainable sites available in the settlement. Other sites have been allocated that fall within the same SA band but these sites are considered to be more suitable and deliverable. There are issues with access to the site. It is not needed to meet the housing target for Urban Local Service Centres.
CH0372	Land off Chorley Old Road/Swansey Lane, Clayton Brook/Green	C	Reserved school site (Policy PS6)	Allocate for housing	LCC no longer require the school allocation. The site is considered to be suitable and deliverable for housing. There is limited land available in the settlement and this site will help to meet housing targets for Urban Local Service Centres.
CH0373	Land adjacent Northgate Drive, Chorley	B	Settlement status	Allocate for housing	The site is in a sustainable location and will help to meet the housing target for Key Service Centres. Some less developable sites in Chorley Town have been de-allocated.
CH0374	Land at Southport Road, Chorley	B	Proposed playspace (Policy LT13)	Allocate for housing	An Open Space Study has been produced and the proposed playspace allocation is no longer required. Site is in a sustainable location and will help to meet the housing target for Key Service Centres. Some less developable sites in Chorley Town have been de-allocated.
CH0375	Land at Greenside, Euxton	B	Settlement status	Allocate for housing	Site is in a sustainable location and will help to meet the housing target for Urban Local Service Centres. A proposed housing allocation on Safeguarded Land in Euxton has been reduced as it is less sustainable.

## 6.2 Changes to Development Management Policies

6.2.1 A number of the development management policies in the Preferred Option DPD have been amended in the Publication DPD. This is as a result of the publication of the NPPF and comments received during the Preferred Option consultation. The table below identifies all the changes made to policies and whether further Sustainability Appraisal is required. Where further SA is required, this is included in Appendix 7.

**Table 17: Changes to Development Management Policies at Publication Stage**

Preferred Option Policy No.	Policy Title	Changes made to policy in Publication DPD?	Details of Changes	Publication Policy No.	Further SA Required?
<b>CATERING FOR SUSTAINABLE TRAVEL</b>					
ST1	Provision or improvement of footpaths, cycleways, bridleways and their associated facilities in existing networks and new development	Yes	Merged with Policy ST2 and minor changes to policy wording.	ST1	No
ST2	New cycle routes	Yes	Merged with Policy ST1 and proposed schemes updated.	ST1	No
ST3	Rail facilities, electrification and improvement	Yes	Minor changes to policy wording and proposed schemes updated.	ST2	No
ST4	Road schemes and development access points	Yes	Minor changes to policy wording removing development access points from the text following advice from LCC and proposed schemes updated.	ST3	No
ST5A	Car parking standards	No		ST4	No
ST5B	Residential car parking standards	Yes	Policy deleted. No longer required as covered by Policy ST4 and NPPF.	-	No
<b>HOMES FOR ALL</b>					
HS1	Housing site allocations	Yes	Changes made to housing allocations. Some sites have been de-allocated and new sites allocated.	HS1	Yes – an SA of all new site suggestions has been undertaken (see Table 18 and Appendix 6) which has informed decision on new allocations.
HS2	Phasing of housing development	No		HS2	No
HS3	Windfall housing sites	Yes	Policy deleted. No longer required as covered by other policies within the Plan and the NPPF.	-	No
HS4	Private residential garden development	Yes	Policy amended to allow infill development in gardens and cover proposals for residential garden development in all locations.	HS3	Yes
HS5	Sub-division/conversion of dwellings into flats and the conversion of non-residential properties to residential use	Yes	Policy deleted. No longer required as covered by other policies within the Plan.	-	No

Preferred Option Policy No.	Policy Title	Changes made to policy in Publication DPD?	Details of Changes	Publication Policy No.	Further SA Required?
HS6	Open space requirements in new housing developments	Yes	Policy updated following results of an Open Space Study. New open space standards have been set based on recommendations in study.	HS4A	No – although the standards have changed the overall aim of the policy to ensure everyone has access to open space has not changed.
HS7	House extensions in settlements excluded from the Green Belt	Yes	Merged with Policy HS12 and expanded to cover house extensions in all locations.	HS5	No
HS8	Rural infilling	Yes	Minor changes to policy wording to amend the definition of infill and better reflect NPPF.	HS7	No
HS9	Residential development within rural settlements excluded from the Green Belt	Yes	Policy deleted. Covered by Core Strategy Policy 1.	-	No
HS10	Rural affordable housing – rural exception sites	Yes	Minor changes to policy wording.	HS8	No
HS11	Conversion of rural buildings in the Green Belt and other designated rural areas	Yes	Minor changes to policy wording.	HS9	No
HS12	Rural replacement dwellings and extensions	Yes	Policy amended to cover replacement dwellings in all locations. Criteria relating to extensions have been moved to Policy HS5.	HS6	No
HS13	Removal of agricultural occupancy conditions	Yes	Policy retitled and expanded to include additional agricultural workers dwelling controls.	HS10	No
<b>ECONOMIC PROSPERITY</b>					
EP1	Employment site allocations	Yes	Some employment allocations have been removed as the proposed provision of employment land in the Core Strategy was reduced following the Examination.	EP1	No – no new sites allocated.
EP2	Development criteria for business and industrial development	No		EP3	No
EP3	Employment development in residential areas	No		EP4	No
EP4	Retail site allocations	Yes	A new allocation has been added following a new site in Chorley Town Centre becoming available.	EP5	No – the new allocation is located in Chorley Town Centre as are all the other allocations therefore the SA testing will be the same.
EP5	Primary Shopping Area and Primary Frontage	Yes	Merged with Policy EP6 and amended to provide further guidance on A5 uses in accordance with the Access to Healthy Food SPD.	EP6	No
EP6	Secondary frontage	Yes	Merged with Policy EP5 and amended to provide further guidance on A5 uses in accordance with the Access to Healthy Food SPD.	EP6	No

Preferred Option Policy No.	Policy Title	Changes made to policy in Publication DPD?	Details of Changes	Publication Policy No.	Further SA Required?
EP7	Development and change of use in District and Local Centres	Yes	Policy amended to provide further guidance on A5 uses in accordance with the Access to Healthy Food SPD.	EP7	No
EP8	Existing local shops	Yes	Minor changes to policy wording to specify the use class to which the policy applies.	EP8	No
EP9	Development in edge-of-centre and out-of-centre locations	Yes	Minor changes to policy wording.	EP9	No
EP10	Primary school allocations	No		EP10	No
EP11	Further and higher education facilities	No		EP11	No
<b>BUILT AND NATURAL ENVIRONMENT</b>					
BNE1	Development in the Area of Other Open Countryside	Yes	Minor changes to policy wording.	BNE2	No
BNE2	Areas of Safeguarded Land	Yes	Several allocations have been deleted and are now allocated for housing and/or employment.	BNE3	No – an SA of all housing and employment allocations, including those on Safeguarded Land, has been undertaken.
BNE3	Major developed sites in the Green Belt	Yes	Policy amended to cover the redevelopment of all previously developed sites in the Green Belt and minor changes to policy wording.	BNE5	No
BNE4	Light pollution	Yes	Minor changes to policy wording.	BNE6	No
BNE5	Unstable land	No		BNE7	No
BNE6	Heritage assets	Yes	Minor changes to policy wording.	BNE8	No
BNE7	Trees	No		BNE9	No
<b>HEALTH AND WELLBEING</b>					
HW1	Playspace allocations	Yes	Policy deleted. The allocations for future playspace are no longer needed following results of Open Space Study and Playing Pitch Strategy.	-	No
HW2	Playing fields, parks, recreational and amenity open space	Yes	Policy retitled. Some changes have been made to open space allocations to be protected under this policy following results of Open Space Study and Playing Pitch Strategy (see section 6.3 below). The criteria for ancillary development have been added to Policy HW1.	HW2	No
HW3	Golf, other outdoor sport and related development	Yes	Policy amended to cover proposals for all types of open space, sport and recreational facilities and ancillary facilities.	HW1	No
HW4	Valley Parks	Yes	Minor changes to policy wording.	HW3	No
HW5	The Leeds and Liverpool Canal	No		HW4	No

Preferred Option Policy No.	Policy Title	Changes made to policy in Publication DPD?	Details of Changes	Publication Policy No.	Further SA Required?
HW6	Allotments	Yes	Policy has been updated to identify new allotment allocations in line with the recommendations in the Open Space Study.	HW5	Yes – SA of all potential allotment allocations has been undertaken and is included in the Open Space Policies Evidence Base document. See section 6.3 below.
HW7	Community facilities	Yes	Minor changes to policy wording to expand on types of community facilities covered by the policy and expand on criteria following production of Rural Development SPD.	HW6	No
HW8	Crematoria and burial facilities	Yes	Two allocations for additional burial facilities have been removed from the policy as they are now in use for burials.	HW7	No
<b>NEW POLICIES</b>					
-	Existing settlement areas	New Policy	New policy introduced to cover development within settlement boundaries.	V1	No – policy just defines settlement boundaries in the Borough.
-	Playing pitch requirements in new housing developments	New Policy	New policy to set out new playing pitch standard recommended in Playing Pitch Strategy.	HS4B	Yes
-	Botany Bay/Great Knowley	New Policy	New policy to encourage comprehensive masterplan of the two mixed use (employment and housing) allocations at this location.	EP2	No – an SA of the sites for housing and employment development has already been undertaken. Policy sets out amount and types of housing and employment to be provided.
-	Design criteria for new development	New Policy	New design policy introduced.	BNE1	Yes
-	Areas of Separation	New Policy	New policy allocating the Areas of Separation identified in the Core Strategy and identifying appropriate uses within them.	BNE4	Yes
-	Species protection	New Policy	Policy was not carried forward from Local Plan in Preferred Option DPD but it is now being included to reflect a gap.	BNE10	Yes

6.2.2 The SA of the new or amended policies that required SA identified that none of the policies would have any negative social, environmental or economic effects.

### 6.3 Open Space, Sport and Recreation Allocations

6.3.1 The Open Space Study and Playing Pitch Strategy were published in May and June 2012 respectively. As they were not produced until after consultation on the Preferred Option DPD, the final open space, sport and recreation allocations have been decided at the Publication stage.

**Allocations for Future Open Space, Sport and Recreational Provision**

- 6.3.2 Policy HW1 of the Preferred Option DPD carried forward Local Plan allocations for future playspace. The Open Space Study and Playing Pitch Strategy set minimum local standards for provision and identify surpluses and deficiencies in provision. These local standards will be applied to all housing developments. The majority of deficiencies can be addressed by seeking new open space, sport and recreation provision from new housing developments. In some cases however, where the deficit is significant, the Open Space Study and Playing Pitch Strategy recommend identifying and allocated land for new provision.
- 6.3.3 The Open Space Study recommends allocating land for new allotment provision in Adlington, Croston, Euxton and Whittle-le-Woods. Potential sites in these locations were identified which included existing future playspace allocations and site suggestions for recreation. An SA of all these potential sites was undertaken and is included in the separate Open Space Policies Evidence Base document. The selected sites have been allocated under Policy HW6 of the Publication DPD.
- 6.3.4 The Playing Pitch Strategy identifies the need for a new playing pitch in Croston/Bretherton. Potential sites in these locations were identified which included existing future playspace allocations and site suggestions for recreation. An SA of all these potential sites was undertaken and is included in the separate Open Space Policies Evidence Base document. A final allocation has not yet been decided as discussion are taking place with landowners.

**Allocations for the Protection of Existing Open Space, Sport and Recreational Facilities**

- 6.3.5 All existing Local Plan allocations and new sport and recreation sites created since the adoption of the Local Plan have continued to be protected and allocated for such use unless the Open Space Study identified that they no longer provide an important sport and recreational use and are now surplus to requirements.
- 6.3.6 The Open Space Study includes an assessment of the quality and value of all existing open spaces in the Borough. This assessment has been used to decide whether each site should continue to be allocated and protected as open space or whether a site should no longer be protected as open space and be allocated for another use. The separate Open Space Policies Evidence Base document identifies the assessment of each site and the decision on whether it should continue to be protected.

## **7. IMPLEMENTATION**

This section identifies any links with other tiers of plans or programmes and proposals for monitoring the significant effects on implementing the Site Allocations and Development Management Policies DPD.

### **7.1 Links to Other Tiers of Plans and Programmes**

7.1.1 This SA report has been prepared alongside the Site Allocations and Development Management Policies DPD. The purpose of the Site Allocations DPD is to determine specific sites for development and land to protect in accordance with the policies and general locations for development set out in the Core Strategy. It also sets out a number of development management policies to determine planning applications. The Core Strategy and Site Allocations and Development Management Policies DPD form a key part of the Local Development Framework (LDF) for Chorley. A number of Supplementary Planning Documents (SPDs) will also be produced that give further detailed guidance in relation to the policies contained within these documents.

### **7.2 Proposals for Monitoring**

7.2.1 Monitoring will be undertaken in accordance with the requirements in the SEA Directive. This will allow the actual significant effects of implementing the Site Allocations and Development Management Policies DPD to be tested against those predicted. It ensures that problems that arise during implementation can be identified and future predictions made more accurately.

7.2.2 The SA testing has highlighted a number of baseline indicators, which can be monitored, that would be most likely to be affected by implementing the policies in the DPD. Detailed indicators for monitoring will be further worked up as part of the DPD preparation process, with the indicators deemed most appropriate to monitor the implementation of the DPD included.

7.2.3 The selected indicators will be monitored each year through the Annual Monitoring Report so that a comparison can be made between the predicted effects of implementation of the DPD and the actual effects.

7.2.4 Monitoring will help to identify how well the policies are working and also identify any adverse effects. If any adverse effects arise due to implementation of the DPD then the policies will have to be reviewed or mitigation measures developed to overcome and prevent further adverse effects.



## APPENDIX 1

### Housing and Employment Site Suggestions Not Carried Forward

Site Suggestion Ref	Site Address	Settlement	Proposed Use	Decision
CH0002	436 Preston Road	Clayton-le-Woods	Housing	Site too small
CH0003	The Croft, Adjacent Tan House Farm, Wigan Road	Charnock Richard	Housing, Employment	Site too small
CH0005	Land South of Thorntree House, Wigan Road	Clayton-le-Woods	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0007	Land South of Lyndseybrook Cottage, 179 Chorley Lane	Charnock Richard	Housing	Site too small
CH0008	South of Lower Healey Farm, Froom Street	Chorley	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Area of Other Open Countryside)
CH0010	North of Lower Healey Farm, Froom Street	Chorley	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Area of Other Open Countryside)
CH0012	Progress Mill, Progress Street	Chorley	Housing, Employment	Site too small
CH0014	Gillibrand Hall Grounds, Grosvenor Road	Chorley	Housing	Under construction/developed
CH0015	Lex Auto Logistics, Pilling Lane	Chorley	Housing	Under construction/developed
CH0020	Hardacre Lane	Whittle-le-Woods	Housing	Site too small
CH0026	Back Lane	Heath Charnock	Housing, Employment	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0027	Land at end of Cottam Street	Chorley	Housing	Site too small
CH0029	Withnell Fold Mill	Withnell	Housing, Employment	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0032	Land Adjacent to Glover Road	Coppull	Housing (affordable)	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0035	Land to the Rear of Euxton Hospital	Euxton	Housing (affordable)	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0037	Land off Chapel Lane	Coppull	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0040	Liseux Hall	Whittle-le-Woods	Housing - Mixed Use	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0041	Woodward House Fields, Bolton Road	Anderton	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0043	Brook Mill, Brook Street	Adlington	Housing	Site too small
CH0044	Vacant Land at End of Brook Street/Brook Mill	Adlington	Housing	Site too small
CH0045	Brook Mill, Brook Street	Adlington	Housing	Site too small
CH0046	Hole House Farm	Adlington	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0051	Calder House, Preston Road	Chorley	Employment	Site too small
CH0053	Revenue Buildings, Peter Street	Chorley	Employment	Site too small
CH0057	Cottam Street	Chorley	Housing	Site too small
CH0058	Bramblewood Nursery and Garden Centre, Wigan Lane	Heath Charnock	Employment	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)

Site Suggestion Ref	Site Address	Settlement	Proposed Use	Decision
CH0060	Bramblewood Nursery and Garden Centre, Wigan Lane	Heath Charnock	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0066	Parr Hall Farm, Parr Lane	Eccleston	Housing, Recreation	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0068	Land Rear of Charter Lane	Charnock Richard	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (not within specified settlement)
CH0069	Flash Green Acre, Jenny Lane	Wheulton	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0071	19/20 Grange Drive	Euxton	Housing	Site too small
CH0072	67 Preston Road	Chorley	Housing	Site too small
CH0073	Withnell Mill, Bury Lane	Withnell	Employment, Leisure (all other uses)	Site too small
CH0074	Land at Botany Bay, Chorley	Chorley	Employment, caravan storage, caravan site, housing	Site too small
CH0075	Liseux Hall	Whittle-le-Woods	Housing - Mixed Use	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0079	Land at Waggon And Horses Public House, Chapel Lane	Coppull	Housing	Under construction/developed
CH0082	Cedar Farm Galleries, Back Lane	Mawdesley	Residential Course Centre/Social Drop in Centre/Art Gallery/Offices / Retail Units/Low Cost Housing	Site too small
CH0105	Land Adjacent to 'Ashfield', Stocks Lane	Heskin	Housing	Site too small
CH0106	Land Adjacent to 'Ashfield', Stocks Lane	Heskin	Housing	Site too small
CH0107	Land Adjacent to 'Ashfield', Stocks Lane	Heskin	Housing	Site too small
CH0108	Land at the Corner of Wigan Road/Lydiat Lane	Clayton-le-Woods	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0110	Land Between Wigan Road and M61	Clayton-le-Woods	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0115	Progress Mill, Progress Street	Chorley	Housing	Site too small
CH0116	Land off Miller Avenue	Abbey Village	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (not within specified settlement)
CH0117	Euxton Mill, Dawbers Lane	Euxton	Housing	Application for housing under consideration
CH0122	Land Behind Balshaw Villa, Balshaw Lane	Euxton	Housing	Site too small
CH0123	Heskin Green	Heskin	Housing, Recreation	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0124	Coppull New Road	Charnock Richard	Housing, Recreation	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)

Site Suggestion Ref	Site Address	Settlement	Proposed Use	Decision
CH0125	Park Hall Hotel/Camelot Theme Park	Charnock Richard	Hotel, Housing, Retail, Community Facilities, Recreation	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0126	Rectory Farm	Croston	Housing	Planning permission for housing granted
CH0127	Nursery House Farm, Parr Lane	Eccleston	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0134	Hillandale, Crosse Hall Lane	Chorley	Housing	Site too small
CH0135	Crosse Hall Fold	Chorley	Housing	Under construction/developed
CH0136	Crosse Hall Fold	Chorley	Housing	Under construction/developed
CH0137	Crosse Hall Fold	Chorley	Housing	Under construction/developed
CH0138	Crosse Hall Fold	Chorley	Housing	Under construction/developed
CH0139	Crosse Hall Fold	Chorley	Housing	Under construction/developed
CH0142	Lancashire Fire and Rescue Training Establishment, Southport Rd	Chorley	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0144	Shelley Drive	Eccleston	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0149	The Railway Tavern, Wigan Road	Euxton	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0151	Long Low, Off Bagganley Lane	Chorley	Housing, Employment	Site too small
CH0152	Crosse Hall Street/Crosse Hall Lane	Chorley	Housing, Employment	Site too small
CH0153	Land at Coppull Moor Lane, Chapel Lane	Coppull	Housing	Under construction/developed
CH0155	Land at Green Lane/Chapel Lane	Coppull	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0158	Froom Street	Chorley	Housing, Employment	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Area of Other Open Countryside)
CH0161	Land off Coppull Hall Lane	Coppull	Housing, Employment	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0166	Land to rear of Gregson Lane Primary School, Oram Farm	Brindle	Housing, Employment	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0170	Land to North of Wrennals Lane	Eccleston	Housing, Employment	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0171	Land to east of Chorley Lane	Charnock Richard	Housing, Employment	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0176	Clancutt House, Clancutt Lane	Coppull	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0177	Land at Chorley Lane	Charnock Richard	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)

Site Suggestion Ref	Site Address	Settlement	Proposed Use	Decision
CH0178	Huyton Terrace, Bolton Road	Adlington	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0181	Land off High Street, Four Lane Ends	Mawdesley	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0182	Land Between Lydiate Lane and New Lane	Eccleston	Housing, Recreation	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0183	Pole Green Nursery	Charnock Richard	Housing, Employment	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (not within specified settlement/ partly within Green Belt)
CH0184	Hindle's, Town Lane	Charnock Richard	Housing (affordable)	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0186	Old Sand Quarry, Between Kenyon Lane and Copthurst Lane	Heapey	Housing (affordable), Recreation, Employment	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0187	Charter Lane	Charnock Richard	Housing, Employment	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (not within specified settlement)
CH0193	Orchard Heys Farm, Park Road	Coppull	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0200	Land off Parkside Drive, Shaw Hill	Whittle-le-Woods	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0203	Land South of Foxhole Road, Ackhurst Park	Chorley	Recreation, Retail, Employment	Under construction/developed
CH0205	Land East of Charter Lane	Charnock Richard	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (not within specified settlement)
CH0209	Land off Fellstone Vale	Withnell	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0211	Land off Preston Road/Kem Mill Lane	Whittle-le-Woods	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0212	Land off Dawson Lane	Whittle-le-Woods	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0213	Land off Dawson Lane	Whittle-le-Woods	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0214	Liseux Hall, Dawson Lane	Whittle-le-Woods	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0215	Land off Kem Mill Lane	Whittle-le-Woods	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0217	The Common - land part of Rigby House Farm	Adlington	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)

Site Suggestion Ref	Site Address	Settlement	Proposed Use	Decision
CH0218	Hunters Lodge Hotel, Preston Road	Charnock Richard	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0226	Land fronting Preston Road	Chorley	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0231	Land to the north of Brickcroft Lane	Croston	Housing, Community Facilities, Recreation	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0232	Land to the east of Out Lane	Croston	Housing, Community Facilities, Recreation	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0233	Land to the east of Station Road	Croston	Housing, Recreation	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (not within specified settlement)
CH0235	Land off Westhead Road	Croston	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (not within specified settlement)
CH0236	Allanson Hall Farm, Westthoughton Road	Adlington	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0244	Jolly Tar Lane	Coppull	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0245	Green Lane Farm	Coppull	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0246	Green Lane	Coppull	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0247	Back Lane	Whittle-le-Woods	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0248	289 Moor Road	Croston	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0250	Opposite 35 Preston Road	Coppull	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0252	Euxton Park Golf Centre, Euxton Lane	Chorley	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0254	Lower Healey Farm, Bagganley Lane North	Chorley	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Area of Other Open Countryside)
CH0255	Junction 8 M61	Chorley	Employment	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0256	Junction 9 M61/Junction 2 M65	Clayton Brook/Green	Employment	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0257	Sidegate Cottage and Land	Bretherton	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (not within specified settlement – partly within Green Belt)

Site Suggestion Ref	Site Address	Settlement	Proposed Use	Decision
CH0258	Balderstone Farm, Low Moss Farm	Ulnes Walton	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0260	Preston Road	Clayton Brook/Green	Housing	Site too small
CH0265	The Exhibition Halls and Land	Charnock Richard	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0266	Land at Town Lane/Dark Lane	Whittle-le-Woods	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0269	Denizes Farm, Southport Road	Ulnes Walton	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0270	Land at Clemensons Farm, Ulnes Walton Lane	Ulnes Walton	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0271	Boardman Heights, Off Bury Lane	Withnell	Housing - affordable	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0272	The Croft, Bradley Lane	Eccleston	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0273	Glassman House, Bradley Lane	Eccleston	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0276	Land behind Doorway to Value, Preston Road	Whittle-le-Woods	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0277	Land off Lea Road	Whittle-le-Woods	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0278	Yarrow Farm	Chorley	Housing, Employment	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0279	120 Rawlinson Lane, Heath Charnock, Chorley, PR7 4DF	Heath Charnock	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0284	Land south of Runshaw Lane and west of The Croft	Euxton	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0285	Land West of Wigan Road	Euxton	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0286	Land north of Runshaw Lane and west of Cedar Avenue	Euxton	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0291	Acresfield	Adlington	Housing - affordable	Site too small
CH0341	Thorntrees Service Station, Wigan Road	Clayton-le-Woods	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)

Site Suggestion Ref	Site Address	Settlement	Proposed Use	Decision
CH0343	Bolton Road	Abbey Village	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0345	Land North of Lower Hale Drive	Adlington	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0346	Chisnall Hall Reclamation Site, Preston Road	Coppull	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0347	Land at Chorley Lane	Charnock Richard	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0348	Castle Walks	Croston	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (not within specified settlement)
CH0350	Land at Charter Lane	Charnock Richard	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (not within specified settlement)
CH0351	Land off New Street	Mawdesley	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (not within specified settlement)
CH0354	Land to the East of New Street	Mawdesley	Housing, Employment	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (not within specified settlement)
CH0355	Land at Ulnes Walton	Ulnes Walton	Housing, Employment	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0357	Lydiate Lane	Eccleston	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0360	Junction of Bradley Lane/ Parr Lane	Eccleston	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0361	Chisnall House Farm, Croston Lane	Charnock Richard	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0362	Preston Road	Coppull	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt adjoining specified settlement - major changes to Green Belt boundary not required)
CH0363	23 Guilford Avenue	Chorley	Housing	Site too small
CH0364	Heathfield, Bradshaw Lane	Mawdesley	Housing	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)
CH0368	Leyland Garden Centre	Ulnes Walton	Housing, Employment	Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within Green Belt)

**APPENDIX 2**

**Selection of Preferred Housing and Employment Sites**

Settlement	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Officer Recommendation	Justification
Adlington	CH0036	Land at Babylon Lane	C	Safeguarded Land	Allocate for Housing	This site is required for housing to meet the overall requirements of Urban Local Service Centres. The site has very good access to local services and facilities and although Greenfield, the site is surrounded by existing residential development.
Adlington	CH0064	Remainder of Fairview Farm	B	Housing	Allocate for Housing	Existing Commitment - already has planning permission for allocated use and is under construction.
Adlington	CH0114	Red Rose Garage, Westhoughton Road	B	Within Settlement	Do Not Allocate	This site is currently in active employment use. The site has very good road access being situated on a busy A road. This site will be protected for employment through policy so there is no need to allocate the site.
Adlington	CH0147, CH0190, CH0237	Grove Farm, Railway Road	B	Employment & Park and Ride	Allocate for Mixed Use - Housing and Park & Ride	Existing Commitment - already has planning permission for allocated use.
Adlington	CH0154, CH0180, CH0179	Land Adjacent to Bolton Road	C	Safeguarded Land & Proposed Open Space	Allocate for Mixed Use - Housing & Employment	This site is required to meet the overall requirement for Urban Local Service Centres. The site is good quality employment and housing land, it is slightly sloping, but has very good access to local services and facilities.
Adlington	CH0157	Weldbank Plastics co Ltd	B	Within Settlement	Allocate for Housing	Existing Commitment - site already has planning permission for allocated use.
Adlington	CH0219	Land off 1 The Common	C	Safeguarded Land	Do Not Allocate - Retain as Safeguarded Land	This site has access issues along Park Road and therefore other sites will be more suitable and deliverable.
Adlington	CH0283	Land off Babylon Lane	C	Safeguarded Land	Allocate for Housing	This site is required for housing to meet the overall requirements of Urban Local Service Centres. The site has very good access to local services and facilities and although Greenfield, the site is surrounded by existing residential development.
Adlington	CH0340	Fairport, Market Place	B	Within Settlement	Allocate for Mixed Use - Retail & Employment	This site is a brownfield site adjacent to the local centre. There is opportunity for the local centre boundary to be extended increasing the sustainability. The site is currently in employment use, adding retail uses to the site will increase the sustainability scores for other sites in the area.
Adlington	CH0349	Land at/adjacent to White Bear Marina, Park Road	B	Within Settlement	Do Not Allocate	This site has recently been granted planning permission for moorings on part of the site. The remainder of the site can come forward with proposals for canalside, tourism and rural business which can all be dealt with by policy so there is no need to allocate this site.
Adlington	CS0002	Land off Westhoughton Road	B	Within Settlement	Do Not Allocate	This site is currently in use as private gardens/allotments. We are awaiting the results of an open space study before any allocation is proposed on this site.
Adlington	CS0014	Land off The Common	C	Safeguarded Land	Do Not Allocate - Retain as Safeguarded Land	This site has access issues along Park Road and therefore other sites will be more suitable and deliverable.



Settlement	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Officer Recommendation	Justification
Adlington	CS0015	Land off Park Road	C	Safeguarded Land	Do Not Allocate - Retain as Safeguarded Land	This site is currently used for allotments and horticulture. There has been no land owner interest in developing this site making it unlikely to come forward for development if allocated, therefore it shall remain as safeguarded land.
Adlington	CS0049	Brook Mill, Brook Street	B	Employment (Redevelopment)	Do Not Allocate - existing allocation will be deleted	This site is in active employment use and will be protected by policy therefore this site will not be allocated and will be returned to settlement status.
Brinscall/ Withnell	CH0169	Land at Drinkwater Farm, Windsor Drive	C	Within Settlement	Allocate for Housing	This site is unlikely to be needed as part of the open space provision. The site is surrounded by residential development and although it has a lower sustainability score, the site has good access to a local convenience store and local post office.
Brinscall/ Withnell	CS0030	Land off Heather Lea Drive	C	Within Settlement & Open Space	Do Not Allocate - Retain as Open Space (part)	This site is an existing park and is very unlikely to be surplus to requirements although we are awaiting an open space survey. This site should be retained as open space.
Brinscall/ Withnell	CS0043	Commercial Premises, Hartington Road	C	Housing (Redevelopment)	Do Not Allocate - existing allocation will be deleted	This site is currently in active employment use. This use will be protected for employment use through Core Strategy policies.
Buckshaw	CH0038	Group 1, Former Royal Ordnance Site, Euxton Lane	B	Royal Ordnance Site	Allocate for Mixed Use - Housing & Employment	Existing Commitment - site already has planning permission for the allocated use.
Buckshaw	CH0039	Group 4N, Royal Ordnance Site, Euxton Lane	C	Major Developed Site in Green Belt	Allocate for Housing	Existing Commitment - site already has planning permission for the allocated use.
Chorley	CH0001, CH0220	Chancery Way/West Way	C	Safeguarded Land & Open Space	Allocate for Housing & Protect Open Space	This site is required to meet the housing requirement of the area. The site has good road access and has good access to local services and facilities with the exception of a convenience store, however there are two supermarkets within 1.6km of the site. The remainder of the site will remain as protected open space.
Chorley	CH0006, CH0113	Park Mills, Deighton Road	B	Within Settlement	Allocate for Housing	Existing Commitment - site already has planning permission for the allocated use.
Chorley	CH0009	Bagganley Lane	B	Safeguarded Land	Do Not Allocate - Retain as Safeguarded Land	Almost fifty percent of this site is located within flood zone 3 making the site at high risk of flooding. This site also has access issues making the site unsustainable.
Chorley	CH0018	Former Phoenix MG Rover Dealership, Bengal Street	B	Within Settlement	Do Not Allocate	This site is currently in use as a retail showroom. Since it is in current employment use and the ownership has changed since the suggestion was made the site will remain as settlement. Any applications on this site can be assessed against Core Strategy Policy.
Chorley	CH0028	Land at Botany Bay, Off Bagganley Lane	B	Safeguarded Land	Do Not Allocate - Retain as Safeguarded Land	This site is partly within flood zone 3 making it at high risk of flooding. The site also has major access issues with poor road access to the site.
Chorley	CH0031, CH0365	Lower Healey Works, Froom Street	B	Safeguarded Land	Do Not Allocate - Retain as Safeguarded Land	This site has very poor access and major mitigation measures would be required in order for the site to become deliverable. A small part of the site is a small business park with low occupancy.
Chorley	CH0052	Bankside House and Weldbank Training Centre, Weldbank Lane	B	Within Settlement & Open Space	Allocate for Employment & Protect Open Space	This site is a brownfield site within settlement with part of the site protected open space. The site is a sustainable location for employment development with the existing open space being protected. The site has very good public transport access.

