

# 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



# CONTENTS

<b>1.</b>	<b>INTRODUCTION</b>	<b>1</b>
1.1	Background	
1.2	Purpose of the Site Allocations and Development Management Policies DPD Sustainability Appraisal	
1.3	Compliance with the SEA Directive	
1.4	Consultation on the Sustainability Appraisal	
<b>2.</b>	<b>SCOPING AND EVIDENCE BASE</b>	<b>5</b>
2.1	Relevant Policies, Plans, Programmes and Sustainability Objectives	
2.2	Baseline Information	
2.3	Sustainability Issues and Problems	
2.4	Sustainability Appraisal Framework	
<b>3.</b>	<b>METHODOLOGY FOR THE APPRAISAL OF SITE ALLOCATIONS OPTIONS</b>	<b>9</b>
3.1	Housing and Employment Allocations	
3.2	Town Centre (Retail and Leisure) Allocations	
3.3	Open Space, Sport and Recreation Allocations	
3.4	Community Facilities Allocations	
3.5	Other Site Allocations	
3.6	Strategic Sites and Locations	
<b>4.</b>	<b>APPRAISAL OF SITES &amp; SELECTION OF PREFERRED ALLOCATIONS</b>	<b>18</b>
4.1	Housing and Employment Site Appraisals and Preferred Allocations	
4.2	Town Centre (Retail and Leisure) Site Appraisals and Preferred Allocations	
4.3	Open Space, Sport and Recreation Site Appraisals and Preferred Allocations	
4.4	Community Facilities Site Appraisals and Preferred Allocations	
4.5	Other Site Appraisals	
<b>5.</b>	<b>ASSESSMENT OF PREFERRED DEVELOPMENT MANAGEMENT POLICIES</b>	<b>26</b>
5.1	How the Preferred Policies were Chosen	
5.2	Significant Social, Environmental and Economic Effects of the Preferred Policies	
5.3	Cumulative Effects of Preferred Policies	
5.4	How Social, Environmental and Economic Problems were Considered in Developing the Policies and Proposals	
5.5	Proposed Mitigation Measures	
5.6	Uncertainties and Risks	
<b>6.</b>	<b>APPRAISAL OF SIGNIFICANT CHANGES AT PUBLICATION STAGE</b>	<b>31</b>
6.1	New Site Suggestions Received	
6.2	Changes to Development Management Policies	
6.3	Open Space, Sport and Recreation Allocations	

## **7. IMPLEMENTATION**

**38**

- 7.1 Links to Other Tiers of Plans and Programmes
- 7.2 Proposals for Monitoring

## **APPENDICES**

1.	Housing and employment site suggestions not carried forward	39
2.	Selection of preferred housing and employment sites	46
3.	Sustainability Appraisal of retail sites carried forward	54
4.	Sustainability Appraisal of preferred policies	60
5.	Cumulative effects of preferred policies	148
6.	Sustainability Appraisal of new site suggestions received at or since Preferred Option Consultation	150
7.	Sustainability Appraisal of new or amended Publication Development Management Policies	156

## **TABLES**

1.	Demonstrating compliance with the SEA Directive	3
2.	Sustainability Appraisal framework	7
3.	Housing and employment site selection process	9
4.	Housing and employment site sustainability indicators and targets	11
5.	Determining the overall Sustainability Appraisal band	12
6.	Housing and employment site suggestion proforma	13
7.	Site assessment proforma	17
8.	Preferred housing and employment sites	18
9.	Other (non site suggestions) preferred housing and employments sites	21
10.	Town centre (retail and leisure) site suggestions not carried forward	21
11.	Preferred retail sites	22
12.	Community facility site suggestions not carried forward	23
13.	Other site suggestions not carried forward	24
14.	Selection of development management policies	26
15.	Assessment of new site suggestions	31
16.	Sustainability Appraisal of new site suggestions carried forward	32
17.	Changes to development management policies at Publication stage	33





