



Open Land Designations Study

Green Belt Assessment - Appendix A1

Preston City Council, South Ribble Borough Council and Chorley Council

Final report

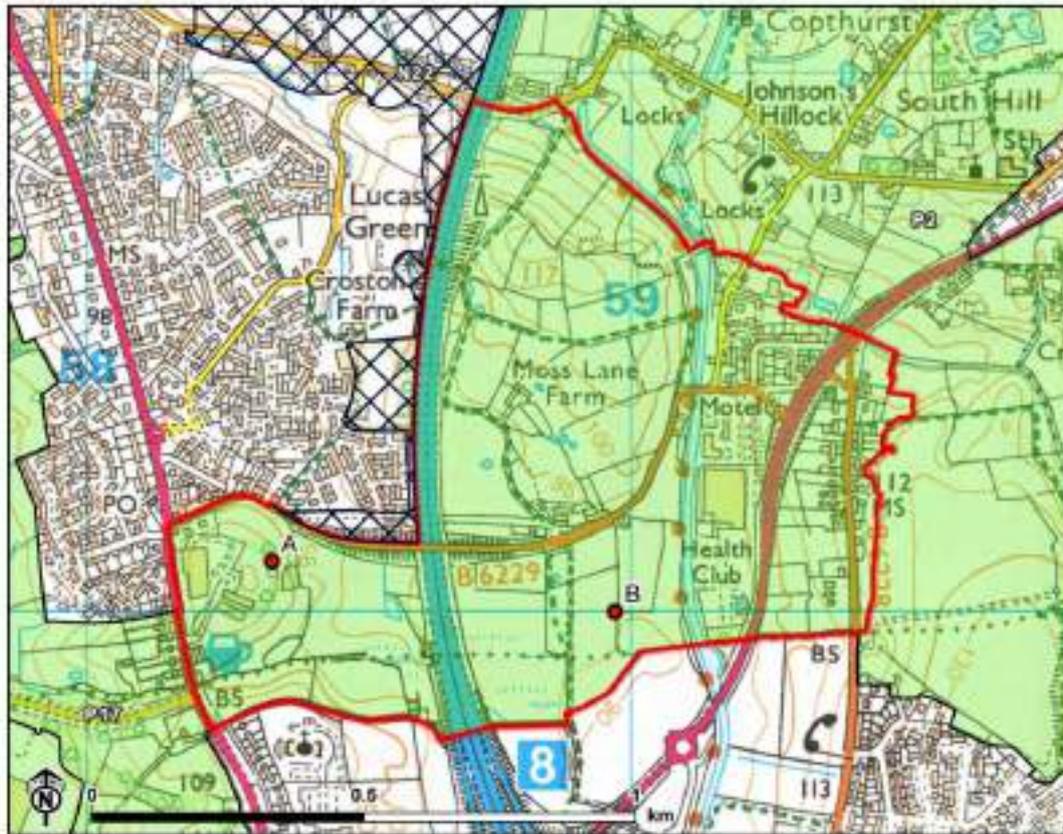
Prepared by LUC

October 2022

Appendix A

Parcel Assessment Outputs - P Sites

Parcel P1



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-  P1
-  Neighbouring parcel
-  Central Lancashire boundary
-  Neighbouring Local Authority
-  Green Belt
-  Location referenced in assessment text
-  Policy BNE3 and G3: Safeguarded land

Land in between Whittle-le-Woods to the north and north west and Chorley to the south, comprising largely of agricultural land. In the western part of the parcel there is some residential and commercial development along Preston Road. To the east of the M61, there is a larger area of residential and commercial development either side of the A674 Millennium Way that is too developed to make any contribution to Green Belt openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel is directly adjacent to Whittle-le-Woods to the north and west and Chorley to the south, both of which form part of the Central Lancashire large built-up area. The M61 is a strong boundary feature that creates strong distinction between the east of the parcel and the inset area of Whittle-le-Woods.