Settlement	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Officer Recommendation	Justification
Chorley	CH0056	Chorley Social Club, Friday Street	A	Within Settlement	Do Not Allocate	This site is highly sustainable however the site area has been amended to 0.12 ha making it too small to be considered as part of this process.
Chorley	CH0080	Land off Duke Street	B	Open Space	Allocate for Housing	Existing Commitment - site already has planning permission for the allocated use.
Chorley	CH0083, CH0119	Great Knowley/Botany	C	Employment & Green Belt	Allocate for Employment (part) & Protect Green Belt	This site is a sustainable location for employment development. The site is in close proximity to major road networks. The site is unsuitable for housing due to poor access to local services and facilities.
Chorley	CH0112, CH0206	Land off Quarry Road	B	Within Settlement	Allocate for Housing	Existing Commitment - site already has planning permission for the allocated use.
Chorley	CH0118	Land Adjacent to and Surrounding 135/139 Blackburn Road	B	Safeguarded Land	Allocate for Housing	This site is required to meet the housing requirement of the area. It has reasonable access to local services and facilities although this can be improved through mitigation measures.
Chorley	CH0129	Talbot Mill, Froom Street	B	Housing	Allocate for Housing	Existing Commitment - site already has planning permission for the allocated use.
Chorley	CH0150, CH0208, CH0275	31 Blackburn Brow & Land to the rear	A	Within Settlement	Allocate for Mixed Use - Housing, Leisure & Recreation (part) & Retain existing employment use.	This site is highly sustainable. The employment component would be a boatyard (small), and canal based leisure uses. A masterplan should be required on this site.
Chorley	CH0156	Railway Road	A	Within Settlement & Open Space	Allocate for Housing	Existing Commitment - site already has planning permission for the allocated use.
Chorley	CH0162	Cowling Mill, Cowling Brow	B	Employment (Redevelopment)	Allocate for Housing	This site has very good access to local transport links and is in close proximity to the Key Service Centre of Chorley. Viability information suggests this site is no longer required for employment. Mitigation measures are required on site to address the risk of flooding to part of the site.
Chorley	CH0164	FDC (Holdings) Ltd & Ferax Premises, Moorland Gate, Cowling Brow	B	Within Settlement	Do Not Allocate	This site is in active employment use and will be protected by Core Strategy policy therefore this site will remain as settlement.
Chorley	CH0173	Eaves Green, off Lower Burgh Lane	D	Safeguarded Land	Allocate for Housing	This site has poor access to social infrastructure although the site has good access to a local bus service. Some Greenfield sites are required to meet the housing figures. This site can be sustainable through mitigation measures obtained through developer contributions.
Chorley	CH0174	Chorley Training and Conference Centre, Little Carr Lane (Red Bank)	B	Employment	Allocate for Mixed Use - Housing & Employment	Existing Commitment - site already has planning permission for the allocated use.
Chorley	CH0185	Yarrow Mill, Yarrow Road	B	Within Settlement	Do Not Allocate	This site is in active employment use and will be protected by Core Strategy policy therefore this site will remain as settlement.
Chorley	CH0194	Botany Bay	B	Employment & Within Settlement	Allocate for Employment (part)	This site is good quality employment site and is potentially a Sub-regional location for employment taking into account its excellent transport links.
Chorley	CH0199	Land at Bagganley Lane	B	Safeguarded Land & Area of Other Open Countryside	Do Not Allocate - Retain as Safeguarded Land & Area of Other Open Countryside	Although band B, land is east of the M61 and would have significant impact on open countryside, and there is a significant access constraint. A large proportion of this site is within existing area of open countryside, and rises steeply to the east.

Settlement	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Officer Recommendation	Justification
Chorley	CH0202	Land to North East of M61 Junction (Gale Moss)	C	Safeguarded Land	Allocate for Employment	This site is very good employment land due to its close proximity to the major road network. Some safeguarded land is required to meet employment land needs and this site, taking into account its proximity to the motorway network outside of the town centre is sustainable for this use.
Chorley	CH0221	Woodlands Centre, Southport Road	B	Employment	Allocate for Mixed Use - Employment & Education	This site has an existing employment and education allocation which will be carried forward.
Chorley	CH0222	Rydal House, Chorley Hall Road	A	Within Settlement	Allocate for Housing	Existing Commitment - site already has planning permission for the allocated use.
Chorley	CH0225	Land off Froom Street	B	Within Settlement	Allocate for Housing	This site has very good access to local transport links and other local services and facilities. Some mitigation measures are required to address the issue of flooding on part of this site.
Chorley	CH0253	North Side, Euxton Lane	B	Safeguarded Land	Allocate for Employment	This site is good quality employment land taking into account its close proximity to the road network and motorway junction. Some safeguarded land is required to meet employment needs.
Chorley	CH0263	Land North of Euxton Lane	C	Safeguarded Land	Allocate for Employment	This site is good quality employment land taking into account its close proximity to the road network and motorway junction. Some safeguarded land is required to meet employment needs.
Chorley	CH0268, CH0353	Land off Lower Burgh Way, Eaves Green	D	Safeguarded Land	Allocate for Housing	This site has poor access to social infrastructure although the site has good access to a local bus service. Some Greenfield sites are required to meet the housing figures. This site can become sustainable through mitigation measures obtained through developer contributions.
Chorley	CH0282	St Georges Institute, Trinity Road	A	Within Settlement & Open Space	Do Not Allocate & Retain as Open Space (part)	This site is highly sustainable however it is an existing Social Club in active use, with associated open space. Detailed open space survey results awaited.
Chorley	CH0352	Land at Worthy Street/Buchanan Street	A	Within Settlement & Open Space	Allocate for Housing & Protect Open Space	This site is highly sustainable with excellent access to all local services and facilities and transport links, both public transport and road network. The site is brownfield with some open space which will be protected.
Chorley	CH0358	Initial Textile Services, Harpers Lane	A	Within Settlement	Allocate for Housing	This site is highly sustainable with excellent access to all local services and facilities and transport links, both public transport and road network. The site is brownfield.
Chorley	CH0359	Lyons Lane Mill, Townley Street	A	Within Settlement	Allocate for Mixed Use - Housing & Employment	This site is highly sustainable with excellent access to all local services and facilities and transport links, both public transport and road network. The site is brownfield.
Chorley	CS0003	Hodder Avenue	B	Within Settlement	Allocate for Housing	This site is very sustainable with good access to all local services and facilities and transport links, both public transport and road network. The site is brownfield which has been partly cleared.
Chorley	CS0004	Buckingham Street Yard	A	Housing (Redevelopment)	Do Not Allocate - existing allocation will be deleted	This site is in active employment use. The existing housing allocation will be deleted and the settlement status will protect the existing use through policies in the Core Strategy.
Chorley	CS0025	West Of Blackburn Road	B	Safeguarded Land	Allocate for Housing	This site has some good access to local services and facilities, some Greenfield land is needed to meet Chorley's housing requirement.

Settlement	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Officer Recommendation	Justification
Chorley	CS0026	East of M61	C	Safeguarded Land	Do Not Allocate - Retain as Safeguarded Land	Developing this site would have a significant impact on open countryside, and there is a significant access constraint to this site making it unsustainable.
Chorley	CS0027	Cowling Farm	B	Employment	Allocate for Mixed Use - Housing & Employment	PPS4 requires us to reconsider existing allocations that have not come forward. Releasing part of the site for housing may make the employment part more viable.
Chorley	CS0038	Land off Froom Street	B	Safeguarded Land	Do Not Allocate - Retain as Safeguarded Land	Developing this site would have a significant impact on open countryside, and there is a significant access constraint to this site making it unsustainable.
Chorley	CS0040	Land South of Crosse Hall Lane	B	Within Settlement	Do Not Allocate	This site has a steep gradient so any development will be undeliverable. The site also has poor access and is therefore unsuitable for the suggested use.
Chorley	CS0041	Cabbage Hall Fields	B	Housing	Allocate for Housing	This site is an existing housing allocation and is a sustainable location therefore the allocation will be carried forward.
Chorley	CS0042	Gillibrand	C	Housing	Allocate for Housing	This site is an existing housing allocation and is a sustainable location therefore the allocation will be carried forward.
Chorley	CS0044	Saville Street	B	Housing (Redevelopment)	Do Not Allocate	Part of site has been developed, remaining part of site is in employment use and is too small to allocate.
Chorley	CS0045	Commercial Premises, Cottam Street	A	Housing (Redevelopment)	Allocate for Housing	Existing Commitment - site already has planning permission for the allocated use.
Chorley	CS0046	Devonshire Road/Alker Street	A	Housing (Redevelopment)	Do Not Allocate	Part of site has been developed, remaining part of site is in employment use and is too small to allocate.
Chorley	CS0048	Martindales Depot, Cowling Brow	B	Employment (Redevelopment)	Allocate for Employment	Part of the site is in existing employment use and will be protected for such use under Core Strategy policies.
Clayton Brook/Green	CH0019	Land to the Rear of Ley Inn, Back Lane	B	Within Settlement	Do Not Allocate	This site is in active use as pub car park and bowling green. Await open space study.
Clayton Brook/Green	CH0175	Back Lane Reservoir, Back Lane	C	Within Settlement	Allocate for Housing	Existing Commitment - site already has planning permission for the allocated use.
Clayton Brook/Green	CH0198	Radburn Works, Sandy Lane	B	Within Settlement	Allocate for Housing	Existing Commitment - site already has planning permission for the allocated use.
Clayton Brook/Green	CH0259	Westwood Road	B	Within Settlement & Open Space	Allocate for Housing	Part of site existing open space. Development of the open space is required to unlock the development potential of the land to the rear.
Clayton Brook/Green	CH0367	The Pines Hotel, 570 Preston Road	B	Within Settlement	Do Not Allocate	This site is in active employment and leisure use, this existing use will be protected by Policies in the Core Strategy.
Clayton-le-Woods	CH0109, CH0163, CH0172, CH0197, CH0267, CH0369	Land to east of Wigan Road	B (part C)	Safeguarded Land & Open Space	Allocate for Mixed Use - Housing & Employment	This site is a suitable location for housing and employment. Some Safeguarded Land is needed to meet Clayton-Le-Woods housing and employment requirement and the overall requirement for Urban Local Service Centres. A masterplan of this site would be useful.
Clayton-le-Woods	CH0111	Land East of Wigan Road	B	Safeguarded Land	Allocate for Housing	This site is a suitable location for housing and employment. Some Safeguarded Land is needed to meet Clayton-Le-Woods housing and employment requirement and the overall requirement for Urban Local Service Centres. A masterplan of this site would be useful.
Clayton-le-Woods	CH0120	Burrows (GM) Premises, Wigan Road	B	Within Settlement	Do Not Allocate	This site is in active employment use and Core Strategy Policies will protect this use.

Settlement	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Officer Recommendation	Justification
Clayton-le-Woods	CH0167, CH0168	Woodcocks Farm, Wigan Road	B	Safeguarded Land	Allocate for Mixed Use - Housing & Employment	This site is a suitable location for housing and employment. Some Safeguarded Land is needed to meet Clayton-Le-Woods housing and employment requirement and the overall requirement for Urban Local Service Centres. A masterplan of this site would be useful.
Clayton-le-Woods	CS0021	Land off Wigan Road	C	Safeguarded Land	Allocate for Housing	This site is a suitable location for housing and employment. Some Safeguarded Land is needed to meet Clayton-Le-Woods housing and employment requirement and the overall requirement for Urban Local Service Centres. A masterplan of this site would be useful.
Coppull	CH0011	Coppull Enterprise Centre, Mill Lane	B	Within Settlement	Allocate for Housing	Existing Commitment - site already has planning permission for the allocated use.
Coppull	CH0047, CH0251, CS0024	Land off Blainscough Lane	C	Safeguarded Land & Green Belt	Do Not Allocate - Retain as Safeguarded Land & Green Belt	Existing employment use will be protected. Access issues onto Spendmore Lane make it unsuitable for further development.
Coppull	CH0054	Land at Mountain Road	C	Open Space	Do Not Allocate - Retain as Open Space	Open space study awaited.
Coppull	CH0128	Land at Northenden Road	B	Housing	Allocate for Housing	Existing Commitment - site already has planning permission for the allocated use.
Coppull	CH0140	Land off Hewlett Ave	C	Safeguarded Land	Do Not Allocate - Retain as Safeguarded Land	This site has major access constraints making it unsuitable for development without major mitigation measures.
Coppull	CH0141	Orchard Heys Farm, Off Park Rd	C	Within Settlement & Green Belt	Do Not Allocate	Green Belt release not required. Existing farm buildings could be converted through existing policy framework on rural conversions.
Coppull	CH0216	263 Spendmore Lane	B	Housing & Within Settlement	Do Not Allocate - existing residual housing allocation will be deleted	This site is in active employment use. The existing housing allocation will be deleted and the settlement status will protect the existing use through policies in the Core Strategy.
Coppull	CH0274, CH0292	Clancutt Lane	C	Safeguarded Land	Allocate for Housing	This site is required to meet the housing requirement for Urban Local Service Centres. The site has good access to local convenience stores and a frequent bus service.
Coppull	CH0280	Discover Leisure, Chapel Lane	B	Employment	Allocate for Mixed Use - Housing & Employment	This site is a Brownfield site with an existing employment allocation. PPS4 requires a review of allocations, and releasing part of site for housing could support delivery of employment use on the remainder of the site.
Coppull	CH0301	Regent Street	B	Within Settlement	Allocate for Housing	This site is a Brownfield site in a central location with good access to local services and facilities.
Eccleston	CH0076, CH0207	Land at the Carrington Centre & to the east of the Carrington Centre	C	Within Settlement & Safeguarded Land	Allocate for Mixed Use (Retail, Housing, Library & Employment)	This site is mainly Brownfield close to the existing centre. The site currently has some poor employment units and redevelopment will increase the sustainability of the area.
Eccleston	CH0077	Sagar House, Langton Brow	C	Within Settlement	Allocate for Housing	Existing Commitment - site already has planning permission for the allocated use.
Eccleston	CH0081	Land off Parr Lane	D	Safeguarded Land	Do Not Allocate - Retain as Safeguarded Land	This site has very poor access and major mitigation measures would be required in order for the site to become deliverable. Other sites in the area are considered more sustainable and deliverable so this site is not required to meet targets.
Eccleston	CH0093, CH0094, CH0095, CH0287	Land at Tinklers Lane	D	Safeguarded Land	Do Not Allocate - Retain as Safeguarded Land	This site has very poor access and major mitigation measures would be required in order for the site to become deliverable. Other sites in the area are considered more sustainable and deliverable so this site is not required to meet targets.

Settlement	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Officer Recommendation	Justification
Eccleston	CH0148, CH0224	75 Towngate	C	Within Settlement	Allocate for Housing	This site is within the existing settlement and is surrounded by residential development.
Eccleston	CH0165	Bygone Times (Grove Mill)	C	Within Settlement	Do Not Allocate	This site is in active employment use which will be protected by Core Strategy Policy. Residential development on this site would not be deliverable as the majority of the site is within the high flood risk zone 3.
Eccleston	CH0201	Land North of Bradley Lane	D	Safeguarded Land & Open Space	Allocate for Housing (Part), Retain as Safeguarded Land (part) & Protect Open Space (part)	Small part of site will be allocated for housing along with site suggestions CH0076 & CH0207.
Eccleston	CS0012	Land off Bradley Lane	D	Safeguarded Land	Do Not Allocate - Retain as Safeguarded Land	The site has a poor sustainability score. Sagar House as an existing employment site was not viable or suitable for continuing employment use, so unlikely to be necessary to allocate further land for employment in Eccleston. It falls outside the planning application for the Carrington Centre, but is adjacent to it.
Euxton	CH0070	37-41 Wigan Road	B	Within Settlement	Allocate for Housing	Existing Commitment - site already has planning permission for the allocated use.
Euxton	CH0078, CH0160, CH0262, CH0264	Land at Sylvesters Farm	B	Safeguarded Land	Allocate for Mixed Use (part) - Housing & Employment and Retain as Safeguarded Land (part)	The site is good quality employment land, required to meet overall employment requirement. Housing release of the site is also required to meet the overall requirement for Urban Local Service Centres. Proposed to allocate northern parcel (6.6ha) & central parcel (7.4ha). Southern parcel to remain Safeguarded.
Euxton	CH0230	Land at end of Dunrobin Drive	C	Safeguarded Land & Green Belt	Allocate for Housing & Protect Green Belt	Site has poor access to some services but is required to meet the overall housing requirement for Urban Local Service Centres.
Euxton	CH0249	Land at Junction of Balshaw Lane/Wigan Road	B	Open Space	Do Not Allocate - Retain as Open Space	Site is a domestic curtilage (garden). Open space study awaited.
Euxton	CS0047	Concrete Works, Wigan Road	B	Housing (Redevelopment)	Do Not Allocate - existing allocation will be deleted	Site is in active employment use. Employment use will be protected under Core Strategy policies.
Whittle-le-Woods	CH0004	Hill Top Lane	C	Safeguarded Land	Allocate for Housing	Site has poor access to some services but is required to meet the overall housing requirement for Urban Local Service Centres.
Whittle-le-Woods	CH0016	Land to West of Lucas Lane	C	Safeguarded Land	Allocate for Housing	Site has poor access to some services but is required to meet the overall housing requirement for Urban Local Service Centres.. Not suitable for employment due to difficult access issues, and also topography.
Whittle-le-Woods	CH0017	Land to the North of Town Lane	C	Safeguarded Land	Do Not Allocate - Retain as Safeguarded Land	Not necessary to release all safeguarded land in Whittle. Northern part of the Safeguarded Land has poorer accessibility and topography. Development on this part of the Safeguarded Land would have more impact on adjacent Green Belt and countryside.
Whittle-le-Woods	CH0030	Rear of 243-281, Preston Road	B	Within Settlement	Allocate for Housing	Existing Commitment - site already has planning permission for the allocated use.
Whittle-le-Woods	CH0033	Land to the Rear of 114 to 138 Chorley Old Road	C	Safeguarded Land	Allocate for Housing	Site has poor access to some services but is required to meet the overall housing requirement for Urban Local Service Centres.
Whittle-le-Woods	CH0121	Kem Mill, Kem Mill Lane	C	Within Settlement	Do Not Allocate	Site is in active employment use. Employment use will be protected under Core Strategy policies.

Settlement	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Officer Recommendation	Justification
Whittle-le-Woods	CH0133	Town Lane	C	Safeguarded Land	Do Not Allocate - Retain as Safeguarded Land	Not necessary to release all safeguarded land in Whittle. Wooded sloping site with poorer topography. Retain character of Town Lane.
Whittle-le-Woods	CH0146	Land rear of 23 Birchin Lane	C	Within Settlement	Allocate for Housing	Existing Commitment - site already has planning permission for the allocated use.
Whittle-le-Woods	CH0195	Crostons Farm, Lucas Lane	C	Safeguarded Land	Allocate for Housing	Site has poor access to some services but is required to meet the overall housing requirement for Urban Local Service Centres.. Not suitable for employment due to difficult access issues, and also topography.
Whittle-le-Woods	CH0196	Land Rear of Crostons Farm, Lucas Lane	C	Safeguarded Land	Allocate for Housing	Site has poor access to some services but is required to meet the overall housing requirement for Urban Local Service Centres.. Not suitable for employment due to difficult access issues, and also topography.
Whittle-le-Woods	CH0210	Swansey Mill between Swansey Lane and Mill Lane	C	Within Settlement	Do Not Allocate	Site is in active employment use. Employment use will be protected.
Whittle-le-Woods	CH0227, CH0238	Land to the Rear of Dolphin Farm, Off Chorley Old Road	C	Safeguarded Land	Do Not Allocate - Retain as Safeguarded Land	Listed Building and existing/planned low density dwellings on significant part of site make site too small to allocate.
Whittle-le-Woods	CH0229	Land fronting Moss Lane	C	Safeguarded Land	Allocate for Housing	Site has poor access to some services but is required to meet the overall housing requirement for Urban Local Service Centres. Not suitable for employment due to difficult access issues, and topography.
Whittle-le-Woods	CH0261	Little Quarries/Whittle Hill Quarry, Hill Top Lane	C	Safeguarded Land	Do Not Allocate - Retain as Safeguarded Land	Not necessary to release all safeguarded land in Whittle. Northern part of the Safeguarded Land has poorer accessibility and topography. Development on this part of the Safeguarded Land would have more impact on adjacent Green Belt and countryside.
Whittle-le-Woods	CH0366	Land off Birchin Lane	C	Safeguarded Land	Do Not Allocate - Retain as Safeguarded Land	Not necessary to release all safeguarded land in Whittle. Northern part of the Safeguarded Land has poorer accessibility and topography. Development on this part of the Safeguarded Land would have more impact on adjacent Green Belt and countryside.
Whittle-le-Woods	CS0006	Adjacent Springside Farm, Moss Lane	C	Within Settlement	Do Not Allocate	Site has been developed.
Whittle-le-Woods	CS0007	Land off Watkin Road	C	Within Settlement	Do Not Allocate	Access constraints, some land used for back gardens
Whittle-le-Woods	CS0017	Land off Birchin Lane/Land at Hill Top Lane	C	Safeguarded Land	Do Not Allocate - Retain as Safeguarded Land	Not necessary to release all safeguarded land in Whittle. Northern part of the Safeguarded Land has poorer accessibility and topography. Development on this part of the Safeguarded Land would have more impact on adjacent Green Belt and countryside.
Whittle-le-Woods	CS0018	Land north of Town Lane	C	Safeguarded Land	Do Not Allocate - Retain as Safeguarded Land	Not necessary to release all safeguarded land in Whittle. Northern part of the Safeguarded Land has poorer accessibility and topography. Development on this part of the Safeguarded Land would have more impact on adjacent Green Belt and countryside.
Whittle-le-Woods	CS0019	Land south of Town Lane	C	Safeguarded Land	Do Not Allocate - Retain as Safeguarded Land	Not necessary to release all safeguarded land in Whittle. Retain character of Town Lane.
Whittle-le-Woods	CS0020	Land off Moss Lane	C	Safeguarded Land & Open Space	Allocate for Housing & Protect Open Space	Site has poor access to some services but is required to meet the overall housing requirement for Urban Local Service Centres. Not suitable for employment due to difficult access issues, and also topography.

**APPENDIX 3**

**Sustainability Appraisal of Retail Sites Carried Forward**

Key			
+	Minor positive	++	Major positive
-	Minor negative	--	Major negative
0	Neutral	/	No link

<b>Site Ref</b>	<b>CH0018</b>
<b>Address</b>	<b>Former Phoenix MG Rover Dealership, Bengal Street, Chorley</b>

SA Objective	SA Effects			Comments
	Short term	Medium term	Long term	
S1	0	0	0	The site is located within 400m of the bus and train stations therefore it has good public transport access. It is however located outside of the town centre, detached from the shopping centre, which may lead to some people accessing the site by car rather than by public transport. The site is also small in size which would limit its retail offer. It would not be of a significant enough scale to encourage more people to shop in Chorley town centre rather than travel elsewhere.
S2	0	0	0	Allocating this site for retail development would have little impact on improving health and wellbeing.
S3	0	0	0	Allocating this site for retail development would have little impact on crime. This would need to be taken into account in the design of any development on the site.
S4	/	/	/	There is no link between allocating this site for retail development and improving access to housing.
EN1	/	/	/	There is no link between allocating this site for retail development and managing biodiversity and landscape character.
EN2	/	/	/	There is no link between allocating this site for retail development and protecting and enhancing heritage.
EN3	+	+	+	Allocating this site for retail development would have a positive impact on tackling climate change due to its good public transport access. The site is also previously developed so redevelopment of the site would enable the re-use of land and resources.
EN4	/	/	/	There is no link between allocating this site for retail development and managing flood risk.
EN5	0	0	0	Allocating this site for retail development will help minimise air pollution due to its good public transport access however it is outside the town centre and detached from the main shopping area and people may travel to it by car rather than walk. Any retail development will be small scale and will not lead to a significant increase in the retail offer of the town centre, which will not encourage more local people to shop in Chorley rather than travel to other centres.
EC1	+	+	+	Retail development on the site would lead to the creation of jobs in a sustainable location. Development of the site would be small scale therefore the number of jobs created would be small.
EC2	/	/	/	There is no link between allocating this site for retail development and improving skills.
EC3	/	/	/	There is no link between allocating this site for retail development and the rural economy.
EC4	+	+	+	Allocating this site for retail development would enable the provision of additional retail and related services but the amount of development would be small scale due to the size of the site.

**Comments**

The site has good access to public transport but is located outside of the town centre and is detached from the main shopping area which may discourage people from walking to the site. Retail development of the site would lead to the creation of a small number of jobs as the site is small and development limited. Priority for retail allocations should be given to sites within the town centre boundary in accordance with PPS4.



Key			
+	Minor positive	++	Major positive
-	Minor negative	--	Major negative
0	Neutral	/	No link

<b>Site Ref</b>	<b>CH0065</b>
<b>Address</b>	<b>Land at Union Street/New Market Street, Chorley</b>

SA Objective	SA Effects			Comments
	Short term	Medium term	Long term	
S1	+	++	++	This site is located within 50m of the bus station and within 150m of the train station and therefore has excellent public transport links. Its size and proximity to Market Walk shopping centre provides the opportunity for the development of a significant retail scheme which would increase the retail offer of the town centre and may lead to more residents in the Borough shopping in the town centre rather than travelling to other centres outside of the Borough, which would lead to a reduction in car travel.
S2	0	0	0	Allocating this site for retail development would have little impact on improving health and wellbeing.
S3	0	0	0	Allocating this site for retail development would have little impact on crime. This would need to be taken into account in the design of any development on the site.
S4	/	/	/	There is no link between allocating this site for retail development and improving access to housing.
EN1	/	/	/	There is no link between allocating this site for retail development and managing biodiversity and landscape character.
EN2	/	/	/	There is no link between allocating this site for retail development and protecting and enhancing heritage.
EN3	+	++	++	Allocating this site for retail development would have a positive impact on tackling climate change due to its excellent public transport links and the potential to significantly increase the retail offer of the town centre which would encourage more local people to shop in Chorley rather than travel to other neighbouring towns/cities. The site is also previously developed so redevelopment of the site would enable the re-use of land and resources.
EN4	/	/	/	There is no link between allocating this site for retail development and managing flood risk.
EN5	+	++	++	Allocating this site for retail development would help minimise air pollution due to its excellent public transport links and the potential to encourage more local residents to shop in the town centre rather than travel to other centres.
EC1	++	++	++	Retail development on the site would lead to the creation of jobs in a sustainable location. There is the potential for a large scale retail development on the site which would lead to the creation of a significant number of jobs. Improving the retail offer of the town centre may also encourage more retailers to locate in the town centre which would create further jobs.
EC2	/	/	/	There is no link between allocating this site for retail development and improving skills.
EC3	/	/	/	There is no link between allocating this site for retail development and the sustaining the rural economy.
EC4	++	++	++	Allocating the site for retail development would enable the provision of large scale additional retail and related services in the town centre which may also encourage more retailers to locate in the town centre.

**Comments**

The site has excellent access to public transport and provides the opportunity to extend Market Walk. This would increase the retail offer of the town centre significantly, especially if national chain stores locate in the new extension, and would encourage more residents to shop in the town centre rather than travel elsewhere. The development would also create a significant number of jobs.

Key			
+	Minor positive	++	Major positive
-	Minor negative	--	Major negative
0	Neutral	/	No link

<b>Site Ref</b>	<b>CH0204</b>
<b>Address</b>	<b>Market Street/High Street/Cleveland Street/Union Street, Chorley</b>

SA Objective	SA Effects			Comments
	Short term	Medium term	Long term	
S1	+	+	+	The site is located within 300m of the bus station and within 450m of the train station therefore it has good public transport access. It is in close proximity to Market Walk therefore if developed for retail it is likely that people would walk between this site and Market Walk.
S2	0	0	0	Allocating this site for retail development would have little impact on improving health and wellbeing.
S3	0	0	0	Allocating this site for retail development would have little impact on crime. This would need to be taken into account in the design of any development on the site.
S4	/	/	/	There is no link between allocating this site for retail development and improving access to housing.
EN1	/	/	/	There is no link between allocating this site for retail development and managing biodiversity and landscape character.
EN2	/	/	/	There is no link between allocating this site for retail development and protecting and enhancing heritage.
EN3	+	+	+	Allocating this site for retail development would have a positive impact on tackling climate change due to its good public transport access and proximity to Market Walk. The site is also previously developed so redevelopment of the site would enable the re-use of land and resources.
EN4	/	/	/	There is no link between allocating this site for retail development and managing flood risk.
EN5	+	+	+	Allocating this site for retail development would help minimise air pollution due to its good public transport access.
EC1	+	+	+	Retail development on the site would lead to the creation of jobs in a sustainable location.
EC2	/	/	/	There is no link between allocating this site for retail development and improving skills.
EC3	/	/	/	There is no link between allocating this site for retail development and the rural economy.
EC4	+	+	+	Allocating the site for retail development would enable the provision of additional retail and related services in the town centre.

**Comments**

The site has good access to public transport and is in close proximity to Market Walk which would encourage people to walk to the site. The site could accommodate a reasonably sized retail development which would help increase the retail offer of the town centre and create a large number of jobs.

Key			
+	Minor positive	++	Major positive
-	Minor negative	--	Major negative
0	Neutral	/	No link

<b>Site Ref</b>	<b>CH0281</b>
<b>Address</b>	<b>Land West of Bolton Road, Chorley</b>

SA Objective	SA Effects			Comments
	Short term	Medium term	Long term	
S1	+	+	++	The site is located within 600m of the bus and train stations therefore it has relatively good public transport access. The size of the site provides the opportunity for the development of a significant retail scheme which would increase the retail offer of the town centre. The site is located at the opposite end of the town centre from the main retail area at Market Walk. The southern end of Market Street has suffered a decline in recent years and there are many vacancies. Developing this site may result in people travelling by car between this site and Market Walk rather than walking. The development of this site however will benefit businesses located at this end of the town centre due to increased footfall and may lead a reduction in the number of vacancies. This would lead to more residents in the Borough shopping in the town centre rather than travelling to other centres outside of the Borough, which would lead to a reduction in car travel.
S2	0	0	0	Allocating this site for retail development would have little impact on improving health and wellbeing.
S3	0	0	0	Allocating this site for retail development would have little impact on crime. This would need to be taken into account in the design of any development on the site.
S4	/	/	/	There is no link between allocating this site for retail development and improving access to housing.
EN1	/	/	/	There is no link between allocating this site for retail development and managing biodiversity and landscape character.
EN2	/	/	/	There is no link between allocating this site for retail development and protecting and enhancing heritage.
EN3	+	+	++	Allocating this site for retail development would have a positive impact on tackling climate change due to its good public transport links and its potential to significantly increase the retail offer of the town centre which would encourage more local people to shop in Chorley rather than travel to other neighbouring towns/cities. The site is also previously developed so redevelopment of the site would enable the re-use of land and buildings.
EN4	/	/	/	There is no link between allocating this site for retail development and managing flood risk.
EN5	+	+	++	Allocating this site for retail development would help minimise air pollution due to its good public transport links and the potential to encourage more local residents to shop in the town centre rather than travel to other centres.
EC1	+	++	++	Retail development on the site would lead to the creation of jobs in a sustainable location. There is the potential for a large scale retail development on the site which would lead to the creation of a significant number of jobs. Improving the retail offer of the town centre and may also encourage more retailers to locate in the town centre which would create further jobs.
EC2	/	/	/	There is no link between allocating this site for retail development and improving skills.
EC3	/	/	/	There is no link between allocating this site for retail development and the rural economy.
EC4	+	++	++	Allocating the site for retail development would enable the provision of large scale additional retail and related services in the town centre which may also encourage more retailers to locate in the town centre.

**Comments**

The site has good access to public transport but is located at the opposite end of the town centre to Market Walk and is therefore detached from the main shopping area which may lead to people driving between the sites. The site is large and has the potential for a significant sized retail development. This would attract more people to this end of the town centre and may boost other businesses along Market Street. This would lead to an extension of the main shopping area and encourage people to walk from one end of the town centre to the other. Retail development on the site would also lead to a significant number of jobs.