# 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:

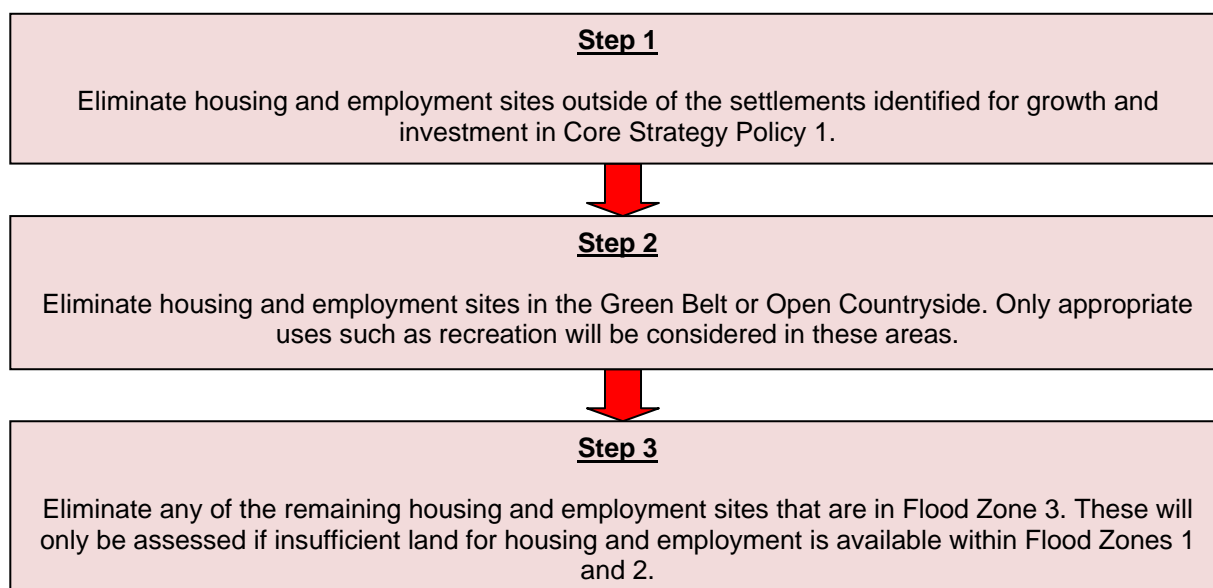
- The Key Service Centre of Chorley Town.
- The Urban Local Service Centres of Adlington, Clayton Brook/Green, Clayton-le-Woods, Coppull, Euxton and Whittle-le-Woods.
- The Rural Local Service Centres of Brinscall/Withnell and Eccleston.

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	0.81 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	0.81 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	0.81 to 1.9km	1.61 to 3km	Over 3km
	Distance to convenience store	Up to 0.4km	0.41 to 0.2km	0.81 to 1.2km	-	Over 1.2km
	Distance to Post Office	Up to 0.4km	0.41 to 0.2km	0.81 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	0.81 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 9km	Over 9km
	On a cycle route	Yes	-	No	-	-
	Distance to cycle route	Up to 0.4km	0.41 to 0.2km	0.81 to 1.2km	1.21 to 1.9km	Over 1.9km
	Distance to GP surgery	Up to 0.4km	0.41 to 0.2km	0.81 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	0.81 to 1.2km	1.21 to 1.9km	Over 1.9km
	Distance to local centre	Up to 0.4km	0.41 to 0.2km	0.81 to 1.2km	1.21 to 1.9km	Over 1.9km
	Designation of land	Prescribed 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/Oecological Heritage Site		Outside	-	Part/Outside part/within	-	Within
Agricultural designation		None/5	4	3	2	1
Conservation Area		Outside	Part/Outside part/within	Within	-	-
Arden 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 Oriented	One oriented	Urban greenspace
	Flood Zone area	All Zone 1	Part Zone 2	All Zone 2	Part Zone 3	All Zone 3
EN5	Contaminated land	Low	-	Medium	-	High
	Within 3km of a congestion spot	No	-	Yes	-	-
EC1	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
EC2	Distance to further higher education	Up to 1.9km	1.61 to 3.2km	3.21 to 9km	Over 9km	-
	Access to sewer system	-	-	-	-	-
End of Line Indicators	Access to water	-	-	-	-	-
	Access to gas	-	-	-	-	-
	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**