Purpose 2 – Preventing neighbouring towns from merging into

Significant contribution

The west of the parcel lies in a very narrow gap between Whittle-le-Woods and Chorley. There is some urbanising development along Preston Road within the settlement gap that reduces perceived separation. Land to the east of the M61 is peripheral to this very narrow gap, but taking into consideration the washed-over but urbanising development along the A674 the parcel's open areas are still important in maintaining gaps between Chorley and Whittle-le-Woods.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Although there is some residential and commercial development the parcel generally has rural uses. Land in the east of the parcel, to the north of the B6229, has strong distinction from Whittle-le-Woods due to the presence of the M61, and the Leeds and Liverpool Canal also forms a strong boundary to the washed over but urbanising development to the east. The elevation of this land above the adjacent developed areas adds to its distinction. Development in these parts of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special

character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1), prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are all likely to be significant considerations when determining the potential for release of land for development within this parcel. The M61 forms a strong boundary between the east of the parcel and the large built-up area and therefore there are no strategic areas within this part of the parcel that can be identified as making a weaker contribution. Any eastward expansion of Whittle-le-Woods or north-eastward expansion of Chorley beyond this boundary feature would constitute significant sprawl of the large built-up area. Release of land to the north of the B6229 would still leave a gap to Chorley to the south, but would result in increased containment of this area. Additionally, a strategic scale release in this area would leave little justification not to also release the washed over development to the east. This area, between Great Knowley and South Hill is developed to an extent that it makes little contribution to Green Belt purposes.

Distinction is weaker in the western half of the parcel (map point A), to the west of the M61, as this area is only separated from the inset urban areas by Moss Lane and tree cover to the north and Halliwell Lane and tree cover to the south, and washed over but urbanising development lies within the Green Belt here. Distinction is also weaker between land in the southeast of the parcel (map point B) and the as yet undeveloped inset area of Chorley to the south. As a result, these areas make a weaker contribution to preventing sprawl of the large built-up area and preventing encroachment on the countryside. However, any strategic scale release in this area would result in merging of the towns of Whittle-le-Woods and Chorley, to the detriment of Purpose 2.

Parcel P2



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- P2
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Location referenced in assessment text
- Policy BNE2: Other open countryside
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Sites of Special Scientific Interest
- Scheduled monument
- Ancient woodland
- Open access land (CRoW Act)
- Flood zone 3b

Land to the east of Whittle-le-Woods and the M61, comprising largely of agricultural land. The River Lostock passes through the southern half of the parcel from west to east and the inset settlement of Wheelton lies to the southeast of the parcel. The inset settlement of Brindle lies to the northeast of the parcel. The small washed over Hamlet of Top o' th' Lane lies within the east of the parcel and there are a number of small, isolated clusters of residential dwellings on narrow rural roads throughout the parcel, none of

which have a significant impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

Land lies directly to the east of Whittle-le-Woods, which forms part of the Central Lancashire large built-up area. The M61 to the west is a strong boundary feature that creates strong distinction between the parcel and the inset area.

Purpose 2 – Preventing neighbouring towns from merging into

Moderate contribution

Land lies in a wide gap (>6km) between Whittle-le-Woods and Blackburn and Darwen to the east, with wooded slopes between the two acting as significant separating features. The M65 between Whittle-le-Woods and Blackburn and Darwen acts as a connecting feature.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from Whittle-le-Woods and the inset settlements of Brindle and Wheelton. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. The M61 forms a strong boundary between the east of the parcel and the large built-up area. Any eastward expansion of Whittle-le-Woods would cross this boundary and constitute significant sprawl of the large built-up area and encroachment on the countryside. Land directly to the west of the inset settlement of Brindle (map point A) in the northeast of the parcel has weak distinction from this smaller inset area. Given the distance of this settlement from the urban edge of Whittle-le-Woods, development adjacent to this settlement would not be considered sprawl of the large built-up area, but any release would have some knock-on impact on the contribution of adjacent land to Purpose 3.

Land to the northwest of Wheelton has weaker distinction from the settlement (map point B) where there are only garden boundaries at the inset edge. The Leeds and Liverpool Canal to the northwest provides an existing development along Kenyon Lane reduces the impact that any release would have on the contribution of adjacent Green Belt.

Great Knowley lies on the south side of a hill, so land to the north (map point C) retains some distinction from it despite a lack of strong boundary features. However, washed-over development to the northwest weakens this area's distinction from urbanising influences, and tree cover around the base of the hill would limit the impact of any release on adjacent Green Belt land.