Key			
+	Minor positive	++	Major positive
-	Minor negative	--	Major negative
0	Neutral	/	No link

<b>Site Ref</b>	<b>CH0288</b>
<b>Address</b>	<b>Land bounded by Standish Street and Bolton Street, Chorley</b>

SA Objective	SA Effects			Comments
	Short term	Medium term	Long term	
S1	+	+	+	The site is located within 400m of the bus and train stations therefore it has good public transport access. It is however located on the edge of the town centre and detached from the main shopping area of the town centre.
S2	0	0	0	Allocating this site for retail development would have little impact on improving health and wellbeing.
S3	0	0	0	Allocating this site for retail development would have little impact on crime. This would need to be taken into account in the design of any development on the site.
S4	/	/	/	There is no link between allocating this site for retail development and improving access to housing.
EN1	/	/	/	There is no link between allocating this site for retail development and managing biodiversity and landscape character.
EN2	/	/	/	There is no link between allocating this site for retail development and protecting and enhancing heritage.
EN3	+	+	+	Allocating this site for retail development would have a positive impact on tackling climate change due to its good public transport access. The site is also previously developed so redevelopment of the site would enable the re-use of land and resources.
EN4	/	/	/	There is no link between allocating this site for retail development and managing flood risk.
EN5	+	+	+	Allocating this site for retail development would help minimise air pollution due to its good public transport access.
EC1	+	+	+	Retail development on this site would lead to the creation of jobs in a sustainable location.
EC2	/	/	/	There is no link between allocating this site for retail development and improving skills.
EC3	/	/	/	There is no link between allocating this site for retail development and the rural economy.
EC4	+	+	+	Allocating the site for retail development would enable the provision of additional retail and related services on the edge of the town centre.

**Comments**

This site has good access to public transport but is located on the edge of the town centre and is detached from the main shopping area which may discourage people from walking to the site. Retail development of the site would lead to the creation of a reasonable number of jobs. Priority for retail allocations should be given to sites within the town centre boundary in accordance with PPS4.

Key			
+	Minor positive	++	Major positive
-	Minor negative	--	Major negative
0	Neutral	/	No link

<b>Site Ref</b>	<b>SP2.5</b>
<b>Address</b>	<b>5-9 Gillibrand Street, Chorley</b>

SA Objective	SA Effects			Comments
	Short term	Medium term	Long term	
S1	+	+	+	The site is located within 450m of the bus and train stations therefore it has good public transport access.
S2	0	0	0	Allocating this site for retail development would have little impact on improving health and wellbeing.
S3	0	0	0	Allocating this site for retail development would have little impact on crime. This would need to be taken into account in the design of any development on the site.
S4	/	/	/	There is no link between allocating this site for retail development and improving access to housing.
EN1	/	/	/	There is no link between allocating this site for retail development and managing biodiversity and landscape character.
EN2	/	/	/	There is no link between allocating this site for retail development and protecting and enhancing heritage.
EN3	+	+	+	Allocating this site for retail development would have a positive impact on tackling climate change due to its good public transport access. The site is also previously developed so redevelopment of the site would enable the re-use of land and resources.
EN4	/	/	/	There is no link between allocating this site for retail development and managing flood risk.
EN5	+	+	+	Allocating this site for retail development would help minimise air pollution due to its good public transport access.
EC1	+	+	+	Retail development on the site would lead to the creation of jobs in a sustainable location.
EC2	/	/	/	There is no link between allocating this site for retail development and improving skills.
EC3	/	/	/	There is no link between allocating this site for retail development and the rural economy.
EC4	+	+	+	Allocating the site for retail development would enable the provision of additional retail and related services in the town centre.

**Comments**

This site has good access to public transport but is detached from the main shopping area which may discourage people from walking to the site. Retail development of the site would lead to the creation of a reasonable number of jobs and would encourage more people to visit the southern end of Market Street which will help to boost surrounding businesses.



**APPENDIX 4**

**Sustainability Appraisal of Preferred Policies**

**Policy ST1: Provision or improvements of footpaths, cycleways, bridleways and their associated facilities**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Major positive effect. This policy will improve access to and improve opportunities for walking and cycling. The effect will increase over time as more of the improvements are made and new schemes provided.	0	+	++	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That improvements to and the provision of additional footpaths and cycle routes will encourage people not to travel by car.</li> <li>▪ Recommendations: None.</li> </ul>
S2	Major positive effect. Encouraging people to travel by foot or cycle will lead to healthier lifestyles. The effect will increase over time as more of the improvements are made and new schemes provided.	0	+	++	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That improvements to and the provision of additional footpaths and cycle routes will encourage people not to travel by car.</li> <li>▪ Recommendations: None.</li> </ul>
S3	No link.	/	/	/	
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		<b>0</b>	<b>+</b>	<b>+</b>	<b>This policy will have positive social effects as it will help to encourage people to travel more sustainably and promote healthier lifestyles. The positive effects will be more significant in the long term as more of the improvements are made and new schemes provided.</b>
<b>Environmental Objectives</b>					
EN1	No link.	/	/	/	
EN2	No link.	/	/	/	
EN3	Major positive effect. This policy will improve access to and improve opportunities for walking and cycling. This will lead to less travel by car which will have a positive effect on climate change.	0	+	++	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That improvements to and the provision of additional footpaths and cycle routes will encourage people not to travel by car.</li> <li>▪ Recommendations: None.</li> </ul>
EN4	No link.	/	/	/	
EN5	Major positive effect. This policy will improve access to and improve opportunities for walking and cycling. This will lead to less travel by car and a reduction in air pollution.	0	+	++	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That improvements to and the provision of additional footpaths and cycle routes will encourage people not to travel by car.</li> <li>▪ Recommendations: None.</li> </ul>

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Summary of appraisal against environmental objectives:</b>		<b>0</b>	<b>0</b>	<b>+</b>	<b>This policy will have positive environmental effects as it will provide people with a greater opportunity to travel by foot or cycle rather than by car. This will lead to less air pollution and have a positive effect on climate change. The positive effects will be more significant in the long term as more of the improvements are made and new schemes provided.</b>
<b>Economic Objectives</b>					
<b>EC1</b>	Minor positive effect. The provision of footpaths and cycle routes may encourage people to walk or cycle to work in those locations where improvements or extra provision is made. This will lead to more sustainable economic growth.	0	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That improvements to and the provision of additional footpaths and cycle routes will encourage people not to travel by car.</li> <li>▪ Recommendations: None.</li> </ul>
<b>EC2</b>	No link.	/	/	/	
<b>EC3</b>	No link.	/	/	/	
<b>EC4</b>	No link.	/	/	/	
<b>Summary appraisal against economic objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little economic effect but may encourage people to walk or cycle to work which will lead to more sustainable economic growth in the Borough.</b>



**Policy ST2: New cycle routes**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Major positive effect. This policy will improve access to and improve opportunities for cycling which will encourage people to travel in more sustainable ways.	0	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That improvements to and the provision of additional cycle routes will encourage people not to travel by car.</li> <li>▪ Recommendations: None.</li> </ul>
S2	Major positive effect. Encouraging people to cycle will lead to healthier lifestyles.	0	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That improvements to and the provision of additional cycle routes will encourage people not to travel by car.</li> <li>▪ Recommendations: None.</li> </ul>
S3	No link.	/	/	/	
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		<b>0</b>	<b>+</b>	<b>+</b>	<b>This policy will have positive social effects as it will help to encourage people to cycle which is more sustainable than travelling by car. This will also promote healthier lifestyles.</b>
<b>Environmental Objectives</b>					
EN1	No link.	/	/	/	
EN2	No link.	/	/	/	
EN3	Major positive effect. This policy will improve access to and improve opportunities for cycling. This will lead to less travel by car which will have a positive effect on climate change.	0	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That improvements to and the provision of additional cycle routes will encourage people not to travel by car.</li> <li>▪ Recommendations: None.</li> </ul>
EN4	No link.	/	/	/	
EN5	Major positive effect. This policy will improve access to and improve opportunities for cycling. This will lead to less travel by car which will lead to a reduction in air pollution.	0	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That improvements to and the provision of additional cycle routes will encourage people not to travel by car.</li> <li>▪ Recommendations: None.</li> </ul>



SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Summary of appraisal against environmental objectives:</b>		<b>0</b>	<b>+</b>	<b>+</b>	<b>This policy will have positive environmental effects. It will provide people with a greater opportunity to cycle rather than travel by car. This will lead to less air pollution and have a positive effect on climate change. The positive effects will be more significant in the medium and long term as more of the improvements are made and new cycle routes provided.</b>
<b>Economic Objectives</b>					
<b>EC1</b>	Minor positive effect. The provision of improved and additional cycle routes may encourage people to walk or cycle to work in those locations where improvements or extra provision is made. This will lead to more sustainable economic growth.	0	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That improvements to and the provision of additional footpaths and cycle routes will encourage people not to travel by car.</li> <li>▪ Recommendations: None.</li> </ul>
<b>EC2</b>	No link.	/	/	/	
<b>EC3</b>	No link.	/	/	/	
<b>EC4</b>	No link.	/	/	/	
<b>Summary appraisal against economic objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little economic effect but may encourage people to cycle to work which will lead to more sustainable economic growth in the Borough.</b>



**Policy ST3: Rail Facilities, electrification and improvement**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Minor positive effect. Providing additional park and ride facilities at train stations may encourage more people to travel by train rather than car. A new railway station in Coppull may encourage more people who live in and around Coppull to travel by train depending on the frequency of service.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: In settlements where the train stations are or are proposed.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That the provision of a new station and park and ride facilities will encourage people to travel by train rather than car.</li> <li>▪ Recommendations: None.</li> </ul>
S2	No link.	/	/	/	
S3	No link.	/	/	/	
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little social effect. The effects will be greatest in the areas where improvements to existing rail facilities and new stations are proposed. The park and ride schemes at Adlington and Buckshaw, the additional parking at Chorley and a new station at Coppull may encourage people to travel by train rather than car in these areas.</b>
<b>Environmental Objectives</b>					
EN1	No link.	/	/	/	
EN2	No link.	/	/	/	
EN3	Minor positive effect. This policy may encourage more people to travel by train, leading to less travel by car which will have a positive effect on climate change.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: In settlements where the train stations are or are proposed.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That the provision of a new station and park and ride facilities will encourage people to travel by train rather than car.</li> <li>▪ Recommendations: None.</li> </ul>
EN4	No link.	/	/	/	
EN5	Minor positive effect. This policy may encourage more people to travel by train, leading to less travel by car which will lead to a reduction in air pollution.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: In settlements where the train stations are or are proposed.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That the provision of a new station and park and ride facilities will encourage people to travel by train rather than car.</li> <li>▪ Recommendations: None.</li> </ul>

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Summary of appraisal against environmental objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little environmental effect. It may encourage more people to travel by train rather than by car. This will lead to less air pollution and have a positive effect on climate change. The effects will be greatest in the areas where improvements to existing rail facilities and new stations are proposed.</b>
<b>Economic Objectives</b>					
<b>EC1</b>	Minor positive effect. The provision of a new railway station at Coppull may encourage more businesses to locate in this area as it will become more accessible.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale: In settlements where new train stations are proposed.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That the provision of a new station and park and ride facilities will encourage people to travel by train rather than car.</li> <li>▪ Recommendations: None.</li> </ul>
<b>EC2</b>	No link.	/	/	/	
<b>EC3</b>	No link.	/	/	/	
<b>EC4</b>	No link.	/	/	/	
<b>Summary appraisal against economic objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little economic effect but may encourage more businesses to locate near to Coppull where a new train station is proposed as this location will become more accessible.</b>



**Policy ST4: Road schemes and development access points**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Minor negative effect. Any new road schemes or improvement to roads will help reduce congestion but may encourage more people to travel by car rather than public transport.	0	-	-	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale: In areas where new road schemes or improvements are proposed.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That road improvements will encourage more people to travel by car.</li> <li>▪ Recommendations: None.</li> </ul>
S2	Neutral. Improving roads may improve accessibility to health care, recreation and community facilities.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale: In areas where new road schemes or improvements are proposed.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That road improvements will improve access to facilities.</li> <li>▪ Recommendations: None.</li> </ul>
S3	No link.	/	/	/	
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little social effect. Road improvements and new road schemes may make facilities more accessible but may also encourage more people to travel by car rather than public transport as it may reduce journey times.</b>
<b>Environmental Objectives</b>					
EN1	No link.	/	/	/	
EN2	No link.	/	/	/	
EN3	Minor negative effect. Any new road schemes or improvement to roads will help reduce congestion but may encourage more people to travel by car rather than public transport which will have a negative impact on climate change.	0	-	-	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale: In areas where new road schemes or improvements are proposed.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That road improvements will encourage more people to travel by car.</li> <li>▪ Recommendations: None.</li> </ul>
EN4	No link.	/	/	/	
EN5	Minor negative effect. Any new road schemes or improvement to roads will help reduce congestion but may encourage more people to travel by car rather than public transport which will lead to increased air pollution.	0	-	-	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale: In areas where new road schemes or improvements are proposed.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That road improvements will encourage more people to travel by car.</li> <li>▪ Recommendations: None.</li> </ul>

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Summary of appraisal against environmental objectives:</b>		0	-	-	This policy may have negative environmental effects as road improvements and new road schemes may encourage people to travel by car rather than public transport. This will be counteracted by Policies ST1, ST2 and ST3 which seek to promote walking, cycling and public transport.
<b>Economic Objectives</b>					
EC1	Minor positive effect. Road improvements and new road schemes will make businesses in those areas more accessible.	0	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale: In areas where new road schemes or improvements are proposed.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That road improvements will encourage more people to travel by car.</li> <li>▪ Recommendations: None.</li> </ul>
EC2	No link.	/	/	/	
EC3	No link.	/	/	/	
EC4	No link.	/	/	/	
<b>Summary appraisal against economic objectives:</b>		0	0	0	This policy will have little economic effect. The only possible positive effect is that it will make businesses in the areas where road improvements or new road schemes are proposed more accessible.

**Policy ST5A: Car parking standards**  
**Policy ST5B: Residential car parking standards**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Neutral. The provision of car parking spaces in new developments does not help encourage people to travel by public transport.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That parking provision will encourage people to travel by car.</li> <li>▪ Recommendations: Lower parking provision could be made in areas close to service centres or that are well served by public transport to encourage sustainable travel.</li> </ul>
S2	No link.	/	/	/	
S3	No link.	/	/	/	
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little social effect. Not providing parking spaces would encourage more people to travel by public transport but this is not feasible as it would lead to on-street parking.</b>
<b>Environmental Objectives</b>					
EN1	No link.	/	/	/	
EN2	No link.	/	/	/	
EN3	Neutral. The provision of car parking spaces in new developments may encourage people to travel by car which will have a negative effect on climate change.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That parking provision will encourage people to travel by car.</li> <li>▪ Recommendations: Lower parking provision could be made in areas close to service centres or that are well served by public transport to encourage sustainable travel.</li> </ul>
EN4	No link.	/	/	/	
EN5	Neutral. The provision of car parking spaces in new developments may encourage people to travel by car which will lead to an increase in air pollution.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That parking provision will encourage people to travel by car.</li> <li>▪ Recommendations: Lower parking provision could be made in areas close to service centres or that are well served by public transport to encourage sustainable travel.</li> </ul>
<b>Summary of appraisal against environmental objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little environmental effect. Not providing parking spaces would encourage more people to travel by public transport, helping to reduce air pollution but this is not feasible as it would lead to on-street parking.</b>

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Economic Objectives</b>					
EC1	Neutral. Providing parking spaces in new employment developments makes them accessible by car but does not encourage people to access them by public transport.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That parking provision will encourage people to travel by car.</li> <li>▪ Recommendations: Lower parking provision could be made in areas close to service centres or that are well served by public transport to encourage sustainable travel.</li> </ul>
EC2	No link.	/	/	/	
EC3	No link.	/	/	/	
EC4	No link.	/	/	/	
<b>Summary appraisal against economic objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little economic effect. New businesses will be accessible by car as they will include parking provision.</b>



**Policy HS1: Housing site allocations**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Neutral. The development of more housing in the Borough will lead to an increase in population and an increase in travel in the Borough. When selecting sites to allocate preference has been given to the most sustainable sites which have good access to services and public transport to try and minimise the impact of the new developments.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That people will use public transport rather than private car where there is good access to it.</li> <li>▪ Recommendations: None</li> </ul>
S2	Neutral. The development of more housing in the Borough will lead to an increase in population and put more pressure on services. This has been taken into consideration when allocating sites and the provision of new facilities has also been planned for.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That people will use public transport rather than private car where there is good access to it.</li> <li>▪ Recommendations: None</li> </ul>
S3	Neutral. The impact of new development on crime rates is dependent on the design and layout. Core Strategy Policy 17 will control the design of new buildings and ensure that opportunities for crime are minimised.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
S4	Major positive effect. All housing developments of 15 or more dwellings in urban areas and 5 or more dwellings in rural areas will be expected to provide a proportion of affordable housing under Core Strategy Policy 7. Once all allocations have been developed, a significant amount of affordable housing will have been built in the Borough.	0	+	++	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against social objectives:</b>		<b>0</b>	<b>0</b>	<b>+</b>	<b>This policy will have positive social effects as it will lead to the provision of more affordable housing in the Borough. The development of more housing in the Borough will lead to more travel and pressure on services but this will be minimised by giving preference to the most sustainable sites and by providing new facilities to meet the extra demand.</b>
<b>Environmental Objectives</b>					
EN1	Neutral. No housing allocations are proposed in the Green Belt or sites of biodiversity value.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN2	Neutral. No housing allocations are proposed in areas of architectural, historic, cultural or archaeological value.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN3	Neutral. The development of more housing in the Borough will lead to an increase in population and an increase in travel in the Borough. This will have a negative impact on climate change. When selecting sites to allocate preference has been given to the most sustainable sites which have good access to services and public transport to try and minimise the impact of the new developments.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That people will use public transport rather than private car where there is good access to it.</li> <li>▪ Recommendations: None</li> </ul>



SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
EN4	Neutral. No housing allocations are proposed in areas of high flood risk. Core Strategy Policy 29 sets out requirements for water management in new developments to reduce the risk of flooding.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN5	Neutral. The development of more housing in the Borough will lead to an increase in population and an increase in travel in the Borough. This will lead to an increase in air pollution. When selecting sites to allocate preference has been given to the most sustainable sites which have good access to services and public transport to try and minimise the impact of the new developments.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That people will use public transport rather than private car where there is good access to it.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against environmental objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little environmental effect. The development of more housing in the Borough will lead to more travel which would have a negative effect on climate change however this will be minimised by giving preference to the most sustainable sites, by improving access to public transport, walking and cycling and reducing the flood risk of new development. Also no sites have been allocated in the Green Belt or in areas of architectural, historic, cultural or archaeological value.</b>
<b>Economic Objectives</b>					
EC1	Neutral. Providing more housing in the Borough may encourage more businesses to locate in those areas. Distance to employment was a consideration in assessing the sustainability of sites.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EC2	No link.	/	/	/	
EC3	Minor positive effect. The proposed housing allocations have been distributed between settlements in accordance with their size and facilities. Development in Rural Local Service Centres will help support local businesses.	0	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That residents will use local businesses rather than travel elsewhere.</li> <li>▪ Recommendations: None</li> </ul>
EC4	Minor positive effect. The proposed housing allocations have been distributed between settlements in accordance with their size and facilities. Development in Rural Local Service Centres will help support local shops in those areas.	0	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That residents will use local shops and services rather than travel elsewhere.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary appraisal against economic objectives:</b>		<b>0</b>	<b>+</b>	<b>+</b>	<b>This policy will have positive economic effects as allowing more development of an appropriate scale in some of the smaller settlements identified as Rural Local Service Centres will help support local shops and businesses. It may also encourage more businesses to locate in these areas.</b>



**Policy HS2: Phasing of housing development**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Neutral. Developing brownfield sites first enables the most sustainable locations to come forward first and allows the infrastructure to be put in place and improvements made to public transport before the less sustainable sites are developed.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That people will use public transport rather than private car where there is good access to it.</li> <li>▪ Recommendations: None</li> </ul>
S2	Neutral. Sites with the best access to services will be built first allowing new facilities to be provided to meet the demands of the increased population.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That people will use public transport rather than private car where there is good access to it.</li> <li>▪ Recommendations: None</li> </ul>
S3	No link.	/	/	/	
S4	Neutral. All sites over the set threshold will be required to provide affordable housing and meet sustainable resources requirements. The order sites are developed in will therefore make little difference.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against social objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little social effect. Phasing housing development will allow the most sustainable sites to be developed first which have better access to services and public transport which allows the extra infrastructure and services to be put in place to meet the extra demand before less sustainable sites are developed.</b>
<b>Environmental Objectives</b>					
EN1	Neutral. The phasing of development will have little impact on biodiversity and landscape. No housing allocations are proposed in the Green Belt or sites of biodiversity value.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN2	Neutral. The phasing of development will have little impact on buildings and heritage. No housing allocations are proposed in areas of architectural, historic, cultural or archaeological value.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN3	Neutral. Developing brownfield sites first enables the most sustainable locations to come forward first and allows the infrastructure to be put in place and improvements made to public transport before the less sustainable sites are developed. This will minimise the impact on climate change.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That people will use public transport rather than private car where there is good access to it.</li> <li>▪ Recommendations: None</li> </ul>
EN4	Neutral. No housing allocations are proposed in areas of high flood risk. Core Strategy Policy 29 sets out requirements for water management in new developments to reduce the risk of flooding. Phasing development allows the capacity and timing of development to be managed to avoid exceeding sewer infrastructure capacity.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
EN5	Neutral. Developing brownfield sites first enables the most sustainable locations to come forward first and allows the infrastructure to be put in place and improvements made to public transport before the less sustainable sites are developed. This will minimise the impact on air pollution.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That people will use public transport rather than private car where there is good access to it.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against environmental objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little environmental effect. Phasing housing development will allow the most sustainable sites to be developed first which have better access to services and public transport. This allows the extra infrastructure and services to be put in place to meet the extra demand before less sustainable sites are developed. This will minimise the increase in car travel in the Borough and therefore minimise the impacts on climate change.</b>
<b>Economic Objectives</b>					
EC1	Neutral. Phasing development will allow the sites in the most sustainable locations with good access to employment to be developed first. Infrastructure and further employment development will then be put in place to meet the demands of the remaining developments.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EC2	No link.	/	/	/	
EC3	Neutral. Housing development in Rural Local Service Centres will help support local businesses. The benefit to local businesses is dependent on when the development takes place.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That residents will use local businesses rather than travel elsewhere.</li> <li>▪ Recommendations: None</li> </ul>
EC4	Neutral. Housing development in Rural Local Service Centres will help support local shops and retail. The benefit is dependent on when the development takes place.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That residents will use local shops and services rather than travel elsewhere.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary appraisal against economic objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little economic effect. Phasing housing development will ensure sustainable economic growth as the most sustainable locations will be developed first allowing further employment development to take place to meet the demands of the remaining development.</b>



**Policy HS3: Windfall housing sites**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Minor positive effect. Only allowing windfall housing development on sites accessible to employment, shops and community facilities will reduce the need for people living on these sites to travel.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That people will use local facilities rather than travel elsewhere.</li> <li>▪ Recommendations: None</li> </ul>
S2	Minor positive effect. Only allowing windfall housing development on sites accessible to employment, shops and community facilities will ensure people living on these sites will have good access to services.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None.</li> <li>▪ Recommendations: None</li> </ul>
S3	Neutral. The impact of a housing development on crime is dependent on its design. Housing developments are required to be of high quality design in accordance with Core Strategy Policy 17 which states that design must minimise the opportunity for crime and maximise natural surveillance. This will prevent an increase in crime in these areas.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
S4	Neutral. Windfall sites of 15 or more dwellings in urban areas or 5 or more in rural areas will be required to provide a proportion of affordable housing under Core Strategy Policy 7. Most windfall sites are likely to be under these thresholds therefore the amount of affordable housing provided will be minimal.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against social objectives:</b>		+	+	+	<b>This policy will have positive social effects as it only allows windfall housing developments on sites that are accessible to employment, shops and community facilities.</b>
<b>Environmental Objectives</b>					
EN1	Neutral. Planning permission will not be granted for developments that would have a negative impact on biodiversity or landscape.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN2	Neutral. Planning permission will not be granted for developments that would have a negative impact on buildings and heritage.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN3	Neutral. Only allowing windfall housing development on sites accessible to employment, shops and community facilities will reduce the need for people living on these sites to travel and help minimise the impact on climate change.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That people will use local facilities rather than travel elsewhere.</li> <li>▪ Recommendations: None</li> </ul>
EN4	Neutral. Developments must be in accordance with Core Strategy Policy 29 which sets out requirements for water management in new developments to reduce the risk of flooding.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
EN5	Neutral. Only allowing windfall housing development on sites accessible to employment, shops and community facilities will reduce the need for people living on these sites to travel. This will help minimise air pollution.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That people will use local facilities rather than travel elsewhere.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against environmental objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little environmental effect. The development of more housing in the Borough will lead to more travel which would have a negative effect on climate change however this will be minimised by only allowing windfall housing developments on sites accessible to employment, shops and community facilities which will reduce the need to travel.</b>
<b>Economic Objectives</b>					
EC1	Minor positive effect. Only allowing windfall housing developments on sites accessible to employment encourages sustainable economic growth.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EC2	No link.	/	/	/	
EC3	Minor positive effect. This policy allows some housing development to take place in rural settlements which will help support rural businesses.	0	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That people will use local businesses rather than travel elsewhere.</li> <li>▪ Recommendations: None</li> </ul>
EC4	Minor positive effect. This policy allows some housing development to take place in rural settlements which will help support rural retail and leisure.	0	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That people will use local shops and services rather than travel elsewhere.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary appraisal against economic objectives:</b>		<b>0</b>	<b>+</b>	<b>+</b>	<b>This policy will have positive economic effects as it will allow some development in rural areas which will help support rural businesses and services. Only allowing windfall housing development on sites accessible to employment also encourages sustainable economic growth.</b>

**Policy HS4: Private residential garden development**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Minor positive effect. A lot of residential garden development has taken place in the Borough over the last few years. Limiting this will help reduce development pressures in certain parts of the Borough which will prevent further traffic in these areas.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide (particularly Clayton-le-Woods)</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
S2	No link.	/	/	/	
S3	No link.	/	/	/	
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		+	+	+	<b>This policy will have positive social effects as it will limit further development in residential gardens in the Borough. Certain parts of the Borough have been subject to many such developments over the last few years which have put significant pressure on roads and services.</b>
<b>Environmental Objectives</b>					
EN1	No link.	/	/	/	
EN2	No link.	/	/	/	
EN3	Minor positive effect. A lot of residential garden development has taken place in the Borough over the last few years. Limiting this will help reduce traffic in these areas and have a positive impact on climate change.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide (particularly Clayton-le-Woods)</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN4	No link.	/	/	/	
EN5	Minor positive effect. A lot of residential garden development has taken place in the Borough over the last few years. Limiting this will help reduce traffic in these areas and have a positive impact on air pollution.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide (particularly Clayton-le-Woods)</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against environmental objectives:</b>		+	+	+	<b>This policy will have positive environmental effects as it will limit further development in residential gardens in the Borough. Certain parts of the Borough have been subject to many such developments over the last few years which have led to significant increases in traffic in these areas. Limiting the development will therefore have positive effects on climate change.</b>

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Economic Objectives</b>					
EC1	No link.	/	/	/	
EC2	No link.	/	/	/	
EC3	No link.	/	/	/	
EC4	No link.	/	/	/	
<b>Summary appraisal against economic objectives:</b>		/	/	/	<b>This policy has no link with any of the economic objectives.</b>



**Policy HS5: Sub-division/conversion of dwellings into flats and the conversion of non-residential properties to residential use**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Neutral. This is dependent on the location of the properties being converted. If in a sustainable location then it will enable people to live closer to facilities and reduce the need to travel.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That people will use local facilities rather than travel elsewhere.</li> <li>▪ Recommendations: None</li> </ul>
S2	Neutral. This is dependent on the location of the properties being converted. If in a sustainable location then it will enable people to live closer to facilities	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
S3	Neutral. The policy requires conversions to minimise the opportunity for crime and maximise natural surveillance which will prevent increases in crime in the area.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
S4	Neutral. The policy only allows proposals that will be adaptable to climate change and adopt principles of sustainable construction.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against social objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little social effect. If in sustainable locations, conversions will allow people to live closer to facilities and services which will reduce the need to travel.</b>
<b>Environmental Objectives</b>					
EN1	No link.	/	/	/	
EN2	No link.	/	/	/	
EN3	Neutral. This is dependent on the location of the properties being converted. If in a sustainable location then it will enable people to live closer to facilities and reduce the need to travel, helping to tackle climate change.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That people will use local facilities rather than travel elsewhere.</li> <li>▪ Recommendations: None</li> </ul>
EN4	No link.	/	/	/	
EN5	Neutral. This is dependent on the location of the properties being converted. If in a sustainable location then it will enable people to live closer to facilities and reduce the need to travel, minimising air pollution.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That people will use local facilities rather than travel elsewhere.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against environmental objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little social effect. If in sustainable locations, conversions will allow people to live closer to facilities and services which will reduce the need to travel and help tackle climate change.</b>



SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Economic Objectives</b>					
EC1	No link.	/	/	/	
EC2	No link.	/	/	/	
EC3	Minor positive effect. This policy allows additional housing to be provided through conversions in rural areas where new build development will be limited. This will help sustain rural businesses.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That people will use local businesses rather than travel elsewhere.</li> <li>▪ Recommendations: None</li> </ul>
EC4	Minor positive effect. This policy allows additional housing to be provided through conversions in rural areas where new build development will be limited. This will help maintain rural retail and services.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That people will use local shops and services rather than travel elsewhere.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary appraisal against economic objectives:</b>		+	+	+	<b>This policy will have positive economic effects as it allows additional housing to be provided through conversions in rural areas where new build development will be limited. This will help maintain rural businesses, retail and services.</b>



**Policy HS6: Open space requirements**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Minor positive effect. Providing open space within new housing developments may prevent people from travelling to open spaces further away. If commuted sums are paid rather than providing on-site open space then improvements can be made to nearby facilities encouraging more people to use these.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That commuted sums will be used to provide new open space or improve existing facilities near to new housing developments.</li> <li>▪ Recommendations: None</li> </ul>
S2	Minor positive effect. Providing open space within new housing developments or improving existing facilities will ensure that residents have good access to recreation facilities.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That commuted sums will be used to provide new open space or improve existing facilities near to new housing developments.</li> <li>▪ Recommendations: None</li> </ul>
S3	Neutral. If designed correctly then play areas will not lead to increased crime in an area.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That open spaces will be designed to minimise crime and nuisance.</li> <li>▪ Recommendations: None</li> </ul>
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		<b>+</b>	<b>+</b>	<b>+</b>	<b>This policy will have positive social effects as it will ensure that residents in new developments have good access to open space.</b>
<b>Environmental Objectives</b>					
EN1	No link.	/	/	/	
EN2	No link.	/	/	/	
EN3	Minor positive effect. Providing open space within new housing developments or improving existing facilities may prevent people from travelling to open spaces further away. This will help tackle climate change.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That commuted sums will be used to provide new open space or improve existing facilities near to new housing developments.</li> <li>▪ Recommendations: None</li> </ul>
EN4	No link.	/	/	/	
EN5	Minor positive effect. Providing open space within new housing developments or improving existing facilities may prevent people from travelling to open spaces further away. This will help reduce air pollution.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That commuted sums will be used to provide new open space or improve existing facilities near to new housing developments.</li> <li>▪ Recommendations: None</li> </ul>

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Summary of appraisal against environmental objectives:</b>		+	+	+	This policy will have positive environmental effects as providing open spaces within new housing developments or using commutes sums to improve existing provision will ensure that residents of the new developments have good access to open space and do not need to travel far to access open space and playgrounds.
<b>Economic Objectives</b>					
EC1	No link.	/	/	/	
EC2	No link.	/	/	/	
EC3	No link.	/	/	/	
EC4	No link.	/	/	/	
<b>Summary appraisal against economic objectives:</b>		0	0	0	This policy has no link with any of the economic objectives.