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

<b>SA Obj</b>	<b>Indicator</b>	<b>Site Performance</b>	<b>SA Comments</b>
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**

<u>Key</u>			
+	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 Ecclestone	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	Wheelton	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	Ecclestone	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	Thortrees 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	Lydiat 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

Site Ref	CH0018
Address	Former Phoenix MG Rover Dealership, Bengal Street, Chorley

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>		0	+	+	<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>					
EC1	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>
EC2	No link.	/	/	/	
EC3	No link.	/	/	/	
EC4	No link.	/	/	/	
<b>Summary appraisal against economic objectives:</b>		0	0	0	<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>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	
Summary of appraisal against environmental objectives:		+	+	+	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.	/	/	/	
Summary appraisal against economic objectives:		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>					
<b>S1</b>	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>
<b>S2</b>	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>
<b>S3</b>	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>
<b>S4</b>	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>					
<b>EN1</b>	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>
<b>EN2</b>	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>
<b>EN3</b>	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>		<b>0</b>	<b>0</b>	<b>0</b>	<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>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>		+	++	++	<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>
<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>		++	++	++	<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.</b>

## 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>+</b>	<b>+</b>	<b>+</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>					
S1	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>
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 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>					
EN1	No link.	/	/	/	
EN2	No link.	/	/	/	
EN3	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>
EN4	No link.	/	/	/	
EN5	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	
Summary of appraisal against environmental objectives:		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.	/	/	/	
Summary appraisal against economic objectives:		/	/	/	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>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> </ul> Recommendations: None
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>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>		0	0	0	<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>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

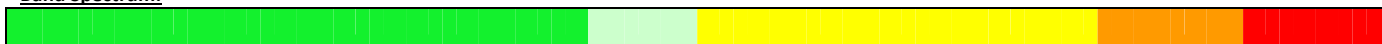
### Sustainability Appraisal of New Site Suggestions Received at or Since Preferred Option Consultation

Site Ref	CH0370 (PO/415)
Address	Land at Tincklers Lane, Ecclestone

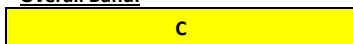
SA Obj	Indicator	Site Performance	SA Comments
S1	Distance to railway station	Over 3km	<p><u>Social</u></p> <p>The site has good access to a bus route with 2-5 services per hour but there is no rail service within the settlement. The site does not have very good access to local services.</p> <p><u>Environmental</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:

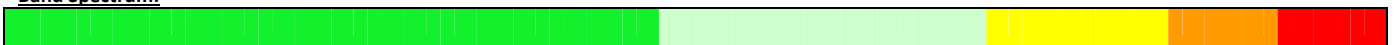


<b>Site Ref</b>	<b>CH0371 (PO/432)</b>
<b>Address</b>	<b>Land off Cross Keys Drive, Whittle-Le-Woods</b>

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:

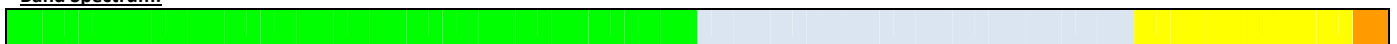
C

<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><b>Social</b></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><b>Environmental</b></p> <p>The site is greenfield and carries a medium risk of land contamination.</p> <p><b>Economic</b></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
---

<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	
EN1	Distance to local centre	0.81 to 1.2km	
	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	
EN3	Listed Building on site	No	
	Locally Listed Building on site	No	
EN4	Current/former land use	Greenfield	
EN5	Flood Zone area	All zone 1	
	Contaminated land	Medium risk	
EC1	Within 3km of a congestion spot	Yes	
	Distance to employment site	Up to 0.8km	
EC2	Access to Broadband	Yes	
	Distance to further/higher education	Up to 1.6km	
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
---

<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	
	Agricultural classification	None	
EN2	Conservation Area	Outside	
	Ancient Monument on site	No	
	Registered Park or Garden	Outside	
	Listed Building on site	No	
	Locally Listed Building on site	No	
EN3	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>