**Policy HS7: House extensions in settlements excluded from the Green Belt**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	No link.	/	/	/	
S2	No link.	/	/	/	
S3	No link.	/	/	/	
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		/	/	/	<b>This policy has no link with any of the social objectives.</b>
<b>Environmental Objectives</b>					
EN1	No link.	/	/	/	
EN2	Minor positive effect. House extensions must respect the existing house and its surroundings buildings. Ensuring this will protect and enhance townscape character.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN3	No link.	/	/	/	
EN4	No link.	/	/	/	
EN5	No link.	/	/	/	
<b>Summary of appraisal against environmental objectives:</b>		+	+	+	<b>This policy will have positive environmental effects as it will ensure that new house extensions will protect and enhance landscape character.</b>
<b>Economic Objectives</b>					
EC1	No link.	/	/	/	
EC2	No link.	/	/	/	

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
EC3	No link.	/	/	/	
EC4	No link.	/	/	/	
<b>Summary appraisal against economic objectives:</b>		/	/	/	<b>This policy has no link with any of the economic objectives.</b>



**Policy HS8: Rural infilling**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Neutral. Only allowing minimal development in rural areas ensures that there is no significant growth in areas that do not have good access to services, where people would need to travel to access such services.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Green Belt and Areas of Other Open Countryside.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
S2	No link.	/	/	/	
S3	No link.	/	/	/	
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little social effect. It would prevent an increase in travel in the Borough as it would prevent development in unsustainable locations.</b>
<b>Environmental Objectives</b>					
EN1	Minor positive effect. This policy will protect the Green Belt from inappropriate development.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Green Belt and Areas of Other Open Countryside.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN2	No link.	/	/	/	
EN3	Neutral. Only allowing minimal development in rural areas ensures that there is no significant growth in areas that do not have good access to services, where people would need to travel to access such services. This will help tackle climate change.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Green Belt and Areas of Other Open Countryside.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN4	No link.	/	/	/	
EN5	Neutral. Only allowing minimal development in rural areas ensures that there is no significant growth in areas that do not have good access to services, where people would need to travel to access such services. This will help minimise air pollution.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Green Belt and Areas of Other Open Countryside.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against environmental objectives:</b>		<b>+</b>	<b>+</b>	<b>+</b>	<b>This policy will have positive environmental effects. It restricts housing development in rural areas which will help to protect the Green Belt and Areas of Other Open Countryside. It will also limit development in unsustainable locations, preventing an increase in traffic in these areas and therefore minimising the impact on climate change.</b>

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Economic Objectives</b>					
EC1	No link.	/	/	/	
EC2	No link.	/	/	/	
EC3	Neutral. Some small scale housing development in rural areas will help sustain existing rural businesses.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Green Belt and Areas of Other Open Countryside.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That residents will use local businesses rather than travel elsewhere.</li> <li>▪ Recommendations: None</li> </ul>
EC4	Neutral. Some small scale housing development in rural areas will help support retail and related services in these areas.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Green Belt and Areas of Other Open Countryside.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That residents will use local shops and services rather than travel elsewhere.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary appraisal against economic objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little economic effect. Some small scale development in rural areas will help support and sustain local businesses and services although this effect will be minimal due to the limited amount of rural infilling that will be permitted.</b>



**Policy HS9: Residential development within rural settlements excluded from the Green Belt**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Neutral. Only allowing minimal development in rural areas ensures that there is no significant growth in areas that do not have good access to services, where people would need to travel to access such services.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Rural settlements not identified as Rural Local Service Centres.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
S2	No link.	/	/	/	
S3	No link.	/	/	/	
S4	Minor positive effect. This policy allows proposals to meet local needs in rural settlements including affordable housing.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Rural settlements not identified as Rural Local Service Centres.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against social objectives:</b>		+	+	+	<b>This policy will have positive social effects as it will allow affordable housing to be provided in rural areas where there is a need. It also limits development in unsustainable locations where people would not have good access to services.</b>
<b>Environmental Objectives</b>					
EN1	No link.	/	/	/	
EN2	No link.	/	/	/	
EN3	Neutral. Only allowing minimal development in rural areas ensures that there is no significant growth in areas that do not have good access to services, where people would need to travel to access such services. This will help to tackle climate change.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Rural settlements not identified as Rural Local Service Centres.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN4	No link.	/	/	/	
EN5	Neutral. Only allowing minimal development in rural areas ensures that there is no significant growth in areas that do not have good access to services, where people would need to travel to access such services. This will help minimise air pollution.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Rural settlements not identified as Rural Local Service Centres.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against environmental objectives:</b>		0	0	0	<b>This policy will have little environmental effect. Allowing minimal housing development in rural areas will ensure that there is no significant growth in areas with poor access to services, which will minimise the increase in travel in these areas and help tackle climate change.</b>



SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Economic Objectives</b>					
EC1	No link.	/	/	/	
EC2	No link.	/	/	/	
EC3	Minor positive effect. Allowing some housing development in rural settlements will help sustain rural businesses.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Rural settlements not identified as Rural Local Service Centres.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That residents will use local businesses rather than travel elsewhere.</li> <li>▪ Recommendations: None</li> </ul>
EC4	Minor positive effect. Allowing some housing development in rural settlements will help support rural shops and services.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Rural settlements not identified as Rural Local Service Centres.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That residents will use local shops and services rather than travel elsewhere.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary appraisal against economic objectives:</b>					<b>This policy will have positive economic effects as allowing some development in rural areas will help sustain rural business and services.</b>

**Policy HS10: Rural affordable housing and exception sites**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Minor negative effect. This policy allows development of affordable housing in or adjoining rural settlements. These settlements have few services and poor public transport access therefore most people living in these developments will travel by car.	-	-	-	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Rural settlements listed in the policy.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: Need to ensure that the scale of development is appropriate to the size of the settlement and will only be allowed if there is a significant need in an area that cannot be met in any other way.</li> </ul>
S2	Neutral. This policy allows development of affordable housing in or adjoining rural settlements. These settlements have few services and poor public transport access therefore residents will not have good access to facilities.	-	-	-	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Rural settlements listed in the policy.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: Need to ensure that the scale of development is appropriate to the size of the settlement and will only be allowed if there is a significant need in an area that cannot be met in any other way.</li> </ul>
S3	Neutral. The impact of a housing development on crime is dependent on its design. Housing developments are required to be of high quality design in accordance with Core Strategy Policy 17 which states that design must minimise the opportunity for crime and maximise natural surveillance. This will prevent an increase in crime in these areas.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Rural settlements listed in the policy.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
S4	Minor positive effect. This policy allows affordable housing to be built in rural areas where there is a need.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Rural settlements listed in the policy.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against social objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have both positive and negative social effects. It will have negative effects in relation to increasing the need to travel and access to services as the affordable housing will be built in or adjoining rural settlements which have few services and facilities. The positive effect is that the policy enables affordable housing to be provided in areas where there is a need.</b>
<b>Environmental Objectives</b>					
EN1	Minor negative effects. The policy will result in the development of some Greenfield land.	-	-	-	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Rural settlements listed in the policy.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: Need to ensure that the scale of development is appropriate to the size of the settlement and will only be allowed if there is a significant need in an area that cannot be met in any other way.</li> </ul>
EN2	Neutral. Development will not be permitted if it would have a negative effect on buildings and heritage.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Rural settlements listed in the policy.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN3	Minor negative effects. This policy allows development of affordable housing in or adjoining rural settlements. These settlements have few services and poor public transport access therefore most people living in these developments will travel by car. This will have a negative effect on climate change.	-	-	-	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Rural settlements listed in the policy.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: Need to ensure that the scale of development is appropriate to the size of the settlement and will only be allowed if there is a significant need in an area that cannot be met in any other way.</li> </ul>

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
EN4	Neutral. Any new housing development must be in accordance with Core Strategy Policy 29 which seeks to manage water use in new development to reduce the risk of flooding.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Rural settlements listed in the policy.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN5	Minor negative effects. This policy allows development of affordable housing in or adjoining rural settlements. These settlements have few services and poor public transport access therefore most people living in these developments will travel by car. This will lead to an increase in air pollution.	-	-	-	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Rural settlements listed in the policy.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: Need to ensure that the scale of development is appropriate to the size of the settlement and will only be allowed if there is a significant need in an area that cannot be met in any other way.</li> </ul>
<b>Summary of appraisal against environmental objectives:</b>		-	-	-	<b>This policy will have some negative environmental effects as it allows development to take place in the Green Belt therefore affecting its openness. These areas also have few services and facilities resulting in residents having to travel by car to access services which will have a negative impact on climate change.</b>
<b>Economic Objectives</b>					
EC1	No link.	/	/	/	
EC2	No link.	/	/	/	
EC3	Minor positive effect. Allowing some affordable housing development in rural settlements will help sustain rural businesses.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Rural settlements listed in the policy.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That residents will use local businesses rather than travel elsewhere.</li> <li>▪ Recommendations: None</li> </ul>
EC4	Minor positive effect. Allowing some affordable housing development in rural settlements will help support rural services.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Rural settlements listed in the policy.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That residents will use local shops and services rather than travel elsewhere.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary appraisal against economic objectives:</b>		+	+	+	<b>This policy will have positive economic effects as allowing some development in rural areas will help sustain rural business and services.</b>

**Policy HS11: Conversion of rural buildings in the Green Belt and other designated rural areas**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Neutral. Conversion of buildings in rural areas will lead to an increase in housing in rural areas and an increase in travel. This increase will however be minimal.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Green Belt and other designated rural areas.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
S2	Neutral. If not in close proximity to a settlement, rural buildings will not have good access to services.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Green Belt and other designated rural areas.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
S3	Neutral. The impact on crime is dependent on the design of the conversion. It is unlikely that converting a building would lead to an increase in crime.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Green Belt and other designated rural areas.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
S4	Neutral. This is dependent on the types of properties created through conversion. If flats are provided then these are likely to be more affordable than existing housing.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Green Belt and other designated rural areas.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against social objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little social effect. Creating more housing in rural areas is likely to lead to a small increase in travel in these areas as people will need to travel to access services.</b>
<b>Environmental Objectives</b>					
EN1	Neutral. The policy will not allow development that would have a greater impact on the openness of the Green Belt or would harm the character of the countryside.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Green Belt and other designated rural areas.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN2	No link.	/	/	/	
EN3	Neutral. Conversion of buildings in rural areas will lead to an increase in housing in rural areas and an increase in travel. This will not help to tackle climate change. The increase in travel will however be minimal.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Green Belt and other designated rural areas.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN4	No link.	/	/	/	
EN5	Neutral. Conversion of buildings in rural areas will lead to an increase in housing in rural areas and an increase in travel. This would lead to an increase in air pollution. This increase will however be minimal.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Green Belt and other designated rural areas.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Summary of appraisal against environmental objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little environmental effect. The policy only allows conversions to take place that will not have a greater impact on the Green Belt or will not harm the character of the countryside. Conversion of rural buildings would lead to a small increase in travel in rural areas which will not help to tackle climate change but this increase will be minimal.</b>
<b>Economic Objectives</b>					
<b>EC1</b>	No link.	/	/	/	
<b>EC2</b>	No link.	/	/	/	
<b>EC3</b>	Neutral. This policy will allow the provision of a small amount of additional housing in rural areas which will help sustain local businesses.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Green Belt and other designated rural areas.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That people living in rural areas will use local businesses rather than travel elsewhere.</li> <li>▪ Recommendations: None</li> </ul>
<b>EC4</b>	Neutral. This policy will allow the provision of a small amount of additional housing in rural areas which will help support local services.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Green Belt and other designated rural areas.</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: That people living in rural areas will use local services rather than travel elsewhere.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary appraisal against economic objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little economic effect. It allows the provision of a small amount of additional housing in rural areas through the conversion of rural buildings which will help to sustain local businesses and services.</b>



**Policy HS12: Rural replacement dwellings and extensions**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	No link.	/	/	/	
S2	No link.	/	/	/	
S3	No link.	/	/	/	
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		/	/	/	<b>This policy has no link with any of the social objectives.</b>
<b>Environmental Objectives</b>					
EN1	Neutral. The policy requires that any replacement dwelling would not detract from the openness of the Green Belt, Safeguarded Land or Area of Other Open Countryside.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Green Belt, Safeguarded Land and Areas of Other Open Countryside</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN2	Neutral. The policy requires that any replacement dwelling would have no greater impact on neighbour amenity which will help conserve the townscape.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Green Belt, Safeguarded Land and Areas of Other Open Countryside</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN3	No link.	/	/	/	
EN4	No link.	/	/	/	
EN5	No link.	/	/	/	
<b>Summary of appraisal against environmental objectives:</b>		0	0	0	<b>This policy will have little environmental impact. It will ensure that any replacement dwelling will have no greater impact on the openness of the area or on neighbour amenity.</b>
<b>Economic Objectives</b>					
EC1	No link.	/	/	/	

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
EC2	No link.	/	/	/	
EC3	No link.	/	/	/	
EC4	No link.	/	/	/	
<b>Summary appraisal against economic objectives:</b>		/	/	/	<b>This policy has no link with any of the economic objectives.</b>

**Policy HS13: Removal of agricultural occupancy conditions**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	No link.	/	/	/	
S2	No link.	/	/	/	
S3	No link.	/	/	/	
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		/	/	/	<b>This policy has no link with any of the social objectives.</b>
<b>Environmental Objectives</b>					
EN1	No link.	/	/	/	
EN2	No link.	/	/	/	
EN3	No link.	/	/	/	
EN4	No link.	/	/	/	
EN5	No link.	/	/	/	
<b>Summary of appraisal against environmental objectives:</b>		/	/	/	<b>This policy has no link with any of the environmental objectives.</b>
<b>Economic Objectives</b>					
EC1	No link.	/	/	/	
EC2	No link.	/	/	/	



SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
EC3	No link.	/	/	/	
EC4	No link.	/	/	/	
<b>Summary appraisal against economic objectives:</b>		/	/	/	<b>This policy has no link with any of the economic objectives.</b>



**Policy EP1: Employment site allocations**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Neutral. More employment sites are needed to meet the increase in population generated through the development of more housing in the Borough. This will ensure that more local jobs are available so that residents do not have to travel outside of the Borough for work. Alternatively, it may encourage people living outside of the Borough to travel here for work. Also when selecting sites to allocate preference has been given to the most sustainable sites.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
S2	No link.	/	/	/	
S3	Neutral. The impact of new employment development is dependent on design and layout. Core Strategy Policy 17 will control the design of new buildings and ensure that opportunities for crime are minimised.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little social effect. Employment development is needed in the Borough to provide local jobs for the increased population. This will prevent them from travelling outside of the Borough for work but may lead to people living outside of the Borough travelling to the Borough for work.</b>
<b>Environmental Objectives</b>					
EN1	Neutral. No employment allocations are proposed in the Green Belt or sites of biodiversity value.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN2	Neutral. No employment allocations are proposed in areas of architectural, historic, cultural or archaeological value.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN3	Neutral. Providing more local employment will prevent residents from travelling outside of the Borough for work which will have a positive effect on climate change. It may however encourage people living outside of the Borough to travel into the Borough for work.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN4	Neutral. No employment allocations are proposed in areas of high flood risk. Core Strategy Policy 29 sets out requirements for water management in new developments to reduce the risk of flooding.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
EN5	Neutral. Providing more local employment will prevent residents from travelling outside of the Borough for work which will help reduce air pollution. It may however encourage people living outside of the Borough to travel into the Borough for work.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against environmental objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little environmental effect. No sites have been allocated in the Green Belt or in areas of architectural, historic, cultural or archaeological value. Providing more employment in the Borough will result in fewer people travelling outside of the Borough for work which will have a positive effect on climate change and air pollution but more people living outside of the Borough may travel into the Borough for work.</b>
<b>Economic Objectives</b>					
EC1	Major positive effect. This policy allocates sites for employment, as well as mixed use. This has a positive effect as it encourages new employment sites and makes them readily available for employment use. These sites are in sustainable locations close to transport links and developing them will lead to sustainable economic growth.	+	++	++	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating sites for employment use will encourage sustainable economic growth and employment.</li> <li>▪ Recommendations: None</li> </ul>
EC2	Neutral. This policy allocates sites for employment development, the policy does not improve the skills of the workforce but it does provide possible employment sites for people with the relevant skills.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating sites for employment use will encourage jobs for skilled people reducing unemployment.</li> <li>▪ Recommendations: None</li> </ul>
EC3	Minor positive effect. This policy allocates sites for employment, one of the allocations is in Mawdesley which is a rural village, this allocation provides the opportunity for appropriate growth of rural businesses.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating sites for employment in rural areas encourages the growth of rural business.</li> <li>▪ Recommendations: None</li> </ul>
EC4	Minor positive effect. The development of employment sites in the Borough will help support shops and services located near to the development.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary appraisal against economic objectives:</b>		<b>+</b>	<b>+</b>	<b>+</b>	<b>This policy will have positive economic effects as it will lead to the provision of sustainable economic growth. It also allocates mixed use sites enabling otherwise unviable sites to become viable by encouraging mixed use with the main part of the allocation being for employment.</b>

**Policy EP2: Development criteria for business and industrial development**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Major positive effect. This policy allows new business, industrial, storage and distribution and extensions to existing employment premises providing criteria is met. Criteria f) of this policy requires proposals to be well served by public transport and provide pedestrian and cycle links to adjacent areas. This encourages sustainable travel and makes each site accessible by a number of transport links.	++	++	++	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That requiring sites are served by cycle, pedestrian and public transport links encourages transport accessibility in sustainable ways.</li> <li>▪ Recommendations: None</li> </ul>
S2	No link.	/	/	/	
S3	Major positive effect. This policy allows new business, industrial, storage and distribution and extensions to existing employment premises providing criteria is met. Criteria k) requires that buildings are designed, laid out and landscaped to maximise the energy conservation potential and to minimise the risk of crime. Criteria m) requires that the proposal incorporates measures which help to prevent crime and promote community safety. These two criteria help to reduce crime and the fear of crime in new employment development.	++	++	++	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That requiring sites are designed to minimise crime reduces the fear of crime around the development by planning out any risks.</li> <li>▪ Recommendations: None</li> </ul>
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		++	++	++	<b>This policy will have a positive social effect in that it encourages sites to plan out the fear of crime and also promotes sustainable transport by requiring development to be adequately accessible by public transport, cycle ways and pedestrian links.</b>
<b>Environmental Objectives</b>					
EN1	No link.	/	/	/	
EN2	No link.	/	/	/	
EN3	Minor positive effect. This policy requires proposals to be served by public transport and provide pedestrian and cycle links to adjacent areas. This will encourage more sustainable travel which will have a positive effect on climate change.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN4	No link.	/	/	/	

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>Likelihood/certainty of effect occurring (high/med/low)</li> <li>Geographical scale of effect.</li> <li>Temporary or permanent effect.</li> <li>Assumptions made.</li> <li>Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
EN5	Minor positive effect. This policy allows new business, industrial, storage and distribution and extensions to existing employment premises providing criteria is met. Criteria l) requires that the proposal will not result in surface water, drainage or sewerage related pollution problems. Criteria d) requires that the proposal will not cause unacceptable harm e.g. noise, smells to surrounding uses. These criteria protect and enhance water resources and therefore minimise the risk of water, air and soil pollution.	+	+	+	<ul style="list-style-type: none"> <li>Likelihood/certainty: Medium</li> <li>Geographical scale: Borough wide</li> <li>Temporary or permanent: Permanent</li> <li>Assumptions: That requiring sites to conform to criteria d) and l) reduces the risk of water, air and soil pollution.</li> <li>Recommendations: None</li> </ul>
<b>Summary of appraisal against environmental objectives:</b>		+	+	+	<b>This policy will have a positive environmental effect by protecting air, water and soil from pollutions associated with employment development.</b>
<b>Economic Objectives</b>					
EC1	Major positive effect. This policy allows new business, industrial, storage and distribution and extensions to existing employment premises providing a set of thirteen criteria are met. This encourages economic growth and employment as it allows new premises and the extension of current businesses.	++	++	++	<ul style="list-style-type: none"> <li>Likelihood/certainty: High</li> <li>Geographical scale: Borough wide</li> <li>Temporary or permanent: Permanent</li> <li>Assumptions: That allowing new employment development and extensions to current businesses encourages economic growth which is sustainable by meeting all of the criteria stated within the policy.</li> <li>Recommendations: None</li> </ul>
EC2	No link.	/	/	/	
EC3	Major positive effect. This policy allows new business, industrial, storage and distribution and extensions to existing employment premises providing a set of thirteen criteria are met. This encourages economic growth and employment as it allows new premises and the extension of current businesses. This applies to urban and rural locations.	++	++	++	<ul style="list-style-type: none"> <li>Likelihood/certainty: High</li> <li>Geographical scale: Borough wide</li> <li>Temporary or permanent: Permanent</li> <li>Assumptions: That allowing new employment development and extensions to current businesses encourages economic growth which is sustainable by meeting all of the criteria stated within the policy in urban and rural locations.</li> <li>Recommendations: None</li> </ul>
EC4	No link.	/	/	/	
<b>Summary appraisal against economic objectives:</b>		+	+	+	<b>This policy will have a positive economic effect by encouraging new and existing employment businesses to expand by following strict criteria making all development sustainable.</b>

**Policy EP3: Employment development in residential areas**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Minor positive. This policy relates to new employment development in residential areas. This is in relation to use classes B1, B2, B8, A1 and A2. Allowing appropriate small scale employment development in residential areas reduces the need to travel which improves sustainability, especially for use classes which provide a service to residential areas such as shops and small scale employment.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allowing small scale development in residential areas improves the access to some services therefore reducing the need to travel within residential areas.</li> <li>▪ Recommendations: None</li> </ul>
S2	No link.	/	/	/	
S3	No link.	/	/	/	
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		<b>+</b>	<b>+</b>	<b>+</b>	<b>This policy will have a positive social effect. It allows small scale employment within residential areas making some employment and services more accessible reducing the need to travel and improving sustainability.</b>
<b>Environmental Objectives</b>					
EN1	No link.	/	/	/	
EN2	No link.	/	/	/	
EN3	Minor positive effect. Allowing small scale employment development in residential areas reduces the need for residents to travel to access jobs. This will have a positive effect on climate change.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allowing small scale development in residential areas improves the access to some services therefore reducing the need to travel within residential areas.</li> <li>▪ Recommendations: None</li> </ul>
EN4	No link.	/	/	/	
EN5	Minor positive effect. Allowing small scale employment development in residential areas reduces the need for residents to travel to access jobs. This will have a positive effect on air pollution.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allowing small scale development in residential areas improves the access to some services therefore reducing the need to travel within residential areas.</li> <li>▪ Recommendations: None</li> </ul>

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Summary of appraisal against environmental objectives:</b>		+	+	+	<b>This policy will have a positive environmental effect as it will reduce the need for residents to travel to access jobs and services which will have a positive effect on climate change and air pollution.</b>
<b>Economic Objectives</b>					
EC1	Major positive effect. This policy relates to employment development in residential areas and is concerned with small scale employment development (Use Classes B1, B2, B8, A1 and A2) This will have a positive effect as it will encourage sustainable economic growth and employment to small businesses in these residential areas.	++	++	++	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allowing small new employment uses within residential areas encourages sustainable economic growth and employment.</li> <li>▪ Recommendations: None</li> </ul>
EC2	No link.	/	/	/	
EC3	Minor positive effect. This policy relates to employment development in residential areas and is concerned with small scale employment development (Use Classes B1, B2, B8, A1 and A2) This will have a positive effect as it will encourage sustainable economic growth and employment to small businesses in these residential areas which include rural residential areas within the settlement.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allowing small new employment uses within residential areas encourages sustainable economic growth and employment in all areas.</li> <li>▪ Recommendations: None</li> </ul>
EC4	Minor positive effect. This policy allows small scale employment within residential areas, one of the Use Classes is A1 retail use. This could improve retail services within residential areas.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allowing small new employment uses within residential areas encourages sustainable economic growth and employment in all areas.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary appraisal against economic objectives:</b>		+	+	+	<b>This policy will have a positive economic effect by allowing small scale employment uses within residential areas, reducing the need to travel and enabling services to be situated closer to consumers.</b>

**Policy EP4: Retail site allocations**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Major positive effect. This policy allocates retail sites for development within Chorley Town Centre. In allocating these central sites it reduces the need to travel making this policy highly sustainable. It may also encourage more residents to shop in the Borough rather than travel elsewhere.	+	++	++	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Chorley Town Centre</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating retail sites within the town centre encourages sustainable travel and reduces the need to travel by private vehicle.</li> <li>▪ Recommendations: None</li> </ul>
S2	No link	/	/	/	
S3	No link	/	/	/	
S4	No link	/	/	/	
<b>Summary of appraisal against social objectives:</b>		+	+	+	<b>This policy will have a positive social effect as it allocates town centre sites for retail development reducing the need to travel.</b>
<b>Environmental Objectives</b>					
EN1	No link.	/	/	/	
EN2	No link.	/	/	/	
EN3	Major positive effect. This policy allocates retail sites for development within Chorley Town Centre. In allocating these central sites it reduces the need to travel making this policy highly sustainable. It may also encourage more residents to shop in the Borough rather than travel elsewhere. This will have a positive effect on climate change.	+	++	++	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Chorley Town Centre</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating retail sites within the town centre encourages sustainable travel and reduces the need to travel by private vehicle.</li> <li>▪ Recommendations: None</li> </ul>
EN4	No link.	/	/	/	
EN5	Major positive effect. This policy allocates retail sites for development within Chorley Town Centre. In allocating these central sites it reduces the need to travel making this policy highly sustainable. It may also encourage more residents to shop in the Borough rather than travel elsewhere. This will have a positive effect on air pollution.	+	++	++	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Chorley Town Centre</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating retail sites within the town centre encourages sustainable travel and reduces the need to travel by private vehicle.</li> <li>▪ Recommendations: None</li> </ul>



SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Summary of appraisal against environmental objectives:</b>		+	++	++	This policy will have positive environmental effects as it directs retail development to Chorley Town Centre which is the most sustainable location in the Borough in relation to public transport access. Further retail development of Chorley Town Centre may encourage more residents to shop in the Town Centre rather than travel outside of the Borough. This will have a positive effect on climate change and air pollution.
<b>Economic Objectives</b>					
<b>EC1</b>	Major positive effect. This policy allocates three sites within Chorley Town Centre for retail development. This will encourage sustainable economic growth and employment opportunities should these sites be developed for retail.	++	++	++	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Chorley Town Centre</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating retail sites within the town centre encourages sustainable economic growth and employment.</li> <li>▪ Recommendations: None</li> </ul>
<b>EC2</b>	No link.	/	/	/	
<b>EC3</b>	No link.	/	/	/	
<b>EC4</b>	Major positive effect. This policy allocates three sites within Chorley Town Centre for retail development. This will maintain and improve retail services within the Town Centre.	++	++	++	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Chorley Town Centre</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating retail sites within the town centre maintains and improves retail services.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary appraisal against economic objectives:</b>		++	++	++	This policy will have a positive economic effect as it allocates three main sites within Chorley Town Centre for retail use which provides jobs and services in the most sustainable location.



**Policy EP5: Primary shopping area and frontage**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Major positive effect. This policy allows Use Class A1 to occupy both ground and first floor levels within the Primary Shopping Area. It also allows Use Classes A2, A3, A4 and A5 within this area if they do not adversely impact on the A1 uses. In allowing all these uses within the same area it makes the Town Centre more viable and reduces the need to travel to other areas for different services.	++	++	++	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Chorley Town Centre</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating retail sites within the primary shopping area along with A2, A3, A4 and A5 Uses reduces the need to travel therefore making the area more sustainable.</li> <li>▪ Recommendations: None</li> </ul>
S2	No link	/	/	/	
S3	No link	/	/	/	
S4	No link	/	/	/	
<b>Summary of appraisal against social objectives:</b>		+	+	+	<b>This policy will have a positive social effect. This policy allows Use Class A1 to occupy both ground and first floor levels within the Primary Shopping Area. It also allows Use Classes A2, A3, A4 and A5 within this area if they do not adversely impact on the A1 uses. In allowing all these uses within the same area it makes the Town Centre more viable and reduces the need to travel to other areas for different services making the policy provide a more sustainable use of the area.</b>
<b>Environmental Objectives</b>					
EN1	No link.	/	/	/	
EN2	No link.	/	/	/	
EN3	Minor positive effect. Allowing Use Classes other than just A1 in the Primary Shopping Area reduces the need for residents to travel to other areas to access different services. This will have a positive effect on climate change.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Chorley Town Centre</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating retail sites within the primary shopping area along with A2, A3, A4 and A5 Uses reduces the need to travel therefore making the area more sustainable.</li> <li>▪ Recommendations: None</li> </ul>
EN4	No link.	/	/	/	

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
EN5	Minor positive effect. Allowing Use Classes other than just A1 in the Primary Shopping Area reduces the need for residents to travel to other areas to access different services. This will have a positive effect on air pollution.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Chorley Town Centre</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating retail sites within the primary shopping area along with A2, A3, A4 and A5 Uses reduces the need to travel therefore making the area more sustainable.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against environmental objectives:</b>		+	+	+	<b>This policy has will have positive environmental effects as it allows a range of services to be provided in the Primary Shopping Area, reducing the need for residents to travel to access different services. This will have a positive effect on climate change and air pollution.</b>
<b>Economic Objectives</b>					
EC1	Major positive effect. This policy encourages sustainable economic growth and employment by allowing a variety of employment uses within the primary shopping area of Chorley Town Centre. This will encourage retailers into the centre.	++	++	++	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Chorley Town Centre</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating retail sites within the primary shopping area along with A2,A3,A4 and A5 Uses encourages sustainable economic growth and employment.</li> <li>▪ Recommendations: None</li> </ul>
EC2	No link.	/	/	/	
EC3	No link.	/	/	/	
EC4	Major positive effect. This policy encourages sustainable economic growth and employment by allowing a variety of employment uses within the primary shopping area of Chorley Town Centre. This both maintains and improves retail and related services within this area.	++	++	++	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Chorley Town Centre</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating retail sites within the primary shopping area along with A2, A3, A4 and A5 Uses maintains and improves retail and related services.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary appraisal against economic objectives:</b>		++	++	++	<b>This policy will have a positive economic effect. It encourages sustainable economic growth and employment by allowing a variety of employment uses within the primary shopping area of Chorley Town Centre. This both maintains and improves retail and related services within this area.</b>



**Policy EP6: Secondary frontage**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
<b>S1</b>	Minor positive effect. This policy allows within the secondary shopping area, a combination of retail and town centre uses, some development to promote the evening and daytime economy, provision for independent retailers that contribute to the vitality of the town centre, office provision and residential uses. This will enable the town centre to become more viable and reduces the need to travel by providing a variety of uses within a close proximity.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Chorley Town Centre</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allowing a variety of uses with the secondary frontage of the town centre makes the town centre more versatile reducing the need to travel.</li> <li>▪ Recommendations: None</li> </ul>
<b>S2</b>	No link.	/	/	/	
<b>S3</b>	No link.	/	/	/	
<b>S4</b>	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		+	+	+	<b>This policy will have a positive social effect. Enabling a mix of uses in the Secondary Frontage reduces the need to travel far for different services making the town centre more sustainable.</b>
<b>Environmental Objectives</b>					
<b>EN1</b>	No link.	/	/	/	
<b>EN2</b>	No link.	/	/	/	
<b>EN3</b>	Minor positive effect. This policy allows a mix of uses in the Secondary Frontage which reduces the need for people to travel to access different services and facilities. This will have a positive effect on climate change.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Chorley Town Centre</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allowing a variety of uses with the secondary frontage of the town centre makes the town centre more versatile reducing the need to travel.</li> <li>▪ Recommendations: None</li> </ul>
<b>EN4</b>	No link.	/	/	/	
<b>EN5</b>	Minor positive effect. This policy allows a mix of uses in the Secondary Frontage which reduces the need for people to travel to access different services and facilities. This will have a positive effect on air pollution.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Chorley Town Centre</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allowing a variety of uses with the secondary frontage of the town centre makes the town centre more versatile reducing the need to travel.</li> <li>▪ Recommendations: None</li> </ul>

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Summary of appraisal against environmental objectives:</b>		+	+	+	<b>This policy will have positive environmental effects as it allows a mix of services and facilities in the Secondary Frontage which reduces the need for people to travel and will have a positive effect on climate change and air pollution.</b>
<b>Economic Objectives</b>					
EC1	Major positive effect. This policy encourages sustainable economic growth and employment by allowing a variety of employment uses within the secondary shopping area of Chorley Town Centre. This will encourage retailers into the centre.	++	++	++	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Chorley Town Centre</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating retail sites within the secondary shopping area encourages sustainable economic growth and employment.</li> <li>▪ Recommendations: None</li> </ul>
EC2	No link	/	/	/	
EC3	No link	/	/	/	
EC4	Major positive effect. This policy encourages sustainable economic growth and employment by allowing a variety of employment uses within the secondary shopping area of Chorley Town Centre. This both maintains and improves retail and related services within this area.	++	++	++	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Chorley Town Centre</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating retail sites within the secondary shopping area maintains and improves retail and related services.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary appraisal against economic objectives:</b>		++	++	++	<b>This policy will have a positive economic effect. It encourages sustainable economic growth and employment by allowing a variety of employment uses within the secondary shopping area of Chorley Town Centre. This both maintains and improves retail and related services within this area.</b>



**Policy EP7: Development and change of use in district and local centres**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
<b>S1</b>	Minor positive effect. This policy protects District and Local centres for A1, A2, A3, A4 and A5 uses unless it can be demonstrated that there is no demand for such uses by marketing units for 12 months. This concentrates retail and employment uses within these centres which reduces the need to travel to the town centre for such services.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: District and Local centres.</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating retail and employment sites within Local and District centres reduces the need to travel by private vehicle further afield.</li> <li>▪ Recommendations: None</li> </ul>
<b>S2</b>	No link.	/	/	/	
<b>S3</b>	No link.	/	/	/	
<b>S4</b>	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		<b>+</b>	<b>+</b>	<b>+</b>	<b>This policy will have a positive social effect as it allocates A1, A2, A3, A4 and A5 uses within Local and District centres reducing the need to travel further afield for these services.</b>
<b>Environmental Objectives</b>					
<b>EN1</b>	No link.	/	/	/	
<b>EN2</b>	No link.	/	/	/	
<b>EN3</b>	Minor positive effect. This policy allocates retail uses within Local and District centres. This reduces the need to travel and therefore has a positive effect on climate change.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale: Local and District centres</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating retail and employment sites within Local and District centres reduces the need to travel by private vehicle further afield.</li> <li>▪ Recommendations: None</li> </ul>
<b>EN4</b>	No link.	/	/	/	
<b>EN5</b>	Minor positive effect. This policy allocates retail uses within Local and District centres. This reduces the need to travel and therefore reduces air pollution from vehicles.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale: Local and District centres</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating retail and employment sites within Local and District centres reduces the need to travel by private vehicle further afield.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against environmental objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have positive environmental effects as it allocates A1, A2, A3, A4 and A5 uses within Local and District centres reducing the need for local residents to travel further afield for these services. This will have a positive effect on climate change and lead to a reduction in air pollution.</b>

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Economic Objectives</b>					
EC1	Minor positive effect. This policy allocates retail uses within Local and District centres. This encourages sustainable economic growth and employment within these areas.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Local and District centres</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating retail and employment sites within Local and District centres encourages sustainable economic growth and employment.</li> <li>▪ Recommendations: None</li> </ul>
EC2	No link.	/	/	/	
EC3	Neutral. This policy allocates retail uses within Local and District centres. This encourages appropriate growth of rural business in some rural district centres.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale: Rural District centres</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating retail and employment sites within District centres encourages sustainable economic growth and employment of some rural businesses.</li> <li>▪ Recommendations: None</li> </ul>
EC4	Major positive effect. This policy allocates retail uses within Local and District centres. This maintains and improves retail and related services as these areas are protected for these uses.	++	++	++	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale: Local and District centres</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating retail and employment sites within Local and District centres maintains and improves retail and related services.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary appraisal against economic objectives:</b>		+	+	+	<b>This policy will have a positive economic effect. It allocates retail uses within Local and District centres. This encourages sustainable economic growth and employment within these areas and maintains and improves retail and related services.</b>



**Policy EP8: Existing local shops**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Minor positive effect. This policy protects existing local shops which are situated outside of the Town Centre, District Centres and Local Centres. The exception to this is a proof of marketing for a 12 month period demonstrating the use is no longer required. Protecting these local shops reduces the need to travel which improves sustainability.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That protecting local shops reduces the need to travel improving sustainability.</li> <li>▪ Recommendations: None</li> </ul>
S2	Neutral. Protecting local shops from development outside of allocated centres improves accessibility to local convenience stores.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: None.</li> <li>▪ Recommendations: None</li> </ul>
S3	No link.	/	/	/	
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		+	+	+	<b>This policy will have a positive social effect. It protects existing local shops which are situated outside of the Town Centre, District Centres and Local Centres. Protecting these local shops reduces the need to travel which improves sustainability.</b>
<b>Environmental Objectives</b>					
EN1	No link	/	/	/	
EN2	No link	/	/	/	
EN3	Minor positive effect. Protecting local shops ensures that residents do not have to travel to access such services, particularly in rural areas. This will have a positive effect on climate change.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That protecting local shops reduces the need to travel improving sustainability.</li> <li>▪ Recommendations: None</li> </ul>
EN4	No link	/	/	/	
EN5	Minor positive effect. Protecting local shops ensures that residents do not have to travel to access such services, particularly in rural areas. This will help to reduce air pollution in the Borough.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That protecting local shops reduces the need to travel improving sustainability.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against environmental objectives:</b>		+	+	+	<b>This policy will have positive environmental effects. Protecting local shops ensures that residents have access to convenience goods and do not need to travel to access these goods. This will have a positive effect on climate change and lead to a reduction in air pollution.</b>



SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Economic Objectives</b>					
EC1	Neutral. This policy protects local shops from development unless a 12 month marketing exercise proves there is no requirement for the local shop. If a shop is no longer required this could provide opportunities for new small businesses to take over a site.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: None.</li> <li>▪ Recommendations: None</li> </ul>
EC2	No link.	/	/	/	
EC3	No link.	/	/	/	
EC4	Minor Positive effect. This policy protects local shops which helps to maintain retail uses.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That protecting local shops maintains these uses.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary appraisal against economic objectives:</b>		+	+	+	<b>This policy will have a small positive economic effect. It protects single shop units outside of retail areas unless it can be demonstrated by 12 months marketing that the use is no longer required.</b>



**Policy EP9: Development in edge-of-centre and out-of-centre locations**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
<b>S1</b>	Neutral. This policy permits out of centre shopping development where proposals meet three criteria. The proposal must meet a local need and be accessible by walking, cycling and public transport. It must not harm the amenity of adjacent areas and it must meet the sequential test so it does not detract from the Borough's hierarchy of centres. Although these sites are often further away from centres they must meet transport sustainability criteria.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
<b>S2</b>	No link.	/	/	/	
<b>S3</b>	No link.	/	/	/	
<b>S4</b>	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little social effect. It allows development of retail sites out of allocated areas provided they are accessible by walking, cycling and public transport. This ensures that any new development is accessible in sustainable ways.</b>
<b>Environmental Objectives</b>					
<b>EN1</b>	No link.	/	/	/	
<b>EN2</b>	No link.	/	/	/	
<b>EN3</b>	Neutral. This policy permits out of centre shopping development where proposals meet three criteria including being accessible by walking, cycling and public transport. This will ensure that any development in these areas does not lead to an increase in car travel which will help tackle climate change.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
<b>EN4</b>	No link.	/	/	/	

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
EN5	Neutral. This policy permits out of centre shopping development where proposals meet three criteria including being accessible by walking, cycling and public transport. This will ensure that any development in these areas does not lead to an increase in car travel which will help prevent an increase in air pollution.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against environmental objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little environmental effect. Allowing out of centre shopping development may lead to an increase in car travel but the policy only allows development that is accessible by walking, cycling and public transport. This will encourage people to travel to these sites by non car modes and therefore not lead to an increase in air pollution in the Borough.</b>
<b>Economic Objectives</b>					
EC1	Minor positive effect. This policy permits out of centre shopping development where proposals meet three criteria. The proposal must meet a local need and be accessible by walking, cycling and public transport. It must not harm the amenity of adjacent areas and it must meet the sequential test so it does not detract from the Borough's hierarchy of centres. This could improve economic growth and employment, particularly when sites are proposed for mixed use.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allowing retail uses at out of centre sites could encourage economic growth and employment.</li> <li>▪ Recommendations: None</li> </ul>
EC2	No link.	/	/	/	
EC3	No link.	/	/	/	
EC4	Minor positive effect. This policy permits out of centre shopping development where proposals meet three criteria. The proposal must meet a local need and be accessible by walking, cycling and public transport. It must not harm the amenity of adjacent areas and it must meet the sequential test so it does not detract from the Borough's hierarchy of centres. This could improve economic growth and employment, particularly when sites are proposed for mixed use as it will provide for retail and possibly tourism and leisure uses.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allowing retail uses at out of centre sites could improve retail services and provide for leisure and tourism in the case of mixed use proposals.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary appraisal against economic objectives:</b>		<b>+</b>	<b>+</b>	<b>+</b>	<b>This policy will have a positive economic effect as it could provide for sustainable economic growth and employment and improve retail services in areas where access to these services is required.</b>



**Policy EP10: Primary school allocations**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Minor positive effect: This policy allocates three sites within the Borough for primary schools. These sites have been identified in areas where there is a need for primary school places. Allocating these sites will ensure children have access to local schools which will reduce the distance travelled by car to primary education.	0	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating sites for primary schools reserves these sites for future development improving sustainability in the medium to long term as distance to school will be reduced.</li> <li>▪ Recommendations: None</li> </ul>
S2	No link.	/	/	/	
S3	No link.	/	/	/	
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		<b>+</b>	<b>+</b>	<b>+</b>	<b>This policy will have a positive social effect as once the new primary schools are developed, the need to travel to access a primary school in these areas will be reduced enabling local children to walk to the nearest school rather than travelling by car.</b>
<b>Environmental Objectives</b>					
EN1	No link.	/	/	/	
EN2	No link.	/	/	/	
EN3	Minor positive effect. Allocating sites for primary schools in areas where there is a need for more primary school places will enable children to access schools closer to home and reduce the need to travel further afield. This will have a positive effect on climate change once the schools are built.	0	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating sites for primary schools reserves these sites for future development improving sustainability in the medium to long term as distance to school will be reduced.</li> <li>▪ Recommendations: None</li> </ul>
EN4	No link.	/	/	/	
EN5	Minor positive effect. Allocating sites for primary schools in areas where there is a need for more primary school places will enable children to access schools closer to home and reduce the need to travel further afield. This will have a positive effect on air pollution once the schools are built.	0	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating sites for primary schools reserves these sites for future development improving sustainability in the medium to long term as distance to school will be reduced.</li> <li>▪ Recommendations: None</li> </ul>

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Summary of appraisal against environmental objectives:</b>		0	+	+	This policy will have positive environmental effects as it will enable children to access primary school education closer to home rather than having to travel further afield. This will have a positive effect on climate change and air pollution.
<b>Economic Objectives</b>					
EC1	No link.	/	/	/	
EC2	No link.	/	/	/	
EC3	No link.	/	/	/	
EC4	No link.	/	/	/	
<b>Summary appraisal against economic objectives:</b>		/	/	/	This policy has no links with any of the economic objectives.



**Policy EP11: Further and higher education facilities**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Minor positive effect. This policy protects an existing further and higher education designation at the Woodlands centre in Chorley for office, educational or training purposes. It also permits other further or higher education sites where criteria are met. One of these criteria ensures the site is well served by public transport and the cycleway network. This caters for sustainable travel, reducing the need for the private vehicle.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allowing further and higher education facilities within the Borough and ensuring proposals meet sustainable criteria increases transport sustainability and reduces the need to travel by private motor vehicle.</li> <li>▪ Recommendations: None</li> </ul>
S2	Major positive effect. This policy protects an existing further and higher education designation at the Woodlands centre in Chorley for office, educational or training purposes. Its also permits other further or higher education sites where criteria are met. One of these criteria ensures the site is well served by public transport and the cycleway network. This improves accessibility to further and higher education.	0	+	++	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allowing further and higher education facilities within the Borough ensures education is more accessible to local residents.</li> <li>▪ Recommendations: None</li> </ul>
S3	No link.	/	/	/	
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		<b>+</b>	<b>+</b>	<b>+</b>	<b>This policy will have a positive social effect. It allows sites for further and higher education that are in sustainable locations, which reduces the need to travel and also ensures education facilities are accessible.</b>
<b>Environmental Objectives</b>					
EN1	No link.	/	/	/	
EN2	No link.	/	/	/	
EN3	Neutral. Protecting the existing higher education allocation and only allowing new provision where the site is well served by public transport and the cycleway network will help prevent people from having to travel to access higher education. This will help tackle climate change.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allowing further and higher education facilities within the Borough ensures education is more accessible to local residents.</li> <li>▪ Recommendations: None</li> </ul>
EN4	No link.	/	/	/	

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
EN5	Neutral. Protecting the existing higher education allocation and only allowing new provision where the site is well served by public transport and the cycleway network will help prevent people from having to travel to access higher education. This will help prevent an increase in air pollution.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allowing further and higher education facilities within the Borough ensures education is more accessible to local residents.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against environmental objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have positive environmental effects. Protecting the existing higher education allocation and only allowing new provision where the site is well served by public transport and the cycleway network will help prevent people from having to travel to access higher education. This will help tackle climate change and prevent an increase in air pollution.</b>
<b>Economic Objectives</b>					
EC1	No link.	/	/	/	
EC2	Minor positive effect. This policy protects an existing further and higher education designation at the Woodlands centre in Chorley for office, educational or training purposes. Its also permits other further or higher education sites where criteria are met. One of these criteria ensures the site is well served by public transport and the cycleway network. This improves accessibility to further and higher education giving people the opportunity to gain skills and qualifications to move back into employment.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allowing further and higher education facilities within the Borough ensures education is more accessible to local residents enabling people to retrain and gain skills required to move into employment.</li> <li>▪ Recommendations: None</li> </ul>
EC3	No link.	/	/	/	
EC4	No link.	/	/	/	
<b>Summary appraisal against economic objectives:</b>		<b>+</b>	<b>+</b>	<b>+</b>	<b>This policy will have a positive economic effect as allocating and allowing sites for further and higher education enables people to gain the skills and knowledge required to gain or return to employment.</b>



**Policy BNE1: Development in the area of other open countryside**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Neutral. Allowing appropriate rural development in areas of other open countryside may reduce the need to travel further by car to other sites.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale: Areas of other open countryside</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: That allowing appropriate development will reduce the need to travel by car.</li> <li>▪ Recommendations: None</li> </ul>
S2	No link.	/	/	/	
S3	No link.	/	/	/	
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little social effect.</b>
<b>Environmental Objectives</b>					
EN1	Minor positive effect. The reuse of existing buildings appropriate to the character of the surrounding countryside will preserve local landscape character.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical Scale: Area of other open countryside</li> <li>▪ Temporary/Permanent: Permanent</li> <li>▪ Assumption: That landscape character will be preserved.</li> <li>▪ Recommendation: None</li> </ul>
EN2	Minor positive effect. The rehabilitation and re-use of existing rural buildings will help to conserve landscape/ townscape character.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale: Area of other open countryside</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: That landscape and townscape character will be preserved.</li> <li>▪ Recommendations: None</li> </ul>
EN3	No link.	/	/	/	
EN4	No link.	/	/	/	
EN5	No link.	/	/	/	
<b>Summary of appraisal against environmental objectives:</b>		<b>+</b>	<b>+</b>	<b>+</b>	<b>This policy will have positive environmental effects as it will help to preserve and enhance the landscape character within areas of other open countryside.</b>
<b>Economic Objectives</b>					
EC1	Minor positive effect. Allowing appropriate development for agriculture or forestry uses may encourage some sustainable economic growth and employment.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: Low</li> <li>▪ Geographical scale: Area of other open countryside</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: That some sustainable economic growth and employment can be achieved.</li> <li>▪ Recommendations: None</li> </ul>



SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
EC2	No link.	/	/	/	
EC3	Minor positive effect. Allowing appropriate development for agriculture and forestry will encourage appropriate growth of rural businesses.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: Medium</li> <li>▪ Geographical scale: Area of other open countryside</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: That allowing appropriate agriculture and forestry development will encourage growth of rural businesses.</li> <li>Recommendations: None</li> </ul>
EC4	No link.	/	/	/	
<b>Summary appraisal against economic objectives:</b>		+	+	+	<b>This policy will have a positive economic effect enabling rural businesses for agriculture and forestry to appropriately develop to help the growth of rural businesses.</b>



**Policy BNE2: Areas of safeguarded land**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Minor positive effect. Development not being permitted on areas of safeguarded land concentrates development in urban areas reducing the need to travel and improves sustainability.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: Medium</li> <li>▪ Geographical scale: Safeguarded Land</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: Concentrating development in urban areas reduces the need to travel and improves sustainability.</li> <li>▪ Recommendations: None</li> </ul>
S2	No link.	/	/	/	
S3	No link.	/	/	/	
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		+	+	+	<b>This policy will have a positive social effect as restricting development on safeguarded land and concentrating development in urban areas reduces the need to travel.</b>
<b>Environmental Objectives</b>					
EN1	Minor positive effect. Protecting areas of safeguarded land from inappropriate development protects local landscape character.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: Medium</li> <li>▪ Geographical scale: Safeguarded Land</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: Restricting development in safeguarded areas protects local landscape character.</li> <li>▪ Recommendations: None</li> </ul>
EN2	Minor positive effect. Protecting areas of safeguarded land from inappropriate development protects local townscape character.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: Medium</li> <li>▪ Geographical scale: Safeguarded Land</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: Restricting development in safeguarded areas protects local townscape character.</li> <li>▪ Recommendations: None</li> </ul>
EN3	Minor positive effect. This policy restricts development in safeguarded areas which are mainly rural areas. This reduces the need to travel and therefore has a positive effect on climate change.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: Medium</li> <li>▪ Geographical scale: Safeguarded Land</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: Reducing the need to travel to safeguarded areas reduces emission having a positive effect on climate change.</li> <li>▪ Recommendations: None</li> </ul>
EN4	No link.	/	/	/	
EN5	Minor positive effect. This policy reduces the need to travel by car by not allowing development in safeguarded areas which are mainly rural areas therefore it will reduce air pollution.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: Medium</li> <li>▪ Geographical scale: Safeguarded Land</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: Concentrating development in urban areas reduces the need to travel and therefore reduced air pollution.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against environmental objectives:</b>		+	+	+	<b>This policy will have positive environmental effects. It protects areas of safeguarded land from inappropriate development, which will preserve local landscape and townscape character. Concentrating development in urban areas will also reduce the need to travel and lead to a reduction in air pollution.</b>

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Economic Objectives</b>					
EC1	Minor positive effect. Allowing appropriate development on safeguarded land for agriculture or forestry uses may encourage some sustainable economic growth and employment.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: Low</li> <li>▪ Geographical scale: Safeguarded Land</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: That some sustainable economic growth and employment can be achieved.</li> <li>▪ Recommendations: None</li> </ul>
EC2	No link.	/	/	/	
EC3	Minor positive effect. This policy protects safeguarded land from any development other than those permissible in rural areas of Green Belt or areas of other open countryside. In these areas growth for agriculture and forestry is permissible possibly enabling rural businesses to extend and develop.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: Medium</li> <li>▪ Geographical scale: Safeguarded Land</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: That allowing appropriate agriculture and forestry development will encourage growth of rural businesses.</li> <li>▪ Recommendations: None</li> </ul>
EC4	Minor positive effect. This policy protects safeguarded land other than uses permissible in Green Belt. In Green Belt development for outdoor sport and recreation is appropriate which provides for tourism and leisure.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: Medium</li> <li>▪ Geographical scale: Safeguarded Land</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: Restricting development in safeguarded areas protects local landscape character.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary appraisal against economic objectives:</b>		+	+	+	<b>This policy will have positive economic effects. Enabling rural uses on safeguarded land for agriculture and forestry could encourage some growth of rural businesses.</b>



**Policy BNE3: Major developed sites in the Green Belt**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Neutral. This policy may reduce the need to travel by restricting any development in Major Developed Sites in the Green Belt; to a greater extent than what currently exists.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: Low</li> <li>▪ Geographical scale: Major Developed Sites in the Green Belt</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: Restricting development in Major Developed Sites in the Green Belt reduces any increase in travel.</li> <li>▪ Recommendations: None</li> </ul>
S2	No link.	/	/	/	
S3	No link.	/	/	/	
S4	No link .	/	/	/	
<b>Summary of appraisal against social objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little social effect. Restricting further development in Major Developed Sites in the Green Belt prevent an increase in traffic in these areas.</b>
<b>Environmental Objectives</b>					
EN1	Minor positive effect. This policy seeks to protect the character of the landscape when development is proposed and protects features of ecological importance.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: Medium</li> <li>▪ Geographical scale: Major Developed Sites in the Green Belt</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: Landscape and ecological areas are protected when development is proposed.</li> <li>▪ Recommendations: None</li> </ul>
EN2	Minor positive effect. This policy protects the landscape character of the area and seeks to conserve historical features when development is proposed.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: Medium</li> <li>▪ Geographical scale: Major Developed Sites in the Green Belt</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: That landscape character and historical features are protected when development is proposed.</li> <li>▪ Recommendations: None</li> </ul>
EN3	Neutral. Limiting the amount of development in Major Developed Sites in the Green Belt will prevent further travel to these sites and help tackle climate change.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: Medium</li> <li>▪ Geographical scale: Major Developed Sites in the Green Belt</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: That limiting development will prevent an increase in travel to these sites.</li> <li>▪ Recommendations: None</li> </ul>
EN4	No link.	/	/	/	
EN5	Neutral. Limiting the amount of development in Major Developed Sites in the Green Belt will prevent further travel to these sites and help minimise air pollution.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: Medium</li> <li>▪ Geographical scale: Major Developed Sites in the Green Belt</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: That limiting development will prevent an increase in travel to these sites.</li> <li>▪ Recommendations: None</li> </ul>

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Summary of appraisal against environmental objectives:</b>		+	+	+	<b>This policy will have positive environmental effects. It encourages redevelopment and re-use of buildings but restricts development that is larger in scale to the existing development. This helps to protect the character of the landscape and prevent an increase in travel to these sites which will help tackle climate change and minimise air pollution.</b>
<b>Economic Objectives</b>					
<b>EC1</b>	Neutral. This policy restricts growth in Major Developed Sites in the Green Belt therefore concentrating growth in other key urban areas.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: Low</li> <li>▪ Geographical scale: Major Developed Sites in the Green Belt</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: Restricting development in Major Developed Sites in the Green Belt concentrates development in key urban areas.</li> <li>▪ Recommendations: none</li> </ul>
<b>EC2</b>	No link.	/	/	/	
<b>EC3</b>	Minor positive effect. This policy allows appropriate growth and redevelopment of building on sites which is appropriate to the growth of rural businesses.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: Medium</li> <li>▪ Geographical scale: Major Developed Sites in the Green Belt</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: Allowing appropriate redevelopment of sites will have a positive effect for the growth of rural businesses.</li> <li>▪ Recommendations: none</li> </ul>
<b>EC4</b>	No link.	/	/	/	
<b>Summary appraisal against economic objectives:</b>		+	+	+	<b>This policy will have a positive economic effect. The redevelopment, reuse or infilling of Major developed sites in the Green Belt will enable the growth of rural businesses.</b>



**Policy BNE4: Light pollution**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	No link.	/	/	/	
S2	No link.	/	/	/	
S3	Neutral. This policy keeps lighting to a minimal although it does allow the minimum amount of light for security and public safety.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: Low</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: none</li> </ul>
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little social effect. It limits the amount of light but does allow enough for security and public safety.</b>
<b>Environmental Objectives</b>					
EN1	No link.	/	/	/	
EN2	No link.	/	/	/	
EN3	No link.	/	/	/	
EN4	No link.	/	/	/	
EN5	No link.	/	/	/	
<b>Summary of appraisal against environmental objectives:</b>		<b>/</b>	<b>/</b>	<b>/</b>	<b>This policy has no link with any of the environmental objectives.</b>
<b>Economic Objectives</b>					
EC1	No link.	/	/	/	
EC2	No link.	/	/	/	

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
EC3	No link.	/	/	/	
EC4	Neutral. This policy may improve retail services by enabling a safe and securely lit environment.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: Low</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: Allowing appropriate lit areas increases security and improves the retail service for customers.</li> <li>▪ Recommendations: none</li> </ul>
<b>Summary appraisal against economic objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little economic effect. Allowing enough lighting for safety and security may assure retail customers safety which in turn improves the service.</b>

**Policy BNE5: Unstable land**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	No link.	/	/	/	
S2	No link.	/	/	/	
S3	No link.	/	/	/	
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		/	/	/	<b>This policy has no link with any of the social objectives.</b>
<b>Environmental Objectives</b>					
EN1	No link.	/	/	/	
EN2	Minor positive effect. This policy ensures that development will not threaten the structural integrity of any buildings. This will help to protect historic buildings.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: Low</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: none</li> </ul>
EN3	No link.	/	/	/	
EN4	No link.	/	/	/	
EN5	No link.	/	/	/	
<b>Summary of appraisal against environmental objectives:</b>		+	+	+	<b>This policy will have a positive environmental effect as it will prevent damage to land and buildings.</b>
<b>Economic Objectives</b>					
EC1	No link.	/	/	/	
EC2	No link.	/	/	/	



SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
EC3	No link.	/	/	/	
EC4	No link.	/	/	/	
<b>Summary appraisal against economic objectives:</b>		/	/	/	<b>This policy has no link with any of the economic objectives.</b>



**Policy BNE6: Heritage assets**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	No link.	/	/	/	
S2	Neutral. This policy protects heritage assets which can enhance and improve communities.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: Low</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: That protecting heritage assets within the Borough will enhance and improve communities and improve access to culture.</li> <li>▪ Recommendations: None</li> </ul>
S3	No link.	/	/	/	
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little social effect. Protecting heritage assets within the Borough can help to enhance communities and improve access to culture.</b>
<b>Environmental Objectives</b>					
EN1	Major positive effect. This policy relates to heritage assets but also the surrounding historic environment. Enhancing and conserving this environment will have a positive effect on local landscape character and help to preserve the accessibility of the landscape.	++	++	++	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: High</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: That protecting, enhancing and conserving heritage assets within the Borough will enhance local landscape character.</li> <li>▪ Recommendations: None</li> </ul>
EN2	Major positive effect. This policy will protect and enhance heritage assets which will conserve places of architectural, historic, cultural and archaeological value and in turn will add to and protect townscape character.	++	++	++	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: High</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: That protecting, enhancing and conserving heritage assets within the Borough will enhance local landscape character and places of architectural, historic, cultural and archaeological value.</li> <li>▪ Recommendations: None</li> </ul>
EN3	No link.	/	/	/	
EN4	No link.	/	/	/	
EN5	No link.	/	/	/	
<b>Summary of appraisal against environmental objectives:</b>		<b>+</b>	<b>+</b>	<b>+</b>	<b>This policy will have positive environmental effects as it protects and enhances heritage assets which are of architectural, historic, cultural and archaeological value along with landscape and townscape character within the Borough.</b>

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Economic Objectives</b>					
EC1	Neutral. By protecting and enhancing local heritage assets and landscape/townscape character it could encourage economic growth through people visiting areas of cultural and historic character.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: Low</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: That protecting heritage assets within the Borough will enhance and improve communities and improve access to culture which in turn could attract more visitors to the area.</li> <li>▪ Recommendations: None</li> </ul>
EC2	No link.	/	/	/	
EC3	No link.	/	/	/	
EC4	Neutral. By protecting and enhancing local heritage assets and landscape/townscape character it could encourage tourism through people visiting areas of cultural and historic character.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: Low</li> <li>▪ Geographical scale: Borough wide</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: That protecting heritage assets within the Borough will enhance and improve access to heritage and culture which in turn could attract more visitors to the area.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary appraisal against economic objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little economic effect but may encourage people to visit areas of historic and cultural importance by protecting the historic assets and surrounding landscape character.</b>



**Policy BNE7: Trees in Conservation Areas**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	No link.	/	/	/	
S2	No link.	/	/	/	
S3	No link.	/	/	/	
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		/	/	/	<b>This policy has no link with any of the social objectives.</b>
<b>Environmental Objectives</b>					
EN1	Minor positive effect. This policy protects trees in Conservation Areas. These trees enhance biodiversity and local landscape character. Any tree which needs to be felled is required to be replaced which further enhances local landscape character.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: Medium</li> <li>▪ Geographical scale: Conservation Areas</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: That protecting trees in Conservation Areas enhances and protects biodiversity and local landscape character.</li> <li>▪ Recommendations: None</li> </ul>
EN2	Neutral. This policy protects trees in Conservation Areas which may add to the townscape character in areas of architectural, historic, cultural and archaeological value.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: Low</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: That protecting trees in Conservation Areas will help to enhance areas of architectural, historic, cultural and archaeological value.</li> <li>▪ Recommendations: None</li> </ul>
EN3	No link.	/	/	/	
EN4	Neutral. Protecting trees in Conservation Areas protects them against unauthorised felling which often leads to more surface water run off and ultimately possible flooding. By protecting these trees the risk of flooding remains as existing.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certain: Low</li> <li>▪ Geographical scale: Borough-wide</li> <li>▪ Temporary/permanent: Permanent</li> <li>▪ Assumptions: That by protecting trees in Conservation Areas, the risk of flooding remains as existing and does not increase.</li> <li>▪ Recommendations: None</li> </ul>
EN5	No link.	/	/	/	
<b>Summary of appraisal against environmental objectives:</b>		+	+	+	<b>This policy will have positive environmental effects as it protects trees within Conservation Areas leading to enhanced local landscape and townscape character. It also reduces the risk of flooding as felling these trees would lead to more surface water run off.</b>

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Economic Objectives</b>					
EC1	No link.	/	/	/	
EC2	No link.	/	/	/	
EC3	No link.	/	/	/	
EC4	No link.	/	/	/	
<b>Summary appraisal against economic objectives:</b>		/	/	/	<b>This policy has no links with any of the economic objectives.</b>



**Policy HW1: Playspace allocations**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Neutral. This policy allocates areas for future playspace. There are currently 33 sites across the Borough. If developed they will reduce the need to travel to an area of play.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating a large number of sites across the Borough will reduce the need to travel.</li> <li>▪ Recommendations: None</li> </ul>
S2	Minor positive effect. This policy allocates sites for future playspace throughout the Borough. If developed these sites will have a positive effect on health and wellbeing as they will provide access to sport and recreation facilities which promotes healthier lifestyles leading to a better quality of life.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating a large number of sites across the Borough for playspace improves health and wellbeing resulting in a better quality of life.</li> <li>▪ Recommendations: None</li> </ul>
S3	No link.	/	/	/	
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		<b>+</b>	<b>+</b>	<b>+</b>	<b>This policy will have a positive social effect. Allocating sites for playspace will improve access to sport and recreation opportunities if developed and will improve health and wellbeing leading to a better quality of life.</b>
<b>Environmental Objectives</b>					
EN1	Neutral. The majority of allocations for future playspace are within the Green Belt. Only developments that would preserve the openness of the Green Belt will be allowed.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN2	No link.	/	/	/	
EN3	Neutral. This policy allocates areas for future playspace. There are currently 33 sites across the Borough. If developed they will reduce the need to travel to an area of play. This will help to tackle climate change.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale of effect: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating a large number of sites across the Borough will reduce the need to travel and reduce air pollution.</li> <li>▪ Recommendations: None</li> </ul>
EN4	No link.	/	/	/	
EN5	Neutral. This policy allocates areas for future playspace. There are currently 33 sites across the Borough. If developed they will reduce the need to travel to an area of play which will help reduce air pollution.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale of effect: Borough wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating a large number of sites across the Borough will reduce the need to travel and reduce air pollution.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against environmental objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have positive environmental effects. Allocating sites for future playspace will, if developed, enhance local landscape character and reduce the need to travel a long distance by car to access playspace therefore reducing air pollution.</b>

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Economic Objectives</b>					
EC1	No link.	/	/	/	
EC2	No link.	/	/	/	
EC3	No link.	/	/	/	
EC4	Neutral. This policy allocates sites for future playspace which if developed will provide for leisure opportunities across the Borough at these sites.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allocating a large number of sites across the Borough will improve access to leisure.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary appraisal against economic objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little economic effect. However allocating sites for future playspace may lead to more leisure opportunities in the Borough if developed.</b>



**Policy HW2: Playing fields, parks, recreational and amenity open space**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Minor positive effect. This policy protects land and buildings used for open space and sports and recreation facilities. It allows ancillary development in connection with these uses which will reduce the need to travel to larger facilities in the future if a use starts to outgrow its site.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allowing appropriate ancillary development to areas of open space and sport and recreation reduces the need to travel to larger facilities.</li> <li>▪ Recommendations: None</li> </ul>
S2	Major positive effect: This policy protects open space and areas of sports and recreation throughout the Borough. This has a major positive effect on health and wellbeing as it provides access to sport and recreation facilities which promotes healthier lifestyles leading to a better quality of life.	++	++	++	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That protecting areas of open space and sport and recreation it improves health and wellbeing resulting in a better quality of life.</li> <li>▪ Recommendations: None</li> </ul>
S3	No link	/	/	/	
S4	No link	/	/	/	
<b>Summary of appraisal against social objectives:</b>		+	+	+	<b>This policy will have a positive social effect as it protects areas of open space and sport and recreation. It allows ancillary development at these sites which will reduce the need to travel to larger sites and a have a positive impact on health and wellbeing.</b>
<b>Environmental Objectives</b>					
EN1	Minor positive effect. This policy protects areas of open space and sport and recreation which are Greenfield sites. This will enhance local landscape character as these green sites are protected from development.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That protecting areas of open space, sport and recreation will protect Greenfield sites enhancing local landscape character.</li> <li>▪ Recommendations: None</li> </ul>
EN2	No link.	/	/	/	
EN3	Minor positive effect. This policy protects open space, sports and recreation sites throughout the Borough making these sites accessible and also allows ancillary development. This reduces the need to travel by car to larger areas of playspace which will help to tackle climate change.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That protecting open space sites across the Borough will reduce the need to travel and reduce air pollution.</li> <li>▪ Recommendations: None</li> </ul>
EN4	No link.	/	/	/	



SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
EN5	Minor positive effect. This policy protects open space, sports and recreation sites throughout the Borough making these sites accessible and also allows ancillary development. This reduces the need to travel by car to larger areas of playspace which will reduce air pollution.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That protecting open space sites across the Borough will reduce the need to travel and reduce air pollution.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against environmental objectives:</b>		+	+	+	<b>This policy will have a positive environmental effect. Protecting sites as open space, sport and recreation enhances local landscape character and reduces the need to travel long distances by car to reach sites for playspace therefore reducing air pollution.</b>
<b>Economic Objectives</b>					
EC1	Minor positive effect. This policy protects open space, sports and recreation sites throughout the Borough and allows ancillary development which encourages sport and recreation sites to expand leading to economic growth and development.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That protecting areas of open space, sport and recreation and allowing ancillary development will encourage sustainable economic growth and employment.</li> <li>▪ Recommendations: None</li> </ul>
EC2	No link.	/	/	/	
EC3	Neutral. This policy protects open space, sports and recreation sites throughout the Borough and allows ancillary development which encourages sport and recreation sites to expand leading to economic growth and development and the possibility to expand rural sport businesses.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That protecting areas of open space, sport and recreation and allowing ancillary development will encourage sustainable economic growth and employment leading to the growth of rural business.</li> <li>▪ Recommendations: None</li> </ul>
EC4	Minor positive effect. This policy protects open space, sports and recreation sites throughout the Borough making these sites accessible and also allows ancillary development. This provides for tourism and leisure.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That protecting areas of open space, sport and recreation provides for leisure and tourism.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary appraisal against economic objectives:</b>		+	+	+	<b>This policy will have a positive economic effect. Protecting sites as open space, sport and recreation and allowing some ancillary development provides for the growth of rural business and employment and also provides for leisure and tourism.</b>

**Policy HW3: Golf, other outdoor sport and related development**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Minor Positive effect. This policy allows the provision or extension of golf courses and other outdoor sport if they meet all six criteria, one of these being the site must be accessible by a choice of means of transport other than the private car. This encourages proposals to have sustainable transport accessibility.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
S2	Neutral. This policy improves access to sport and recreation by allowing appropriate development of outdoor sport and related development.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allowing appropriate provision/extension of outdoor sport improves access to sport and recreation.</li> <li>▪ Recommendations: None</li> </ul>
S3	No link	/	/	/	
S4	No link	/	/	/	
<b>Summary of appraisal against social objectives:</b>		<b>+</b>	<b>+</b>	<b>+</b>	<b>This policy will have a positive social effect. Allowing the provision or extension of golf courses and other outdoor sport will encourage sustainable transport and improve access to sport and recreation.</b>
<b>Environmental Objectives</b>					
EN1	Minor positive effect. This policy allows the provision or extension of golf courses and other outdoor sport if they meet all six criteria, one of these being the development will have no adverse impact on the local environmental or physical character of the landscape. This protects biodiversity and local landscape character.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN2	Neutral. This policy allows the provision or extension of golf courses and other outdoor sport if they meet all six criteria, one of these being the development will have no adverse impact on the local environmental or physical character of the landscape. This protects townscape character.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN3	Minor positive effect. This policy allows the provision or extension of golf courses and other outdoor sport if they meet all six criteria, one of these being the site must be accessible by a choice of means of transport other than the private car. This will help to tackle climate change.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN4	No link.	/	/	/	

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
EN5	Minor positive effect. This policy allows the provision or extension of golf courses and other outdoor sport if they meet all six criteria, one of these being the site must be accessible by a choice of means of transport other than the private car. This will encourage sustainable travel reducing air pollution.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against environmental objectives:</b>		+	+	+	<b>This policy will have positive environmental effects. Allowing the provision and extension of golf courses and other outdoor sport along with requiring proposals to meet a set of criteria protects biodiversity and local landscape character and reduces the need to travel by private car improving air pollution.</b>
<b>Economic Objectives</b>					
EC1	Minor positive effect. This policy allows the provision or extension of golf courses and other outdoor sport. It encourages sport and recreation sites to expand leading to economic growth and development.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allowing for the provision or extension of outdoor sport encourages sustainable economic growth and employment.</li> <li>▪ Recommendations: None</li> </ul>
EC2	No link.	/	/	/	
EC3	Neutral. This policy allows for the provision or extension to outdoor sports. It encourages sport and recreation sites to expand leading to economic growth and development and the possibility to expand rural sport businesses.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allowing for the provision and extension of outdoor sport will encourage sustainable economic growth and employment leading to the growth of rural business.</li> <li>▪ Recommendations: None</li> </ul>
EC4	Minor positive effect. Allowing for the provision and extension of golf course and other outdoor sport provides for leisure and tourism.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allowing provision of outdoor sport provides for leisure and tourism.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary appraisal against economic objectives:</b>		+	+	+	<b>This policy will have a positive economic effect. Allowing for the provision and extension of golf courses and other outdoor sport provides for the growth of rural business and employment and also provides for leisure and tourism.</b>

**Policy HW4: Valley parks**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	No link.	/	/	/	
S2	Neutral. This policy protects Valley Parks and does not permit any development that would detract from the amenity, recreation and wildlife value of the Valley Park. This keeps these parks protected improving access them and promoting healthier lifestyles.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That protecting Valley Parks maintains access to these areas encouraging healthier lifestyles.</li> <li>▪ Recommendations: None</li> </ul>
S3	No link.	/	/	/	
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little social effect. It protects Valley Parks and does not permit any development that would detract from the amenity, recreation and wildlife value of the Valley Park. This keeps these parks protected improving access to these sites and promoting healthier lifestyles.</b>
<b>Environmental Objectives</b>					
EN1	Major positive effect. This policy protects Valley Parks and does not permit any development that would detract from the amenity, recreation and wildlife value of the Valley Park. This protects and enhances biodiversity and local landscape character.	++	++	++	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That protecting Valley Parks enhances and manages biodiversity and local landscape character.</li> <li>▪ Recommendations: None</li> </ul>
EN2	Minor positive effect. This policy protects Valley Parks and does not permit any development that would detract from the amenity, recreation and wildlife value of the Valley Park. This protects townscape character.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That protecting Valley Parks enhances and manages townscape character.</li> <li>▪ Recommendations: None</li> </ul>
EN3	Neutral. By protecting Valley Parks from development this minimises pollution which is linked to development of sites. This will help to tackle climate change.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That protecting Valley Parks from development minimises pollution.</li> <li>▪ Recommendations: None</li> </ul>
EN4	No link.	/	/	/	
EN5	Neutral. By protecting Valley Parks from development this minimises pollution which is linked to development of sites.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That protecting Valley Parks from development minimises pollution.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against environmental objectives:</b>		<b>+</b>	<b>+</b>	<b>+</b>	<b>This policy will have positive environmental effects. It protects Valley parks and does not permit any development that would detract from the amenity, recreation and wildlife value of the Valley Park. This protects and enhances biodiversity and local landscape character and in not allowing development the risk of pollution is minimised.</b>

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Economic Objectives</b>					
EC1	No link.	/	/	/	
EC2	No link.	/	/	/	
EC3	No link.	/	/	/	
EC4	Minor positive effect. This policy protects Valley Parks. These sites are used for tourism and leisure and in protecting them Valley Parks can continue to provide for these uses.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That protecting Valley Parks from development maintains their use for leisure and tourism.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary appraisal against economic objectives:</b>		+	+	+	<b>This policy will have a positive economic effect. By protecting Valley Parks from development the leisure and tourism use will be maintained.</b>

**Policy HW5: The Leeds and Liverpool Canal**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	No link.	/	/	/	
S2	No link.	/	/	/	
S3	No link.	/	/	/	
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		/	/	/	<b>This policy has no links with any of the social objectives.</b>
<b>Environmental Objectives</b>					
EN1	Major positive effect. This policy allows proposals for tourism or recreational facilities along the Leeds and Liverpool canal providing they meet three criteria. Two of the criteria refer to historic character and designs reflecting the character and appearance of the surrounding area. The other criteria protect the ecological value of the canal. This will have a positive effect on the biodiversity and local landscape character of the area.	++	++	++	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That controlling proposals for recreation and tourist facilities along the Leeds to Liverpool canal protects and manages the biodiversity and local landscape character.</li> <li>▪ Recommendations: None</li> </ul>
EN2	Major positive effect. This policy allows proposals for tourism or recreational facilities along the Leeds and Liverpool canal providing they meet three criteria. Two of the criteria refer to historic character and designs reflecting the character and appearance of the surrounding area. The other criteria, protects the ecological value of the canal. This will conserve the architectural, historic, cultural and archaeological aspects of the canal.	++	++	++	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: High</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That controlling proposals for recreation and tourist facilities along the Leeds to Liverpool canal protects and conserves the architectural, historic, cultural and archaeological aspects of the canal.</li> <li>▪ Recommendations: None</li> </ul>
EN3	No link.	/	/	/	
EN4	No link.	/	/	/	
EN5	No link.	/	/	/	

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Summary of appraisal against environmental objectives:</b>					
		++	++	++	This policy will have positive environmental effects. It allows proposals for tourism or recreational facilities along the Leeds and Liverpool canal providing they meet three criteria. Two of the criteria refer to historic character and designs reflecting the character and appearance of the surrounding area. The other criteria protects the ecological value of the canal. This will conserve the architectural, historic, cultural and archaeological aspects of the canal as well as protecting local landscape character and biodiversity.
<b>Economic Objectives</b>					
EC1	No link.	/	/	/	
EC2	No link.	/	/	/	
EC3	No link.	/	/	/	
EC4	Minor positive effect. This policy relates to proposals for leisure and recreational facilities along the Leeds to Liverpool canal. This encourages proposals to provide for leisure and tourism along the canal.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That allowing proposals for recreation and leisure facilities along the Leeds to Liverpool canal enhances leisure and tourism of the canal.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary appraisal against economic objectives:</b>					This policy will have a positive economic effect as it encourages proposals for leisure and recreational facilities along the Leeds to Liverpool canal which encourages leisure and tourism.
		+	+	+	



**Policy HW6: Allotments**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	No link.	/	/	/	
S2	Neutral. This policy protects allotments from redevelopment. Some allotments are owned by the community and/or community groups, which helps to improve the health and wellbeing by growing fresh produce.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That health and wellbeing is improved by allotments as they encourage community groups to grow fresh produce.</li> <li>▪ Recommendations: None</li> </ul>
S3	No link.	/	/	/	
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little social effect. Protecting allotments from redevelopment improves health and wellbeing as some allotments are used as a community facility encouraging the growth of fresh produce.</b>
<b>Environmental Objectives</b>					
EN1	No link.	/	/	/	
EN2	No link.	/	/	/	
EN3	No link.	/	/	/	
EN4	No link.	/	/	/	
EN5	No link.	/	/	/	
<b>Summary of appraisal against environmental objectives:</b>		<b>/</b>	<b>/</b>	<b>/</b>	<b>This policy has no links with any of the environmental objectives.</b>
<b>Economic Objectives</b>					
EC1	No link.	/	/	/	



SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
EC2	No link.	/	/	/	
EC3	No link.	/	/	/	
EC4	No link.	/	/	/	
<b>Summary appraisal against economic objectives:</b>		/	/	/	<b>This policy has no links with any of the economic objectives.</b>



**Policy HW7: Community facilities**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Neutral. This policy protects community facilities such as community centres, church halls and public houses. In protecting these uses it reduces the need to travel to facilities further away.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That protecting community facilities reduces the need to travel to other facilities.</li> <li>▪ Recommendations: None</li> </ul>
S2	Minor positive effect: This policy protects community facilities such as community centres, church halls and public houses. In protecting these facilities it makes community facilities more accessible for everyone.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That protecting community facilities keeps them in close proximity to residents and therefore more accessible.</li> <li>▪ Recommendations: None</li> </ul>
S3	No link	/	/	/	
S4	No link	/	/	/	
<b>Summary of appraisal against social objectives:</b>		+	+	+	<b>This policy will have positive social effects. The policy protects existing community facilities which reduces the need to travel and enables the uses to be more accessible.</b>
<b>Environmental Objectives</b>					
EN1	No link.	/	/	/	
EN2	No link.	/	/	/	
EN3	Neutral. This policy protects community facilities such as community centres, church halls and public houses. In protecting these uses it reduces the need to travel to facilities further away. This will help to tackle climate change.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That protecting community facilities reduces the need to travel to other facilities.</li> <li>▪ Recommendations: None</li> </ul>
EN4	No link.	/	/	/	
EN5	Neutral. This policy protects community facilities such as community centres, church halls and public houses. In protecting these uses it reduces the need to travel to facilities further away. This will help to reduce air pollution.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Low</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: That protecting community facilities reduces the need to travel to other facilities.</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against environmental objectives:</b>		/	/	/	<b>This policy will have little environmental effect. Protecting community facilities from development reduces the need for people to travel to facilities further away. This will help to tackle climate change and reduce air pollution in the Borough.</b>

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Economic Objectives</b>					
EC1	No link.	/	/	/	
EC2	No link.	/	/	/	
EC3	No link.	/	/	/	
EC4	No link.	/	/	/	
<b>Summary appraisal against economic objectives:</b>		/	/	/	<b>This policy has no link to any of the economic objectives.</b>



**Policy HW8: Crematoria and burial facilities**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	No link.	/	/	/	
S2	No link.	/	/	/	
S3	No link.	/	/	/	
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		/	/	/	<b>This policy has no links with any of the social objectives.</b>
<b>Environmental Objectives</b>					
EN1	No link.	/	/	/	
EN2	No link.	/	/	/	
EN3	No link.	/	/	/	
EN4	No link.	/	/	/	
EN5	No link.	/	/	/	
<b>Summary of appraisal against environmental objectives:</b>		/	/	/	<b>This policy has no link to any of the environmental objectives.</b>
<b>Economic Objectives</b>					
EC1	No link.	/	/	/	
EC2	No link.	/	/	/	

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
EC3	No link.	/	/	/	
EC4	No link.	/	/	/	
<b>Summary appraisal against economic objectives:</b>		/	/	/	<b>This policy has no links to any of the economic objectives.</b>



**APPENDIX 5**

**Cumulative Effects of Preferred Policies**

Preferred Policy	SUSTAINABILITY OBJECTIVES												
	S1	S2	S3	S4	EN1	EN2	EN3	EN4	EN5	EC1	EC2	EC3	EC4
ST1: Provision or improvement of footpaths, cycleways, bridleways and their associated facilities	++	+	/	/	/	/	++	/	++	+	/	/	/
ST2: New cycle routes	+	+	/	/	/	/	+	/	+	+	/	/	/
ST3: Rail facilities, electrification and improvement	+	/	/	/	/	/	+	/	+	+	/	/	/
ST4: Road schemes and development access points	-	0	/	/	/	/	-	/	-	+	/	/	/
ST5A: Car parking standards	0	/	/	/	/	/	0	/	0	0	/	/	/
ST5B: Residential car parking standards	0	/	/	/	/	/	0	/	0	0	/	/	/
HS1: Housing site allocations	0	0	0	++	0	0	0	0	0	0	/	+	+
HS2: Phasing of housing development	0	0	/	0	0	0	0	0	0	0	/	0	0
HS3: Windfall housing sites	+	+	0	0	0	0	0	0	0	+	/	+	+
HS4: Private residential garden development	+	/	/	/	/	/	+	/	+	/	/	/	/
HS5: Sub-division/conversion of dwellings into flats and conversion of non-residential properties into residential use	0	0	0	0	/	/	0	/	0	/	/	+	+
HS6: Open space requirements	+	+	0	/	/	/	+	/	0	/	/	/	/
HS7: House extensions in settlements excluded from the Green Belt	/	/	/	/	/	+	/	/	/	/	/	/	/
HS8: Rural infilling	0	/	/	/	+	/	0	/	0	/	/	0	0
HS9: Residential development within rural settlements excluded from the Green Belt	0	/	/	+	/	/	0	/	0	/	/	+	+
HS10: Rural affordable housing and exception sites	-	-	0	+	-	0	-	0	-	/	/	+	+
HS11: Conversion of rural buildings in the Green Belt and other designated rural areas	0	0	0	0	0	/	0	/	0	/	/	0	0
HS12: Rural replacement dwellings and extensions	/	/	/	/	0	0	/	/	/	/	/	/	/
HS13: Removal of agricultural occupancy conditions	/	/	/	/	/	/	/	/	/	/	/	/	/
EP1: Employment site allocations	/	/	/	/	/	/	/	/	/	++	0	++	/
EP2: Development criteria for business and industrial development	++	/	++	/	/	/	/	/	+	++	/	++	/
EP3: Employment development in residential areas	+	/	/	/	/	/	/	/	/	++	/	+	+
EP4: Retail site allocations	++	/	/	/	/	/	/	/	/	++	/	/	++
EP5: Primary shopping area and frontage	++	/	/	/	/	/	/	/	/	++	/	/	++
EP6: Secondary frontage	+	/	/	/	/	/	/	/	/	++	/	/	++
EP7: Development and change of use in district and local centres	+	/	/	/	/	/	/	0	+	/	0	+	+
EP8: Existing local shops	+	0	/	/	/	/	/	/	/	0	/	/	+
EP9: Development in edge of centre and out of centre locations	0	/	/	/	/	/	/	/	/	+	/	/	+
EP10: Primary school allocations	+	/	/	/	/	/	/	/	/	/	/	/	/
EP11: Further and higher education facilities	+	++	/	/	/	/	/	/	/	/	+	/	/
BNE1: Development in the Area of Other Open Countryside	0	/	/	/	+	+	/	/	/	+	/	+	/
BNE2: Areas of Safeguarded Land	+	/	/	/	+	+	+	/	+	+	/	+	+
BNE3: Major developed sites in the Green Belt	0	/	/	/	+	+	/	/	/	0	/	+	/
BNE4: Light pollution	/	/	0	/	/	/	/	/	/	/	/	/	0
BNE5: Unstable land	/	/	/	/	/	/	/	/	/	/	/	/	/

Preferred Policy	SUSTAINABILITY OBJECTIVES													
	S1	S2	S3	S4	EN1	EN2	EN3	EN4	EN5	EC1	EC2	EC3	EC4	
BNE6: Heritage assets	/	0	/	/	++	++	0	/	/	0	/	/	0	
BNE7: Trees in Conservation Areas	/	/	/	/	+	0	/	0	/	/	/	/	/	
HW1: Playspace allocations	0	++	/	/	+	/	/	/	0	/	/	/	0	
HW2: Playing fields, parks, recreational and amenity open space	+	++	/	/	+	/	/	/	0	+	/	0	+	
HW3: Golf, other outdoor sport and related development	+	0	/	/	+	0	/	/	+	+	/	0	+	
HW4: Valley Parks	/	0	/	/	++	+	/	/	0	/	/	/	+	
HW5: The Leeds and Liverpool Canal	/	/	/	/	++	++	/	/	/	/	/	/	+	
HW6: Allotments	/	0	/	/	/	/	/	/	/	/	/	/	/	
HW7: Community facilities	0	+	/	/	/	/	/	/	/	/	/	/	/	
HW8: Crematoria and burial facilities	/	/	/	/	/	/	/	/	/	/	/	/	/	
<b>Comments</b>	Many positive cumulative social effects will arise from implementing all of the preferred policies. Some negative cumulative effects are expected to arise in relation to policies ST4 and HS10.				Many positive cumulative environmental effects will arise from implementing all of the preferred policies. Some negative cumulative effects are expected to arise in relation to policies ST4 and HS10.					Many positive cumulative economic effects will arise from implementing all of the preferred policies. No negative cumulative effects will arise.				

**APPENDIX 6**

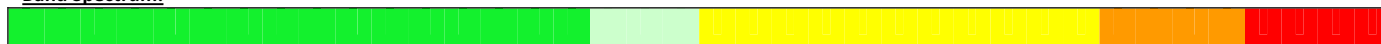
**Sustainability Appraisal of New Site Suggestions Received at or Since Preferred Option Consultation**

<b>Site Ref</b>	<b>CH0370 (PO/415)</b>
<b>Address</b>	<b>Land at Tincklers Lane, Ecclestone</b>

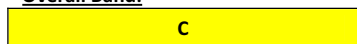
SA Obj	Indicator	Site Performance	SA Comments
S1	Distance to railway station	Over 3km	<p><u>Social</u></p> <p>The site has good access to a bus route with 2-5 services per hour but there is no rail service within the settlement. The site does not have very good access to local services.</p> <p><u>Environmental</u></p> <p>The site is a greenfield site on an existing Safeguarded Land designation and carries a medium risk of land contamination.</p> <p><u>Economic</u></p> <p>There are no identified negative economic effects in developing the site.</p>
	Rail service frequency	No services in settlement	
	Distance to nearest bus stop	Up to 0.4km	
	Bus service frequency	2-5/hour/direction	
	Distance to service centre	Over 3km	
	Distance to A Road junction	0.81 to 1.6km	
	Distance to motorway junction	Over 3km	
	Distance to supermarket	0.81 to 1.6km	
	Distance to convenience store	0.81 to 1.2km	
	Distance to Post Office	0.81 to 1.2km	
	Distance to Primary School	0.81 to 1.6km	
	Distance to Secondary School	3.21 to 5km	
	On a cycle route	No	
Distance to cycle route	Over 1.6km		
S2	Distance to GP surgery	0.41 to 0.8km	
	Distance to NHS general hospital	5 to 10km	
	Distance to public open space/park	Up to 0.4km	
	Distance to local centre	0.8 to 1.2km	
EN1	Designation of land	Urban/Rural Local service centre	
	Area of Separation	Outside	
	AONB	Outside	
	SSSI	Outside	
	Biological/ Geological Heritage Site	Outside	
EN2	Agricultural classification	2	
	Conservation Area	Outside	
	Ancient Monument on site	No	
	Registered Park or Garden	Outside	
	Listed Building on site	No	
EN3	Locally Listed Building on site	No	
	Current/former land use	Greenfield	
EN4	Flood Zone area	All Zone 1	
EN5	Contaminated land	Medium	
	Within 3km of a congestion spot	No	
EC1	Distance to employment site	1.21 to 1.6km	
	Access to Broadband	Yes	
EC2	Distance to further/higher education	Over 5km	
Deliverability Indicators	Access to sewer system	Yes	Is the site deliverable: Yes
	Access to water		
	Access to gas		
	Access to electricity		
	Existing road access		
	At risk from hazardous installations	No	

**Overall Site Performance**

**Band Spectrum:**



**Overall Band:**



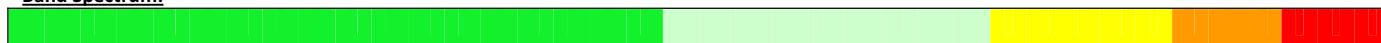


<b>Site Ref</b>	<b>CH0371 (PO/432)</b>
<b>Address</b>	<b>Land off Cross Keys Drive, Whittle-Le-Woods</b>

SA Obj	Indicator	Site Performance	SA Comments
S1	Distance to railway station	Over 3km	<p><u>Social</u></p> <p>This site has good access to a bus route with 2-5 services per hour but there is no rail service within the settlement. The site has good access to all local services and facilities with the exception of distance to supermarket which is 1.61 to 3km away.</p> <p><u>Environmental</u></p> <p>The site is a greenfield site on an existing Safeguarded Land designation and carries a medium risk of land contamination. The site is also Grade 2 agricultural land.</p> <p><u>Economic</u></p> <p>There are no identified negative economic effects in developing the site.</p>
	Rail service frequency	No services in settlement	
	Distance to nearest bus stop	Up to 0.4km	
	Bus service frequency	2-5/hour/direction	
	Distance to service centre	Over 3km	
	Distance to A Road junction	0.41 to 0.8km	
	Distance to motorway junction	1.61 to 3km	
	Distance to supermarket	1.61 to 3km	
	Distance to convenience store	Up to 0.4km	
	Distance to Post Office	0.41 to 0.8km	
	Distance to Primary School	0.41 to 0.8km	
	Distance to Secondary School	3.21 to 5km	
	On a cycle route	No	
	Distance to cycle route	0.41 to 0.8km	
S2	Distance to GP surgery	0.41 to 0.8km	
	Distance to NHS general hospital	2.1 to 5km	
	Distance to public open space/park	Up to 0.4km	
	Distance to local centre	Up to 0.4km	
EN1	Designation of land	Urban/Rural Local service centre	
	Area of Separation	Outside	
	AONB	Outside	
	SSSI	Outside	
	Biological/ Geological Heritage Site	Outside	
EN2	Agricultural classification	3	
	Conservation Area	Outside	
	Ancient Monument on site	No	
	Registered Park or Garden	Outside	
	Listed Building on site	No	
EN3	Locally Listed Building on site	No	
	Current/former land use	Greenfield	
EN4	Flood Zone area	All Zone 1	
EN5	Contaminated land	Medium	
	Within 3km of a congestion spot	No	
EC1	Distance to employment site	1.21 to 1.6km	
	Access to Broadband	Yes	
EC2	Distance to further/higher education	3.21 to 5km	
Deliverability Indicators	Access to sewer system	Yes	Is the site deliverable: Yes
	Access to water		
	Access to gas		
	Access to electricity		
	Existing road access		
	At risk from hazardous installations		

**Overall Site Performance**

**Band Spectrum:**



**Overall Band:**



<b>Site Ref</b>	<b>CH0372 (PO/1931)</b>
<b>Address</b>	<b>Land off Chorley Old Road/ Swansey Lane, Clayton Brook/Green</b>

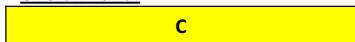
SA Obj	Indicator	Site Performance	SA Comments
S1	Distance to railway station	Over 3km	<p><u>Social</u></p> <p>The site has good access to a bus route with a service 6 or more times an hour but there is no rail service within the settlement. The site does not have very good access to local services and facilities.</p> <p><u>Environmental</u></p> <p>There are no identified negative environmental effects in developing this site.</p> <p><u>Economic</u></p> <p>There are no identified negative economic effects in developing this site.</p>
	Rail service frequency	No services in settlement	
	Distance to nearest bus stop	Up to 0.4km	
	Bus service frequency	6 or more/hour/direction	
	Distance to service centre	Over 3km	
	Distance to A Road junction	0.41 to 0.8km	
	Distance to motorway junction	Over 3km	
	Distance to supermarket	1.61 to 3km	
	Distance to convenience store	Over 1.2km	
	Distance to Post Office	1.21 to 1.6km	
	Distance to Primary School	0.81 to 1.6km	
	Distance to Secondary School	3.21 to 5km	
	On a cycle route	Yes	
	Distance to cycle route	Up to 0.4km	
S2	Distance to GP surgery	0.8 to 1.6km	
	Distance to NHS general hospital	2.1 to 5km	
	Distance to public open space/park	Up to 0.4km	
	Distance to local centre	Up to 0.4km	
EN1	Designation of land	Urban Local Service Centre	
	Area of Separation	Outside	
	AONB	Outside	
	SSSI	Outside	
	Biological/ Geological Heritage Site	Outside	
EN2	Agricultural classification	3	
	Conservation Area	Outside	
	Ancient Monument on site	No	
	Registered Park or Garden	Outside	
	Listed Building on site	No	
EN3	Locally Listed Building on site	No	
	Current/former land use	Greenfield	
EN4	Flood Zone area	All Zone 1	
EN5	Contaminated land	No risk	
	Within 3km of a congestion spot	No	
EC1	Distance to employment site	0.81 to 1.2km	
	Access to Broadband	Yes	
EC2	Distance to further/higher education	3.21 to 5km	
Deliverability Indicators	Access to sewer system		Is the site deliverable: Yes
	Access to water		
	Access to gas	Yes	
	Access to electricity		
	Existing road access		
	At risk from hazardous installations	No	

**Overall Site Performance**

**Band Spectrum:**



**Overall Band:**



<b>Site Ref</b>	<b>CH0373</b>
<b>Address</b>	<b>Land Adj Northgate Drive, Chorley</b>

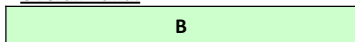
SA Obj	Indicator	Site Performance	SA Comments
S1	Distance to railway station	1.61 to 2.4km	<p><u>Social</u></p> <p>The site has good access to public transport with frequent bus and rail services although the railway station is 1.61 to 2.4km away. The site also has good access to local services and facilities.</p> <p><u>Environmental</u></p> <p>The site is greenfield and carries a medium risk of land contamination.</p> <p><u>Economic</u></p> <p>There are no identified negative economic effects in developing this site.</p>
	Rail service frequency	4 or more/hour/direction	
	Distance to nearest bus stop	Up to 0.4km	
	Bus service frequency	2-5/hour/direction	
	Distance to service centre	0.81 to 1.6km	
	Distance to A Road junction	Up to 0.4km	
	Distance to motorway junction	1.6 to 3km	
	Distance to supermarket	0.81 to 1.6km	
	Distance to convenience store	0.41 to 0.8km	
	Distance to Post Office	0.41 to 0.8km	
	Distance to Primary School	Up to 0.4km	
	Distance to Secondary School	0.8 to 1.6km	
	On a cycle route	No	
	Distance to cycle route	0.41 to 0.8km	
S2	Distance to GP surgery	0.41 to 0.8km	
	Distance to NHS general hospital	Up to 2km	
	Distance to public open space/park	0.41 to 0.8km	
	Distance to local centre	0.41 to 0.8km	
EN1	Designation of land	Key service centre	
	Area of Separation	Outside	
	AONB	Outside	
	SSSI	Outside	
	Biological/ Geological Heritage Site	Outside	
EN2	Agricultural classification	None	
	Conservation Area	Outside	
	Ancient Monument on site	No	
	Registered Park or Garden	Outside	
	Listed Building on site	No	
EN3	Locally Listed Building on site	No	
	Current/former land use	Greenfield	
EN4	Flood Zone area	All zone 1	
EN5	Contaminated land	Medium risk	
	Within 3km of a congestion spot	Yes	
EC1	Distance to employment site	0.81 to 1.2km	
	Access to Broadband	Yes	
EC2	Distance to further/higher education	1.61 to 3.2km	
Deliverability Indicators	Access to sewer system	Yes	Is the site deliverable: Yes
	Access to water	Yes	
	Access to gas	Yes	
	Access to electricity	Yes	
	Existing road access	Yes	
	At risk from hazardous installations	No	

**Overall Site Performance**

**Band Spectrum:**



**Overall Band:**



<b>Site Ref</b>	<b>CH0374</b>
<b>Address</b>	<b>Land at Southport Road, Chorley</b>

SA Obj	Indicator	Site Performance	SA Comments
S1	Distance to railway station	1.61 to 2.4km	<p><u>Social</u></p> <p>The site has good access to public transport with frequent bus and rail services although the railway station is 1.61 to 2.4km away. The site also has good access to local services and facilities.</p> <p><u>Environmental</u></p> <p>The site is greenfield and carries a medium risk of land contamination.</p> <p><u>Economic</u></p> <p>There are no identified negative economic effects in developing this site.</p>
	Rail service frequency	4 or more/hour/direction	
	Distance to nearest bus stop	Up to 0.4km	
	Bus service frequency	2-5/hour/direction	
	Distance to service centre	0.81 to 1.6km	
	Distance to A Road junction	Up to 0.4km	
	Distance to motorway junction	Over 3km	
	Distance to supermarket	0.41 to 0.8km	
	Distance to convenience store	0.41 to 0.8km	
	Distance to Post Office	0.81 to 1.2km	
	Distance to Primary School	0.81 to 1.6km	
	Distance to Secondary School	Up to 0.8km	
	On a cycle route	Yes	
	Distance to cycle route	Up to 0.4km	
S2	Distance to GP surgery	0.81 to 1.6km	
	Distance to NHS general hospital	2.1 to 5km	
	Distance to public open space/park	Up to 0.4km	
	Distance to local centre	0.81 to 1.2km	
EN1	Designation of land	Key service centre	
	Area of Separation	Outside	
	AONB	Outside	
	SSSI	Outside	
	Biological/ Geological Heritage Site	Outside	
EN2	Agricultural classification	None	
	Conservation Area	Outside	
	Ancient Monument on site	No	
	Registered Park or Garden	Outside	
	Listed Building on site	No	
EN3	Locally Listed Building on site	No	
	Current/former land use	Greenfield	
EN4	Flood Zone area	All zone 1	
EN5	Contaminated land	Medium risk	
	Within 3km of a congestion spot	Yes	
EC1	Distance to employment site	Up to 0.8km	
	Access to Broadband	Yes	
EC2	Distance to further/higher education	Up to 1.6km	
Deliverability Indicators	Access to sewer system		Is the site deliverable: Yes
	Access to water		
	Access to gas	Yes	
	Access to electricity		
	Existing road access		
	At risk from hazardous installations	No	

**Overall Site Performance**

**Band Spectrum:**



**Overall Band:**

**B**

<b>Site Ref</b>	<b>CH0375</b>
<b>Address</b>	<b>Land at Greenside, Euxton</b>

SA Obj	Indicator	Site Performance	SA Comments
S1	Distance to railway station	1.61 to 2.4km	<p><u>Social</u></p> <p>The site has good access to public transport with frequent bus and rail services although the railway station is 1.61 to 2.4km away. The site also has good access to local services and facilities with the exception of a supermarket with the nearest one being over 1.6km away.</p> <p><u>Environmental</u></p> <p>The site is an urban greenspace and carries a medium risk of land contamination.</p> <p><u>Economic</u></p> <p>There are no identified negative economic effects in developing this site.</p>
	Rail service frequency	2-3/hour/direction	
	Distance to nearest bus stop	Up to 0.4km	
	Bus service frequency	2-5/hour/direction	
	Distance to service centre	Over 3km	
	Distance to A Road junction	0.41 to 0.8km	
	Distance to motorway junction	Over 3km	
	Distance to supermarket	1.61 to 3km	
	Distance to convenience store	Up to 0.4km	
	Distance to Post Office	Up to 0.4km	
	Distance to Primary School	0.41 to 0.8km	
	Distance to Secondary School	1.61 to 3.2km	
	On a cycle route	No	
	Distance to cycle route	0.81 to 1.2km	
S2	Distance to GP surgery	0.41 to 0.8km	
	Distance to NHS general hospital	2.1 to 5km	
	Distance to public open space/park	Up to 0.4km	
	Distance to local centre	Up to 0.4km	
EN1	Designation of land	Urban Local Service Centre	
	Area of Separation	Outside	
	AONB	Outside	
	SSSI	Outside	
	Biological/ Geological Heritage Site	Outside	
EN2	Agricultural classification	None	
	Conservation Area	Outside	
	Ancient Monument on site	No	
	Registered Park or Garden	Outside	
	Listed Building on site	No	
EN3	Locally Listed Building on site	No	
	Current/former land use	Urban Greenspace	
EN4	Flood Zone area	All zone 1	
EN5	Contaminated land	Medium risk	
	Within 3km of a congestion spot	No	
EC1	Distance to employment site	0.81 to 1.2km	
	Access to Broadband	Yes	
EC2	Distance to further/higher education	Up to 1.6km	
Deliverability Indicators	Access to sewer system		Is the site deliverable: Yes
	Access to water		
	Access to gas	Yes	
	Access to electricity		
	Existing road access		
	At risk from hazardous installations	No	

**Overall Site Performance**

**Band Spectrum:**



**Overall Band:**

**B**



**APPENDIX 7**

**Sustainability Appraisal of new or amended Publication Development Management Policies**

**Policy HS3: Private residential garden development**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Neutral. The policy will allow limited development in gardens, which are sustainable locations and will reduce the need to travel to access services.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
S2	No link.	/	/	/	
S3	No link.	/	/	/	
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little social effect.</b>
<b>Environmental Objectives</b>					
EN1	No link.	/	/	/	
EN2	No link.	/	/	/	
EN3	Neutral. The policy will allow limited development in gardens, which are sustainable locations and will reduce the need to travel to access services which will help to tackle climate change.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN4	No link.	/	/	/	
EN5	Neutral. The policy will allow limited development in gardens, which are sustainable locations and will reduce the need to travel to access services which will help to reduce air pollution.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against environmental objectives:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>This policy will have little environmental effect.</b>

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Economic Objectives</b>					
EC1	No link.	/	/	/	
EC2	No link.	/	/	/	
EC3	No link.	/	/	/	
EC4	No link.	/	/	/	
<b>Summary appraisal against economic objectives:</b>		/	/	/	<b>This policy has no link with any of the economic objectives.</b>



**Policy HS4B: Playing pitch requirements in new housing developments**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	Minor positive effect. Seeking contributions to increase and improve playing pitches in the Borough will improve capacity and prevent people travelling to pitches further away.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
S2	Minor positive effect. Seeking contributions to increase and improve playing pitches in the Borough will improve access to playing pitches and make an important contribution to the health and wellbeing of residents.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
S3	Neutral. Providing adequate leisure facilities can help to reduce crime.	0	0	0	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		+	+	+	<b>This policy will have positive social effects as it will ensure that residents have good access to playing pitches reducing the need to travel elsewhere and improving health.</b>
<b>Environmental Objectives</b>					
EN1	No link.	/	/	/	
EN2	No link.	/	/	/	
EN3	Minor positive effect. Seeking contributions to increase and improve playing pitches in the Borough will improve capacity and prevent people travelling to pitches further away. This will help to tackle climate change.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN4	No link.	/	/	/	
EN5	Minor positive effect. Seeking contributions to increase and improve playing pitches in the Borough will improve capacity and prevent people travelling to pitches further away. This will help to reduce air pollution.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
<b>Summary of appraisal against environmental objectives:</b>		+	+	+	<b>This policy will have positive environmental effects as it will ensure that residents have good access to playing pitches reducing the need to travel elsewhere which will help to tackle climate change and reduce air pollution.</b>



SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Economic Objectives</b>					
EC1	No link.	/	/	/	
EC2	No link.	/	/	/	
EC3	No link.	/	/	/	
EC4	No link.	/	/	/	
<b>Summary appraisal against economic objectives:</b>		/	/	/	<b>This policy has no link with any of the economic objectives.</b>



**Policy BNE1: Design criteria for new development**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	No link.	/	/	/	
S2	No link.	/	/	/	
S3	Minor positive effect. The policy requires proposals for new development to include measures to help prevent crime and promote community safety.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		+	+	+	<b>This policy will have positive social effects as it will ensure that new developments are designed to help prevent crime.</b>
<b>Environmental Objectives</b>					
EN1	Minor positive effect. The policy will not allow new developments that will have a detrimental impact on important natural habitats and landscape features.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN2	Minor positive effect. The policy seeks to improve the design of new development and will not allow new development that will adversely affect the character or setting of a listed building, conservation area or heritage asset.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN3	No link.	/	/	/	
EN4	No link.	/	/	/	
EN5	No link.	/	/	/	
<b>Summary of appraisal against environmental objectives:</b>		+	+	+	<b>This policy will have positive environmental effects as it will ensure that new developments do not have an adverse impact on biodiversity, landscape, buildings and heritage.</b>
<b>Economic Objectives</b>					
EC1	No link.	/	/	/	

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
EC2	No link.	/	/	/	
EC3	No link.	/	/	/	
EC4	No link.	/	/	/	
<b>Summary appraisal against economic objectives:</b>		/	/	/	<b>This policy has no link with any of the economic objectives.</b>



**Policy BNE4: Areas of separation**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	No link.	/	/	/	
S2	No link.	/	/	/	
S3	No link.	/	/	/	
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		/	/	/	<b>This policy has no link with any of the social objectives.</b>
<b>Environmental Objectives</b>					
EN1	Minor positive effect. The policy allocates two Areas of Separation and prevents development other than that related to open space, sport and recreation in order to maintain the openness of the countryside where there is a small amount of countryside between settlements. This helps to protect landscape character and biodiversity in these areas.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN2	No link.	/	/	/	
EN3	No link.	/	/	/	
EN4	No link.	/	/	/	
EN5	No link.	/	/	/	
<b>Summary of appraisal against environmental objectives:</b>		+	+	+	<b>This policy will have positive environmental effects as it will help to protect and enhance biodiversity and local landscape character.</b>
<b>Economic Objectives</b>					
EC1	No link.	/	/	/	

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
EC2	No link.	/	/	/	
EC3	No link.	/	/	/	
EC4	No link.	/	/	/	
<b>Summary appraisal against economic objectives:</b>		/	/	/	<b>This policy has no link with any of the economic objectives.</b>



**Policy BNE10: Species protection**

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
<b>Social Objectives</b>					
S1	No link.	/	/	/	
S2	No link.	/	/	/	
S3	No link.	/	/	/	
S4	No link.	/	/	/	
<b>Summary of appraisal against social objectives:</b>		/	/	/	<b>This policy has no link with any of the social objectives.</b>
<b>Environmental Objectives</b>					
EN1	Minor positive effect. The policy will not allow development that will have an adverse effect on a protected species unless the benefits of the development outweigh the need to maintain the population of the species.	+	+	+	<ul style="list-style-type: none"> <li>▪ Likelihood/certainty: Medium</li> <li>▪ Geographical scale of effect: Borough-wide</li> <li>▪ Temporary or permanent: Permanent</li> <li>▪ Assumptions: None</li> <li>▪ Recommendations: None</li> </ul>
EN2	No link.	/	/	/	
EN3	No link.	/	/	/	
EN4	No link.	/	/	/	
EN5	No link.	/	/	/	
<b>Summary of appraisal against environmental objectives:</b>		+	+	+	<b>This policy will have positive environmental effects as it seeks to protect species.</b>
<b>Economic Objectives</b>					
EC1	No link.	/	/	/	
EC2	No link.	/	/	/	

SA Obj	Predicted Effects				Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring (high/med/low)</li> <li>▪ Geographical scale of effect.</li> <li>▪ Temporary or permanent effect.</li> <li>▪ Assumptions made.</li> <li>▪ Recommendations for mitigation/improvement.</li> </ul>
	Nature of Effect on Baseline/Indicators	Assessment of Effect			
		Short term	Medium term	Long term	
EC3	No link.	/	/	/	
EC4	No link.	/	/	/	
<b>Summary appraisal against economic objectives:</b>		/	/	/	<b>This policy has no link with any of the economic objectives.</b>



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## Appendix 4 – Full Council – 25<sup>th</sup> September 2012

### Summary of Preferred Option Representations September 2012

Site Address	Settlement	Council Proposed Use	Support	Object	Not Stated/Other	Summary of representations	Site Allocation Reference
Grove Farm, Railway Road	Adlington	Mixed use		3		Residents object to housing at this site on traffic/congestion/access/amenity/loss of wildlife and housing type grounds, residents also states the site is only accessibly by private car and is not suited to walkers/cyclists and public transport users.	HS1.27
Land Adjacent to Bolton Road	Adlington	Mixed use	3	12	2	<p><b>HOUSING</b></p> <p>Residents object to housing and employment use on traffic/congestion/amenity ecology grounds, and it will affect existing residential properties</p> <p><b>EMPLOYMENT</b></p> <p>Site is not suitable for an employment allocation as incompatible with site. The need for additional employment development at this location is highly questionable. Given the 'backland' character of the site and its proximity to existing residential uses employment use is likely to be economically unviable given its lack of prominence and main road frontage which is considered necessary to deliver an attractive commercial proposition. Inappropriate access route to the site, the lack of site prominence, lack of main road frontage and site topography..</p> <p>Residents object to housing and employment use on traffic/congestion/amenity ecology grounds, and it will affect existing residential properties. Also there are already industrial units for sale or rent in the Chorley area. Need to further assess market for new employment floor space in Adlington.</p>	HS1.28 EP1.17
			0	12	2		
Land at Babylon Lane	Adlington	Housing	3	474	2	Development would change the rural character of the area. Loss of mature trees, some of which have TPOs. Loss of the Band Hut which is a practice venue for the local brass band.	HS1.29

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Site Address	Settlement	Council Proposed Use	Support	Object	Not Stated/Other	Summary of representations	Site Allocation Reference
						<p>There are existing traffic problems on Babylon Lane and it is reduced to a single lane for long stretches due to residents parking. Development would make this worse and there would be an increase in potential road traffic accidents, especially as there is a school nearby.</p> <p>Development would lead to the destruction of a valuable wildlife habitat. Services in Adlington such as schools and doctors are already full.</p> <p>The site is enjoyed by residents for recreational use.</p> <p>The site is subject to flooding when it rains and if the site was developed there would be further pressure on the natural drainage system.</p> <p>Development would decrease the value of surrounding properties and lead to overlooking and loss of privacy.</p>	
Remainder of Fairview Farm	Adlington	Housing				No representations received	<b>HS1.30</b>
Weldbank Plastics	Adlington	Housing	<b>0</b>	<b>0</b>	<b>1</b>	There are a number of other constraints that would impact upon any subsequent proposals on this proposed allocation, but which we do not consider would prevent the development of the site in principle: These sites border an Ordinary Watercourse, and a sufficient buffer should be incorporated into the design.	<b>HS1.31</b>
Fairport, Market Place	Adlington	Mixed use			<b>1</b>	Agent acting for owner says Policy EP1 should adopt a more flexible and proactive approach. The site represents a somewhat unique opportunity in Adlington (including that element within the Local Centre).Such an allocation could set out that development in classes A1, A2, A3, A4 and A5 and other main town centre uses would be permitted on that part of the site within the defined Local Centre boundary, and that complementary economic development would be permitted on the remainder of the site	<b>EP1.18</b>
Land off The Common	Adlington	Safeguarded land				No representations received	<b>BNE2.3</b>
Land off Park Road	Adlington	Safeguarded land				No representations received	<b>BNE2.4</b>
Land between Bolton Road and Huyton Lodge	Adlington	Await Open Space Study				No representations received	---
Land at/adjacent	Adlington	---				No representations received	---

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Site Address	Settlement	Council Proposed Use	Support	Object	Not Stated/Other	Summary of representations	Site Allocation Reference
to White Bear Marina, Park Road							
Land off Westhoughton Road	Adlington	---				No representations received	---
Red Rose Garage, Westhoughton Road	Adlington	---				No representations received	---
Brook Mill, Brook Street	Adlington	---				No representations received	---
Land Adjacent Buckshaw Primary School	Astley Village	Await Open Space Study				No representations received	---
Chancery Road	Astley Village	Await Open Space Study				No representations received	---
Astley Village Green, Chancery Road	Astley Village	Await Open Space Study				No representations received	---
Land at Drinkwater Farm, Windsor Drive	Brinscall	Housing		3		Residents object to housing on this site due to traffic/flooding and a decline in amenity and services grounds, also residents state the proposal will remove the rural aspect from the village.	HS1.48
Land off Heather Lea Drive	Brinscall	Open space				No representations received	HW1.8
Disused Railway Line from Brinscall to Abbey Village	Brinscall	Cycleway overlaps with LCC cycle route				No representations received	---
Land at Lodge	Brinscall	Await Open				No representations received	---

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Site Address	Settlement	Council Proposed Use	Support	Object	Not Stated/Other	Summary of representations	Site Allocation Reference
Bank		Space Study					
Commercial Premises, Hartington Road	Brinscall	---				No representations received	---
Group 4N, Royal Ordnance Site, Euxton Lane	Buckshaw Village	Housing				No representations received	<b>HS1.24</b>
Group 1, Former Royal Ordnance Site, Euxton Lane	Buckshaw Village	Mixed use				No representations received	<b>HS1.25</b>
Southern Commercial	Buckshaw Village	Employment	<b>1</b>			Support the allocation of the Southern Commercial Area, for B1, B2 and B8 uses. However, the allocation boundary does not correspond exactly to the Buckshaw Village design Code Master plan boundary and is closest to the new rail station and the proposed swale.	<b>EP1.16</b>
Perimeter of Buckshaw Village	Buckshaw Village	Cycleway overlaps with LCC cycle route				No representations received	---
Land Rear of Dog & Partridge, Chorley Lane	Charnock Richard	Housing. (Previously discounted at Issues & Options, but site now has planning permission)				No representations received	<b>HS1.49</b>
Coppull New Road	Charnock Richard	Await Open Space Study				No representations received	---
Park Hall Hotel/Camelot Theme Park	Charnock Richard	Await Open Space Study				No representations received	---

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Site Address	Settlement	Council Proposed Use	Support	Object	Not Stated/Other	Summary of representations	Site Allocation Reference
Eaves Green, off Lower Burgh Lane	Chorley	Housing	2	3		Residents object to housing on this site due to traffic/congestion/loss of wildlife grounds. Residents also object to there being a lack of local services and the site is not within walking distance to a school and housing will detract from the country park feel of the area. The developer and the Home and Community Agency support the allocation.	HS1.1
Carr Lane (Vertex Site)	Chorley	Mixed use		1		EMPLOYMENT Delete employment allocation as site marketed for over 2 years as per planning consent and no market demand. So allocate for housing.	HS1.2 EP1.4
Land off Quarry Road	Chorley	Housing				No representations received	HS1.4
Cowling Mill, Cowling Brow	Chorley	Housing	1	1		The owner of this site supports the allocation and one objection has been received just stating they object. . EA state that site is wholly or partly within Flood Zones 3 or 2, defined by PPS25 as having a high and medium probability of flooding respectively. EA state that if satisfied that this site satisfies PPS25 Sequential Test a level 2 SFRA should be produced to consider the risk of flooding before allocating it for development. In the absence of a Level 2 SFRA, the risk of flooding to the site is unknown and it cannot be determined if it is appropriate for residential development.	HS1.5
Cowling Farm	Chorley	Mixed use		8		6 Objections? To employment and housing allocations. 0 support	HS1.6 EP1.6
Talbot Mill, Froom Street	Chorley	Housing		3		Residents object to housing on this site due to traffic flow/ congestion/ access and existing parking problems in the area.	HS1.8
Land off Froom Street	Chorley	Housing	1	6		Residents object to housing on this site on access/traffic congestion and flow/deliverability and the pressure on local services and amenity grounds. They also object as the site is at risk of flooding. The site owner support the allocation.	HS1.9
West of Blackburn Road	Chorley	Housing	3	22		Residents object to housing on this site on traffic/ noise / poor access to public transport/ wildlife/ flooding and gradient grounds, also residents state the allocation would have a negative impact on the countryside and would as a result bring the urban boundary closer. There is also a small holding at one property which bounds the site on three sides and they are	HS1.10

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Site Address	Settlement	Council Proposed Use	Support	Object	Not Stated/Other	Summary of representations	Site Allocation Reference
						concerned their livestock would generate neighbour complaints. The site owner supports this allocation.	
Blackburn Brow	Chorley	Mixed use	2	14		Residents object to housing on this site on traffic/ noise / poor access to public transport/ wildlife/ flooding and gradient grounds, also residents state the allocation would have a negative impact on the countryside and would as a result bring the urban boundary closer. The site owner supports this allocation.	HS1.11
Chancery Way/West Way (Chorley RUFC)	Chorley	Housing/ Open space	2	141	3	The local highway infrastructure, particularly West Way, struggles to cope at present. Further development would worsen this. The site should be protected from development to retain the separation between Astley Village and Euxton. The site provides a valuable recreation use and should be kept for that use. There are concerns that the site would be developed for more social housing and it is considered that Astley Village has enough. There is enough housing in the area with the development at Buckshaw Village.	HS1.12 BNE2.12
Gillibrand	Chorley	Housing				No representations received	HS1.13
Hodder Avenue	Chorley	Housing				No representations received	HS1.14
Park Mills, Deighton Road	Chorley	Housing				No representations received	HS1.15
Commercial Premises, Cottam Street	Chorley	Housing				No representations received	HS1.16
Land off Duke Street	Chorley	Housing	1			One supporting statement has been received for this allocation stating the site is available and the principle of development has been accepted.	HS1.17
Lyons Lane Mill, Townley Street	Chorley	Mixed use				No representations received	HS1.18 EP1.9
Land at Worthy Street/Buchanan Street	Chorley	Housing/ Open space				No representations received	HS1.19
Railway Road	Chorley	Housing				No representations received	HS1.20

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Site Address	Settlement	Council Proposed Use	Support	Object	Not Stated/Other	Summary of representations	Site Allocation Reference
Initial Textile Services, Harpers Lane	Chorley	Housing	3			Residents support housing on this site as it will improve the look of the area.	HS1.21
Cabbage Hall Fields	Chorley	Housing				No representations received	HS1.22
Rydal House, Chorley Hall Road	Chorley	Housing				The site owners LCC have extended the site area and have submitted a new site allocation for the new site area.	HS1.23
Botany/Great Knowley	Chorley	Employment/ Recreation/ Green Belt	3	22	1	2 owners want the site allocated for Housing and recreation for canal. Already too much employment in Chorley and area. Ecology and Traffic /congestion issues. Loss of views to Pennine Moors. 3 supports with conditions for employment?.	EP1.1
M61 Botany Bay	Chorley	Employment (part)	6	11	0	Agent for Botany bay owner wants range of uses re- inserted i.e. A3,A4,C1as per planning consents Botany Bay Village agent says BBV is A1 use and should not be covered by this allocation and applies to their car parks. Already too much employment in Chorley and area. Ecology and Traffic /congestion issues.	EP1.2
Land to North East of M61 Junction (Gale Moss)	Chorley	Employment	6	18	0	Area source of River Chor. Already too much employment in Chorley and area. Ecology and Traffic /congestion issues. 18 objections, 6 supports.	EP1.3
Carr Lane (Vertex Site)	Chorley	Employment		1		<b>SEE HS1.2 ABOVE</b>	EP1.4
North of Euxton Lane	Chorley	Employment	0	47	1	2 owners do not want employment. HCA wants housing or mixed use. Other owner wants housing. No demand for employment and site not suitable, separated from Buckshaw and highway issues. Resident objections from Strawberry Fields and local area about protecting site for openness/amenity and traffic issues/congestion.	EP1.5
Martindales Depot, Cowling Brow	Chorley	Employment			2	Suggest remove allocation. There is an existing 2010 commitment for a single storey commercial building (B2)on the site but will not be affected as the site is an old employment site. Site and also parts in existing use ( mainly open storage) protected by Core Strategy Policy 10.Part of existing allocation is embankment and woodland and therefore not viable. EP1.7 is located within Flood Zones 3 and 2, defined by PPS25 as having a	EP1.7

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Site Address	Settlement	Council Proposed Use	Support	Object	Not Stated/Other	Summary of representations	Site Allocation Reference
						<p>high and medium probability of flooding respectively. You should be satisfied that the allocation of this site satisfies the requirements of the Sequential Test as set out in PPS25 and that you can justify this to an Inspector.</p> <p>We are satisfied that as the site is already used for employment purposes, formally allocating it as an employment site would not need to be supported by a SFRA. However, any subsequent proposals to redevelop the site would need to be supported a Flood Risk Assessment (FRA) in accordance with PPS25.</p> <p>Black Brook, which is designated as a Main River watercourse, flows through the centre of site EP1.7. Therefore the site will be subject to Byelaw Control. In particular, no works may take place within 8 metres of the bank top of the watercourse without the prior consent of the Agency. This may affect the viability of any redevelopment proposals for the site as the watercourse runs through the centre of the site. Consent is also required under the Water Resources Act 1991, for any works on, over or within the channel of the watercourse, including construction of surface water outfalls.</p>	
Land at Ackhurst Park	Chorley	Employment			1	Northern Trust support the current proposed allocation for B1, B2, B8 and A2 uses but consider it would be appropriate to widen this to include A3, A4, A5, D1 and D2 uses. Consider this would have no detrimental affect on town centre and allow a more flexible site.	EP1.8
Bankside House and Weldbank Training Centre, Weldbank Lane	Chorley	Employment/ Open space		3		The County Council has withdrawn this site from the process.	EP1.10
Woodlands Centre, Southport Road	Chorley	Mixed use	1			LCC support mixed allocation for employment and education.	EP1.11
Cross Hall Street	Chorley	Employment			1	One letter has been received on the employment allocation of this site and states British Waterways will need to be consulted on any plans and the trees along the embankment stabilise it so need to be retained.	EP1.13
Flat Iron Car Park	Chorley	Retail				No representations received	EP4.1



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Site Address	Settlement	Council Proposed Use	Support	Object	Not Stated/Other	Summary of representations	Site Allocation Reference
Bolton Street/Pall Mall	Chorley	Retail				No representations received	EP4.2
East of M61	Chorley	Safeguarded land				No representations received	BNE2.1
Southport Road	Chorley	Playspace				No representations received	HW1.10
Former Phoenix MG Rover Dealership, Bengal Street	Chorley	---				The site owners for this still want the site considering as part of the site allocations process and considered for development.	---
Astley Park	Chorley	---				No representations received	---
Footpath from Knowley Brow to Higher House Lane	Chorley	---				No representations received	---
Ellerbeck East and West	Chorley	---				No representations received	---
Chorley Social Club, Friday Street	Chorley	---				No representations received	---
Ellerbeck, Off Wigan Lane	Chorley	Await Open Space Study				No representations received	---
FDC (Holdings) Ltd & Ferax Premises, Moorland Gate, Cowling Brow	Chorley	---				No representations received	---
						No representations received	
Yarrow Mill, Yarrow Road	Chorley	---				No representations received	---
Market Street/High Street/Cleveland Street/Union	Chorley	---				No representations received	---

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Site Address	Settlement	Council Proposed Use	Support	Object	Not Stated/Other	Summary of representations	Site Allocation Reference
Street							
St Georges Institute, Trinity Road	Chorley	---				No representations received	---
Land bounded by Standish Street and Bolton Street	Chorley	---				No representations received	---
Southport Road	Chorley	Await Open Space Study				No representations received	---
Buttermere Green	Chorley	Await Open Space Study				No representations received	---
Healey Nab	Chorley	Await Open Space Study				No representations received	---
Yarrow Bridge Depot	Chorley	---				No representations received	---
Buckingham Street Yard	Chorley	---				No representations received	---
Land South of Crosse Hall Lane	Chorley	---				No representations received	---
Saville Street	Chorley	---				No representations received	---
Devonshire Road/Alker Street	Chorley	---				No representations received	---
Back Lane Reservoir, Back Lane	Clayton Brook/Green	Housing	<b>1</b>			One letter of support has been received stating the site is deliverable and sustainable but would like the status of the site changed from greenfield to brownfield as it is a covered reservoir which continues the development on site.	<b>HS1.32</b>
Radburn Works, Sandy Lane	Clayton Brook/Green	Housing				No representations received	<b>HS1.33</b>
Westwood Road	Clayton Brook/Green	Housing		<b>21</b>		Residents object to housing on this site on traffic/ loss of wildlife/ loss of visual amenity/ loss of trees and loss of valuable green space grounds, also	<b>HS1.34</b>

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Site Address	Settlement	Council Proposed Use	Support	Object	Not Stated/Other	Summary of representations	Site Allocation Reference
						the site is in close proximity to two primary schools.	
Land to the Rear of Ley Inn, Back Lane	Clayton Brook/Green	---				No representations received	---
Land to the Rear of St Bede's Club, off Chorley Old Road	Clayton Brook/Green	Await Open Space Study				No representations received	---
Cuerden Valley Park – Linear Path from A6 to B5256 and Area North of B5256	Clayton-le-Woods	---				No representations received	---

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Site Address	Settlement	Council Proposed Use	Support	Object	Not Stated/Other	Summary of representations	Site Allocation Reference
Land to East of Wigan Road (A49)	Clayton-le-Woods	Mixed use	6	84*	1	<p><b>HOUSING</b></p> <p>The site already has planning permission for 300 houses, no more houses are needed in the area.</p> <p>The roads cannot cope with any more traffic especially Lancaster Lane and the Hayrick junction.</p> <p>Local schools and doctors are already full.</p> <p>There is a Biological Heritage Site on the site and development would have an adverse impact on wildlife.</p> <p>The site is a greatly valued open space for local residents and development will affect their wellbeing.</p> <p>Nearby Buckshaw Village is far from complete and is scheduled to provide thousands more homes and many already built remain unoccupied.</p> <p>There is concern over the impact the development would have on the road safety in existing developments adjacent to the site due to the increase in traffic.</p> <p>Development would lead to overlooking and loss of views for surrounding houses.</p> <p>Development of this site would lead to Chorley and South Ribble merging. Extensive development of this site is not in accordance with the Core Strategy which states that there should be 'some growth' in Urban Local Service Centres. A huge proportion of the housing requirement for Chorley is earmarked for Clayton-le-Woods and this is not consistent with the overall plan.</p> <p><b>EMPLOYMENT</b></p> <p>There are concerns over the effect development will have on local infrastructure. The roads cannot cope with any more traffic especially Lancaster Lane and the Hayrick junction.</p> <p>Development will lead to disruption to elderly residents at Cuerden Residential Park.</p> <p>There is a Biological Heritage Site on the site and development would have an adverse impact on wildlife.</p> <p><b>HCA</b> supports the allocation of this site but as an alternative approach consider site for residential –led development with local employment opportunities. The proportion of employment land envisaged does not appear to be specifically justified in this location within the DPD, nor is there evidence of specific employment demand for this site to come forward. It is not clear to what extent the level of employment offer in neighbouring South Ribble has been considered, in addition to the potential large scale employment offer from the Cuerden Strategic Investment Site, located 1.5 miles from the allocation. In addition the provision of large scale B1 development on the site is not in accordance with DPS4 and the</p>	<b>HS1.35 EP1.19</b>
			1	71*	2		

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Site Address	Settlement	Council Proposed Use	Support	Object	Not Stated/Other	Summary of representations	Site Allocation Reference
Burrows (GM) Premises, Wigan Road	Clayton-le-Woods	---				No representations received	---
Discover Leisure, Chapel Lane	Coppull	Mixed use	<b>1</b>			Representee supports the allocation of part of the site for proposed residential development. Seeks to reduce the employment allocation. Considers that the site has not been in any traditional employment use as it has been a facility used by a caravan and motor homes sales and servicing business. Whilst people are employed in this form of business, it is a fairly low density employment use and falls within sui generis.	<b>HS1.36 EP1.20</b>
Regent Street	Coppull	Housing				No representations received	<b>HS1.37</b>
Land at Northenden Road	Coppull	Housing		<b>1</b>		One resident has objected to housing on this site on traffic grounds and also the strain on already stretched local services and amenities.	<b>HS1.38</b>
Coppull Enterprise Centre, Mill Lane	Coppull	Housing		<b>1</b>		One resident has objected to housing on this site on traffic grounds and also the strain on already stretched local services and amenities.	<b>HS1.39</b>
Clancutt Lane	Coppull	Housing	<b>2</b>	<b>19</b>		Residents object to housing on this site on traffic/ access/ loss of wildlife/ drainage and lack of children's facility grounds, also the road is very narrow leading to road safety concerns. Two letters of support have been received stating the site is sustainable and available.	<b>HS1.40</b>
North of Hewlett Ave	Coppull	Safeguarded land				No representations received	<b>BNE2.7</b>
Blainscough Hall	Coppull	Safeguarded land/ Green Belt				No representations received	<b>BNE2.8</b>
Land at Mountain Road	Coppull	Open space				No representations received	---
Orchard Heys Farm, Off Park Rd	Coppull	---				No representations received	---
263 Spendmore Lane	Coppull	---				No representations received	---

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Site Address	Settlement	Council Proposed Use	Support	Object	Not Stated/Other	Summary of representations	Site Allocation Reference
Land Adjacent 32 Moor Road	Croston	Housing. (Previously discounted at Issues & Options, but site now has planning permission)				No representations received	HS1.50
Croston Timber Works Goods Yard, Station Road	Croston	Housing. (Previously discounted at Issues & Options, but site now has planning permission)	1			One letter of support from the site owner has been received.	HS1.51
Land off Riverside Crescent	Croston	Playspace				No representations received	HW1.30
Land off Westhead Road	Croston	---				No representations received	---
Land to the north of Brickcroft Lane	Croston	---				No representations received	---
Land to the east of Out Lane	Croston	---				No representations received	---
Land to the east of Station Road	Croston	Await Open Space Study				No representations received	---
Land off Out Lane	Croston	Await Open Space Study				No representations received	---
Land off Coniston Way	Croston	Await Open Space Study				No representations received	---
Croft Field, Off	Croston	Await Open				No representations received	---

## Appendix 4 – Full Council – 25<sup>th</sup> September 2012

Site Address	Settlement	Council Proposed Use	Support	Object	Not Stated/Other	Summary of representations	Site Allocation Reference
Grape Lane		Space Study					
Rear of 81-101 Station Road	Croston	Await Open Space Study				No representations received	---
Recreational Area, off Station Road	Croston	Await Open Space Study				No representations received	---
75 Towngate	Eccleston	Housing		32		Residents object to housing on this site on traffic/ amenity/ access/ noise and flooding grounds, they also state this site would result in an overdelivery of housing in Eccleston.	HS1.52
Land North of Bradley Lane	Eccleston	Housing/ Safeguarded land/ open space	1	33	3	Residents object to housing on this site on traffic/ amenity/ access/ noise and flooding grounds, they also state this site would result in an overdelivery of housing in Eccleston.	HS1.53
Sagar House, Langton Brow	Eccleston	Housing		1		One resident has objected to housing on this site as they feel Eccleston has had more than its fair share of development.	HS1.54
East of Tincklers Lane	Eccleston	Safeguarded land				No representations received	BNE2.10
Between Bradley Lane, 7 Parr Lane	Eccleston	Safeguarded land				No representations received	BNE2.11
						No representations received	
Lawrence Lane	Eccleston	Playspace				No representations received	HW1.32
Parr Hall Farm, Parr Lane	Eccleston	Housing element discounted, Await Open Space Study				No representations received	---
Bygone Times	Eccleston	---				No representations received	---
Land Between Lydiate Lane and New Lane	Eccleston	Housing element discounted. Await Open Space Study				No representations received	---

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Site Address	Settlement	Council Proposed Use	Support	Object	Not Stated/Other	Summary of representations	Site Allocation Reference
Land between Bannisters Lane and Tincklers Lane	Eccleston	Await Open Space Study				No representations received	---
Land between Bradley Lane and Parr Lane	Eccleston	Await Open Space Study				No representations received	---
Eccleston Village Green	Eccleston	Await Open Space Study				No representations received	---
The Hawthorns Play Area	Eccleston	Await Open Space Study				No representations received	---
Middlewood Close Play Area	Eccleston	Await Open Space Study				No representations received	---
Millennium Green	Eccleston	Await Open Space Study				No representations received	---
Land off the Hawthorns	Eccleston	Await Open Space Study				No representations received	---
Land at Sylvesters Farm	Euxton	Mixed use	<b>3</b>	<b>288</b>	<b>4</b>	<p>HOUSING; The open fields act as a buffer between Euxton and Chorley and they are the last green space separating them. More housing development in Euxton is unnecessary due to the development at Buckshaw Village. Euxton has had more than its fair share of development in recent years and appears to have been targeted to take a disproportionate share of new housing.</p> <p>There is an excess of unsold houses in Euxton and Buckshaw Village. There are not enough school places. The roads cannot cope with an increase in traffic and when the quarry is in operation the area will be gridlocked. Pear Tree Lane is used extensively by horse riders, dog walkers and cyclists etc and is too narrow and unsuitable for development. Development would lead to a negative impact on wildlife. Euxton is supposed to be a village, more development means it is losing its identity as a village.</p> <p>EMPLOYMENT; HCA say the mixed use allocation includes the provision of 3Ha of employment land (B1, B2 &amp; B8). The scale and location of this</p>	<b>HS1.41</b> <b>EP1.21</b>



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Site Address	Settlement	Council Proposed Use	Support	Object	Not Stated/Other	Summary of representations	Site Allocation Reference
			0	280	4	<p>employment provision raises questions in respect of demand (especially given the close proximity of the employment offer at Buckshaw Village) and issues around accommodating compatible land uses (the site is surrounded on three sides by the developed residential areas of Euxton and Buckshaw). As proposed, the allocation could result in visually intrusive employment development on the frontage of the site onto Euxton Lane, as well as necessitating access through the mixed use area into the residential part of the site and its connection to existing development and highway. The HCA consider that allocating the entire site for residential development would be a more sustainable approach and accord with the HCA's detailed Development Strategy which makes a strong case for the delivery of housing in this location, as well as providing a technically robust assessment to justify development parcels and uses. Such an allocation would also enable development to respect the existing development along Pear Tree Lane.</p> <p>Resident objections to employment cover already employment at Buckshaw and too many empty units, where is the need for more employment as well as transport/ecology, too much development in Euxton issues. 280 employment objections, 4 not statedThe open fields act as a buffer between Euxton and Chorley and they are the last green space separating them.</p> <p>More employment development in Euxton is unnecessary due to the development at Buckshaw Village and the number of existing employment units in Euxton.</p> <p>The roads cannot cope with an increase in traffic and when the quarry is in operation the area will be gridlocked.</p> <p>Pear Tree Lane is used extensively by horse riders, dog walkers and cyclists etc and is too narrow and unsuitable for development.</p> <p>Development would lead to a negative impact on wildlife.</p> <p>Euxton is supposed to be a village, more development means it is losing its identity as a village.</p>	
Land at end of	Euxton	Housing/	1	110	4	The access road from Dunrobin Drive onto Wigan Road cannot cope with	HS1.42

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Site Address	Settlement	Council Proposed Use	Support	Object	Not Stated/Other	Summary of representations	Site Allocation Reference
Dunrobin Drive		Green Belt				<p>the current level of traffic. It is too narrow and cannot be widened and extra traffic would be dangerous.</p> <p>The site is a wildlife haven and a large number of species use the field due to its proximity to Yarrow Valley Country Park.</p> <p>Development would lead to the loss of the boundary between Euxton and Charnock Richard.</p> <p>The area is poorly served by public transport.</p> <p>A previous proposal to develop the site was refused based on the access being inadequate and the problem has got worse since then.</p> <p>More housing development in Euxton is unnecessary due to the development at Buckshaw Village.</p>	
37-41 Wigan Road	Euxton	Housing				No representations received	HS1.43
Land at Junction of Balshaw Lane/Wigan Road	Euxton	Open space				No representations received	---
Highways Avenue	Euxton	Await Open Space Study				No representations received	---
Bredon Ave	Euxton	Await Open Space Study				No representations received	---
Adjacent Yarrow Valley car park, Southport Road	Euxton	Await Open Space Study				No representations received	---
Adjacent Pear Tree Lane	Euxton	Await Open Space Study				No representations received	---
Concrete Works, Wigan Road	Euxton	---				No representations received	---
Dismantled Railway Line	Heapey	Await Open Space Study				No representations received	---

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Site Address	Settlement	Council Proposed Use	Support	Object	Not Stated/Other	Summary of representations	Site Allocation Reference
Bramblewood Nursey and Garden Centre, Wigan Lane	Heath Charnock	Await Open Space Study				No representations received	---
Heskin Green	Heskin	Await Open Space Study				No representations received	---
Rear of New Street	Mawdesley	Employment				No representations specifically on EP1.22 but a new site suggestion covers part of this site. GT Goodyear land at Gorsey Lane is being proposed by the site owner for mixed use development including retention of existing employment, housing on additional area and retention of part EP1.22 in their ownership.	EP1.22---
Copthurst Lane/Kenyon Lane	Wheelton	Await Open Space Study				No representations received	---
Copthurst Lane/Kenyon Lane	Wheelton	Await Open Space Study				No representations received	---
Old Sand Quarry, Between Kenyon Lane and Copthurst Lane	Wheelton	Await Open Space Study				No representations received	---
Black Lion Field, Blackburn Road	Wheelton	Await Open Space Study				No representations received	---
Land off Ryefield	Wheelton	Await Open Space Study				No representations received	---
Land off Moss Lane	Whittle-le-Woods	Housing	4	220	2	Development of the site would wipe out the last green spaces in the area and result in the loss of a beautiful, open green space. Drainage systems in the area are not sufficient and development would add to flooding on Lower Town Lane and Waterhouse Green.	HS1.44

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Site Address	Settlement	Council Proposed Use	Support	Object	Not Stated/Other	Summary of representations	Site Allocation Reference
						<p>Local schools and doctors surgeries are already full.</p> <p>Dunham Drive should not be used for access to the proposed development as the increase in traffic will put the safety of children on the estate at risk and would have a negative impact on existing properties.</p> <p>Development would lead to the loss of a wildlife habitat.</p> <p>The development is not needed due to the amount of development taking place at Buckshaw Village and the number of empty properties there.</p> <p>Whittle-le-Woods has lost its village appeal and further development would worsen this.</p> <p>The A6 is already extremely busy.</p> <p>There was a lack of consultation on the selection of this site as a preferred housing allocation.</p>	
Hill Top Lane	Whittle-le-Woods	Housing		6		Residents object to housing on this site on access/ poor topography/ wildlife and traffic grounds. This site should only become available when the dangerous quarry is filled in.	HS1.45
Land rear of 23 Birchin Lane	Whittle-le-Woods	Housing		3	1	Residents object to housing on this site on traffic/ congestion/ wildlife and environmental grounds, and they feel the Village will lose its community and identity if more housing is built.	HS1.46
Rear of 243-281, Preston Road	Whittle-le-Woods	Housing		1	1	Residents object to housing on this site on traffic/ congestion/ wildlife and environmental grounds, and they feel the Village will lose its community and identity if more housing is built.	HS1.47
West of M61	Whittle-le-Woods	Safeguarded land				No representations received	BNE2.14
Kem Mill, Kem Mill Lane	Whittle-le-Woods	---				No representations received	---
Swansey Mill between Swansey Lane and Mill Lane	Whittle-le-Woods	---				No representations received	---
Adj Springside Farm, Moss Lane	Whittle-le-Woods	---				No representations received	---

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Site Address	Settlement	Council Proposed Use	Support	Object	Not Stated/Other	Summary of representations	Site Allocation Reference
Land off Watkin Road	Whittle-le-Woods	---				No representations received	---

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### Representations relating to Development Management Policies

Policy No	Policy Title				Summary of Respresentations
		Objection	Support	Not Stated/Other	
BNE1	Development in the Area of Other Open Countryside	0	1	0	The wording of this policy should read, 'appropriate to the character and quality of the surrounding countryside and where biodiversity is safeguarded.'
BNE2	Areas of Safeguarded Land	0	1	0	The policy is supported as it reflects National Policy.
BNE3	Major Developed Sites in the Green Belt	3	2	2	This Policy needs to be reassessed in light of the NPP
BNE4	Light Pollution	0	1	0	Support Policy BNE4 in relation to light pollution, but recommends that in relation to light spillage, this is minimised not only to prevent nuisance and avoid adverse effects on the character of the area, but also to prevent adverse effects on biodiversity.
BNE5	Unstable Land	1	1	1	Support that this policy is justified, effective and is consistent with National Policy. Object as flooding is not specifically included within this Policy.
BNE6	Heritage Assets	0	2	1	Support with minor amendments that I suggest some minor changes to the Policy wording under criteria (b): i. The conservation of features and elements that contribute to the heritage asset's significance and character. This may include: earthworks or buried remains,... ii. The reinstatement of features and elements that contribute to the heritage asset's significance which have been lost or damaged. iii. The conservation and, where appropriate, the enhancement of the space in between and around buildings as well as front, side and rear gardens, historic boundaries and ancillary structures. It welcomes Policy BNE6 Heritage Assets in terms of its protection of heritage assets and their settings. However it could be improved by also considering the wider historic character of both towns and countryside areas.
BNE7	Trees	0	1	2	Support : fully support the intention underlying this policy to protect trees within the borough and any loss f trees/ hedgerows should be replaced with the traditional species.

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Policy No	Policy Title	Objection	Support	Not Stated/Other	Summary of representations
EP1	Employment Site Allocations	4	1	0	<p><u>Object:</u> At present there does not appear to be any reference to minerals and waste issues being addressed in the County level plan. This lack of a cross reference means that the plan does not in any way indicate how policies within that DPD may need to be taken into account in this DPD.</p> <p>There does not appear to have been any recorded consideration of mineral sterilisation in the site allocation process.</p> <p>The proposed employment allocation is greater than the residential allocation within Coppull without any justification.</p> <p>The policy is drafted completely at odds with the direction of travel of Government guidance such as PPS4</p> <p><u>Support with amendments:</u> Policy EP1 needs to adopt a much more flexible and pro-active approach in order for certain sites to expand to include within them a larger area.</p>
EP2	Development Criteria for Business & Industrial Development	0	3	0	<p>Support with minor amendments: This Policy is supported but it would be useful to have one similar or expand this policy to include residential developments.</p>
EP5	Primary Shopping Area and Primary Frontage	0	1	0	<p>Support the Primary Shopping Area and Secondary Shopping Frontage policies and the inclusion of Oak House, High Street, Chorley within them.</p>
EP6	Secondary Shopping Frontage	0	1	0	<p>Support the Primary Shopping Area and Secondary Shopping Frontage policies and the inclusion of Oak House, High Street, Chorley within them.</p>
EP7	Development and Change of Use in District & Local Centres	1	2	0	<p>Support with minor amendments suggest that Policy EP7 needs to be reviewed and re-drafted to properly reflect current and emerging National Planning Policy which already indicates a more flexible and pro-active approach</p>

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Policy No	Policy Title	Objection	Support	Not Stated/Other	Summary of representations
EP8	Existing Local Shops	1	0	0	Objection stating Given that we remain in a time of significant economic uncertainty, the terms of this policy are considered significantly onerous. It is not considered that this policy is necessary or consistent with national planning policies. If it remains in place, it appears certain to increase the level of vacant units within settlements, whilst a 12 month marketing process is completed. In this time a potential alternative tenant could be lost.
EP9	Development in Edge of Centre and Out of Centre Locations	1	0	0	Objection the policy is said to relate to small scale proposals (presumably under 2,500 sq m), we would suggest that a detailed assessment of impact should not be required in the terms of the policy to comply with National Policy.
EP11	Further and Higher Education Facilities	0	1	0	Support with amendments the criteria should include compatibility with the surrounding townscape as well as land uses, and there should be no net loss in wildlife or habitat as a result of the development. Since these requirements are applicable to several policy areas, it may be that such requirements can be included in a cross-cutting policy within the Site Allocations and Development Management Policies DPD.
HS1	Housing Site Allocations	13	2	1	Object; Policy HS1 proposals are insufficient to meet housing land requirements and a significant number of additional sites need to be allocated for development across the timescale of the plan. Residents object to housing in Euxton on road safety, congestion, overcrowding and pollution grounds. Residents also object to Policy HS1 on the grounds Buckshaw Village has not yet been completed. Support; Housebuilders support the allocation table and have requested any change in Core Strategy is taken account of here.



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Policy No	Policy Title	Objection	Support	Not Stated/Other	Summary of representations
HS2	Phasing of Housing Development	7	3	1	<p>Object; there is no reasoned justification to seek to delay the delivery of housing at various sites.</p> <p>The Council will be aware that it should not rely on windfall sites during the first 10 years of the plan period in accordance with paragraph 59 of PPS3 and paragraph 109 of the draft NPPF. It has not offered any genuine local circumstances to justify the need to rely on windfall sites.</p> <p>Support with amendments; Whilst we support policy HS2 in principle, we find it necessary to object to the proposals for phasing; albeit our objection would be overcome if the policy or narrative made clear that the phasing did not apply to special needs housing meeting an identified need.</p>
HS3	Windfall Housing Sites	1	4	1	<p>Support with amendments; The requirement for foul and surface water drainage is welcomed but why only for Windfall Housing sites</p> <p>Object: It is considered that the requirement of the final paragraph of Policy HS3: Windfall Housing Sites, together with the explanatory text within paragraph 5.15 is unduly onerous and, if applied literally, could rule out the development of all unallocated Greenfield land.</p> <p>Support; Policy HS3 provides for new residential development, of an appropriate scale and type, within the boundaries of settlements excluded from the green belt.</p>
HS4	Private Residential Garden Development	5	1	1	<p>Object: These areas are within urban development settings. The national policy does not state that residential garden development should be refused.</p> <p>This policy does not take account of properties with large gardens that are set in areas with a surrounding higher density, some limited development in these gardens may be appropriate and could better reflect the local character/density of the area.</p> <p>Support; Parish Councils support the restriction of garden development.</p>

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Policy No	Policy Title	Objection	Support	Not Stated/Other	Summary of representations
HS5	Sub-division/Conversion of Dwellings into Flats & Conversion of Non-residential Properties into Residential Use	0	1	0	Support with amendments; The requirement to avoid demonstrable harm to the amenities of the local area should be extended to specifically include flooding damage due to sewage and run off along the downstream drainage channels.
HS6	Open Space Requirements in New Housing Developments	0	3	1	Support; supports the Policy HS6 proposals for new housing development to make provision for open space, or if more appropriate, a commuted sum for provision off site, where there is local qualitative and quantitative deficiencies identified in the forthcoming Open Space Study
HS9	Residential Development Within Rural Settlements Excluded from the Green Belt	1	1	0	Object; Policy HS9 does not provide for the flexibility necessary to respond to changing circumstances Support with amendments; we would suggest that the allowance of large scale redevelopment schemes be included as criterion d) of the policy
HS10	Rural Affordable Housing – Rural Exception Sites	1	1	0	Support; Generally the approach set out in this Policy is supported by the National Trust, including each of the criteria a) to e). However, it is suggested that the overall scale of any such scheme is a key consideration that should be more explicitly referred to in the Policy itself Object; the criteria in the policy are demanding, and that all have to be met. However, the fact that a proposed policy will allow for development in only a very limited set of circumstances does not constitute a justification for it.
HS11	Conversion of Rural Buildings in the Green Belt and Other Designated Rural Areas	1	2	0	Object; Policy HS11 it is considered that the continued reliance on a percentage rebuild figure is inappropriate and instead it should be clear that, in accordance with draft NPPF Paragraph 144, the policy should permit the re-use or replacement of existing buildings provided the new building is not materially larger than the one it replaces. It is therefore considered that Policy HS11 should be amended to reflect the emerging guidance contained in draft NPPF. Support; The approach set out in this Policy and the detailed wording is supported by National Trust.

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Policy No	Policy Title	Objection	Support	Not Stated/Other	Summary of representations
HS12	Rural Replacement Dwellings and Extensions	0	1	0	It is requested that an additional criteria are added to the Policy, e.g.: d) the proposed replacement dwelling would not harm the character of the countryside; and g) the proposed extension would not harm the character of the countryside.
HS13	Removal of Agricultural Occupancy Conditions	0	1	0	Supporting comment states 'agree' with not further detail.
HW1	Playspace Allocations	0	2	0	Support with minor amendments play area welcomed but need more e.g. why not use the area to the back of Swansey Lane recently released by LCC from primary school use as a playspace? There is also a need at the bottom end around the newer areas and an even greater need should future housing developments go forward.
HW2	Playing Fields, Parks, Recreational & Amenity Open Space	1	1	0	Support with minor amendments We very much support the protection of existing greenspace, which is the aim underlying this policy, but we do not consider that the policy is strong enough as worded at present. Objection: Playing Fields, Parks, Recreational and Amenity Open Space: "...open spaces or sports or recreational facilities will be protected unless it can be demonstrated that the site is surplus to requirements" No such evidence has been provided to date.
HW3	Golf, Other Outdoor Sport and Related Development	0	1	0	Support with minor amendments Under criterion a), might be added the 'character and quality of the landscape'.
HW4	Valley Parks	0	3	0	Support with minor amendments: permits development in the vicinity of valley parks is reworded to be positive and to allow development in the vicinity valley parks provided that they would not detract from the amenity, recreation and wildlife value. It is not clear what development is referred to or envisaged under this policy.

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Policy No	Policy Title	Objection	Support	Not Stated/Other	Summary of representations
HW5	The Leeds and Liverpool Canal	0	2	0	Support with minor amendments: In formulating Development Management Policy British Waterways would recommend that the advice contained in the Town and Country Planning Association and BW Policy Advice Note (PAN) on Inland Waterways, published 2009 , is taken into account and leisure uses should be positively planned for.
HW6	Allotments	0	2	0	<u>Support</u> ; wholly supportive of Chorley Council seeking to identify suitable plots of land on which to provide much needed allotments in Adlington though slightly disappointed with the choice of Common End. I am disappointed to find there are no new allotments indicated on the LDF map
HW7	Community Facilities	1	1	0	Object (Ecclestone); No such evidence has been provided for this Policy and the application for village green status demonstrates that the land is currently used to serve the needs of the Ecclestone community <u>Support with amendments</u> ; Whilst it may be hard to dictate to businesses when they ought to sell on their premises, this policy needs to be strengthened as too many premises are left to become neglected and unusable deliberately so that they cannot be sold on.
ST1	Provision or Improvement of Footpaths, Cycleways, Bridleways and their Associated Facilities	0	3	2	<u>Support</u> ; Anderton Parish Council is fully supportive of this policy and would like to see an audit of current footpath provision and route appropriateness The policy does not show any indication of how this will be done and bridleway provision increased with possible s106 monies.

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Policy No	Policy Title	Objection	Support	Not Stated/Other	Summary of representations
ST2	New Cycle Routes	0	4	2	<p><u>Support</u>; While not wishing to comment on particular routes set out in this policy, we welcome the aim of this policy to preserve existing cycle routes and provide or extend them.</p> <p>This route in Ecclestone is shown as starting half way down bradley lane, cyclists would have to get to that start point to utilise the route i.e. they would have to cycle past the access road to HS1.53 which would be very close to the start of the route</p> <p>Cycle route 004- what a fantastic, brilliant idea! I support this all the way.</p> <p>The Parish Council has concerns regarding the suitability of the existing roads through Ulnes Walton for use as a cycle route.</p>
ST4	Road Schemes and Development Access Points	0	0	1	<p>It is acknowledged that the development of the allocated employment and residential sites at Botany Bay will require the provision of an access bridge over the canal.</p>
ST5A	Car Parking Standards	1	1	0	<p>Support for including a section on sui generis buildings and especially for including 1 coach space for theatres.</p>
ST5B	Residential Car Parking Standards	1	1	0	<p>Object; Parking provision at residential development sites should be considered on a site by site basis.</p> <p>Support; The Parish Council welcomes the proposed minimum parking provision.</p>
<b>TOTAL NUMBER OF REPRESENTATIONS</b>		<b>44</b>	<b>59</b>	<b>16</b>	
		<b>119</b>			

119 representations were received relating to the Development Management Policies. The majority of these (59) were in support of the policies. Policies HS1 and HS2 raised the most objections. 13 objections were received for Policy HS1, which related generally to the number of houses proposed in various settlements and the overall total number of dwellings proposed as well as the densities proposed. 7 objections were received for Policy HS2 which mainly objected to the proposed phasing (time period in which the housing allocations were scheduled to come forward for development).

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### Representations relating to a specific chapter of the DPD

Chapter No	Chapter Title				Summary of Respresentations
		Objection	Support	Not Stated/Ot her	
1	Introduction	0	0	0	No representation received.
2	Vision for Chorley	0	0	2	Residents agree with the generalisations outlined in sections 2 to 9, noting however that as Clayton-le-Woods and Whittle-le-Woods is an area that has undergone much development over the past few decades, there should be a greater emphasis on the needs of present residents. There is little indication that flooding issues, particularly within Croston are recognised within this document.
3	Delivering Infrastructure	2	2	3	<u>Objection</u> Sewage is not mentioned within the infrastructure chapter and is a vital as existing systems are struggling to cope. Failure to mention sewage here is of major concern.
					<u>Support</u> We very much welcome the attention given to green infrastructure (GI) in this section, particularly paragraphs 3.11 and 3.12.
					<u>Other</u> I would have liked to have seen a sharper focus and greater transparency as to the means by which this would be achieved, and more particularly the importance of engaging with infrastructure providers, including the County Council, in the work that the Central Lancashire authorities are progressing in relation to CIL. Reference to green infrastructure in this section is welcomed. However, there is no attempt to set out Chorley's existing green infrastructure and future requirements, this omission downplays the importance of green infrastructure and should be addressed in order to provide the local detail for strategic Policy 18 in the Core Strategy. New railway stations includes Coppull. What is the priority for Coppull Improving the bus service along Chapel Lane Coppull. This is, and will be needed as the plan includes areas of development at Discover Leisure HS1.36, including employment.

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4	Catering for Sustainable Travel	1	1	3	<p><u>Objection</u> There are and will be insufficient methods of travel ,particularly rail, in view of the development proposals for Chorley and it's surrounding areas.</p> <p><u>Support</u> The most heartening proposals are those for links north and south, east and west for walkers and cyclists</p> <p><u>Other</u> It is unclear what 'A high speed rail link through the Borough to Preston' refers to. It would perhaps be better phrased as support for Preston being linked into the High Speed Rail network. In addition, clarity is also sought on what is proposed by 'Assess the impact of using the Charnock Richard service area access as an unauthorised motorway junction.'</p> <p>West Lancashire Borough Council notes in paragraphs 4.14 and 4.15 the proposals by Trampower to develop a tram network within Central Lancashire, which may include an extension to Ormskirk, using the existing railway line southwards from Lostock Hall. Whilst this Council supports the principle of sustainable transport, we are sceptical that the stated tram proposals will be delivered, given the likely costs involved, and we question the appropriateness of their inclusion in the draft DPD.</p> <p>Also needed will be better rail services for the area as commuter trains at present are not in general of sufficient capacity for the current users.</p>
5	Homes for all	2	0	3	<p><u>Object</u> Information from your planning department stated 417 houses per year over the next 10-15 years was the number required by Central Government for Chorley. How can this possibly be valid? Who measured it/ predicted it? Has it been questioned? Why not 10 or 416 or 700? There must be some dubious rationale for such a number. This would give us 6,000 houses in 10 years- around 10,000 extra cars. Current roads cannot be widened. How could main commuter junctions to the M6 at Leyland and M61 at Chorley cope? Each site allocation has to have traffic plan/safety measures agreed by the Council but are these looked at in total and are their combined numbers or bottle necks and main roads taken into account when they are assessed?</p> <p><u>Other</u> With reference to the views expressed concerning Gypsy/Traveller sites in the Chorley area we would like to make the following points on the two separate items. Should Chorley have allocated sites for gypsy/traveller groups? This is a valid point, and so long as these sites are not on Green Belt, and are well away from housing and are well screened following Gypsy Council code of practice. We see no problem with this viewpoint. The current unlawful Site at Hut Lane in Chorley should be removed in accordance with planning decisions and appeals as this is Green Belt land.</p> <p>Gypsy sites are of concern, and I feel that any that are identified in the future need some form of restriction to prevent them becoming permanent homes and only used for temporary accommodation.</p> <p>Residents are concerned about the large number of apartment blocks under construction. Throughout the country there are already huge numbers of unsold/unoccupied apartments many of which are "buy to let" and are often rented out as a substitute for social housing for long term unemployed, refugees, asylum seekers and alike - are the apartments in Buckshaw likely to be any different? I believe that people need a place to live irrespective of their circumstances, but has the Council taken on board the social impact and cost implications of such issues which will almost certainly arise?</p>

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6	Delivering Economic Prosperity	0	1	1	<p><u>Support</u> ASDA Stores Ltd would like to take this opportunity to re-iterate its support of the overarching aspirations of existing and emerging Local Policy in improving the vitality and viability of shopping centres in the Borough</p> <p><u>Other</u> The draft DPD does not address visitor or rural economies. The Trust recognises that Core Strategy Policy 13 Rural Economy covers much of this ground, however there is still a need for site specific heritage and landscape based tourism and appropriate associated facilities to be recognised as important opportunities to boost the economy. This will have the benefit of reinforcing local distinctiveness and increasing the attractiveness for new investment.</p> <p>It is noted that there is a Core Strategy objective (third bullet point in the headline information on page 36) as well as Policy 11 in respect of tourism, but other than references at paras 6.22 and 6.23 in the context of Chorley Town Centre there is no reference to the visitor economy. Consideration should be given to an appropriate detailed policy regarding the location and development of tourist attractions</p>
7	Protecting and Enhancing the built and natural Environment	1	0	5	<p><u>Object</u> It is clear from the evidence report and the DPD itself that great care has been taken to avoid repetition of Core Strategy and National policy. The Trust recognises that this is a key aspect of a sound plan, however in this case the approach has a been taken too far and needs some degree of reconsideration, for the following reasons:</p> <ul style="list-style-type: none"> <li>- Dealing with some subjects in detail but failing to cover others at all leads to an unbalanced plan and a less robust policy approach to the overlooked areas.</li> <li>- Over-reliance on the draft Core Strategy and current national policy potentially means the draft DPD will not be flexible enough to deal with the changing policy background and therefore may require considerable redrafting at a later stage.</li> </ul> <p><u>Other</u> While requirements to limit light pollution are recognised the relative space allocated to this topic in comparison with the neglect of sewage issues must be questioned.</p> <p>We suggest that this section identifies protected sites located within the district, and acknowledges their protected status. We also suggest that a list of other sites important for biodiversity and geological conservation are mentioned within this section</p> <p>We would recommend the inclusion of a policy within the DPD seeking to protect and enhance wildlife corridors and watercourses through the use of buffer zones, the restoration of culverted watercourses to open channel and the control of invasive species.</p>
8	Promoting Health and Wellbeing	0	0	1	<p>The Trust welcomes the inclusion of a variety of outdoor recreation opportunities within this section, including valley parks and canals. However, this policy approach could be widened to recognise the more general benefits of access to the countryside to health and well being.</p>
9	Tackling Climate Change	1	0	3	<p>The Trust recognises that there is a series of policies, in some cases quite detailed, dealing with tackling climate change in the Core Strategy. However, it is a serious concern that no policy at all has been provided in the draft DPD to cover these issues at a more local and detailed level.</p> <p><u>Other</u> We ask that the council consider whether there is a case for a more detailed policy in this DPD to augment what is in the Core Strategy and which will be an additional help in development management.</p>
<b>Total</b>		<b>32</b>			





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