Parcel P3



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|  P3 |  Policy BNE3 and G3:
Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Ancient woodland |
|  Green Belt |  Open access land (CRoW Act) |
|  Location referenced in assessment text |  Flood zone 3b |
|  Policy BNE2: Other open countryside | |

Land to the east of Whittle-le-Woods and north east of Chorley, with the inset settlements of Wheelton, Higher Wheelton and Brinscall lying to the west, north and east of the parcel respectively. The small hamlet of Heapy lies within the southwest of the parcel and there are several clusters of residential dwellings located along and set back from the narrow rural roads that cut through the parcel. Great Knowley also lies to the southwest of the parcel in the inset area. The parcel is comprised largely of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The majority of the parcel is located over 1km east of Whittle-le-Woods and northeast of Chorley, which both form part of the Central Lancashire large built-up area. The parcel does not therefore contribute to sprawl of the large built-up area. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a wide gap (>6km) between Whittle-le-Woods and Blackburn. However, the A674 that passes through the northern half of the parcel acts as a connecting feature between Chorley and Blackburn, and taking the large size of the settlements into consideration land is considered to make a moderate contribution to maintaining separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and the rising landform creates strong distinction from the adjacent inset settlements of Wheelton, Higher Wheelton, Brinscall and Great Knowley. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

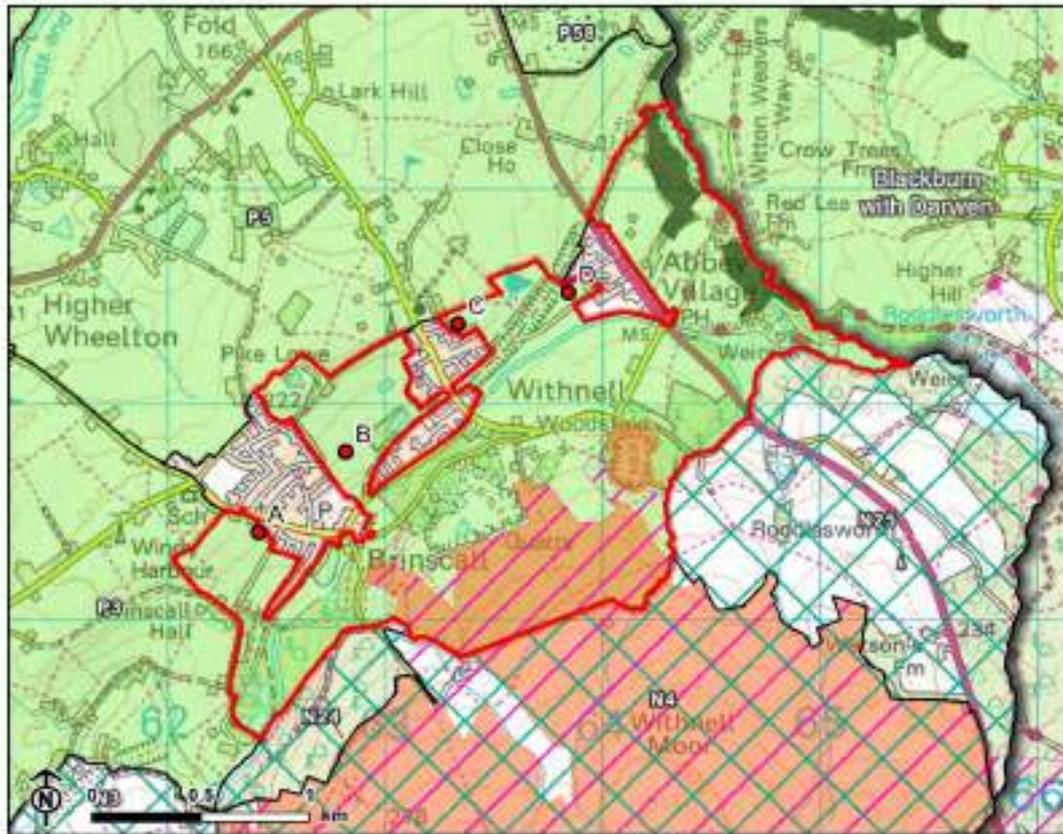
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the majority of the parcel lies at some distance from urbanising influences, so development would constitute significant encroachment on the countryside. The A674 forms a strong boundary to the south of Wheelton, increasing the distinction of the open countryside to the south.

Fields to the south of Higher Wheelton (map point A) are only separated from the settlement by garden boundaries and sparse tree cover, but the rising landform retains a sense of distinction, and in the absence of strong alternative Green Belt boundaries any release would impact the contribution of adjacent Green Belt. Fields to the northwest of Higher Wheelton also retain strong distinction from the settlement due to a slope, but a release in this area would have limited impact on adjacent Green Belt due to the containing presence of the Leeds and Liverpool Canal.

Parcel P4



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|  P4 | Absolute Constraint(s) |
|  Neighbouring parcel |  Sites of Special Scientific Interest |
|  Central Lancashire boundary |  Ancient woodland |
|  Neighbouring Local Authority |  Open access land (CRoW Act) |
|  Green Belt | |
|  Location referenced in assessment text | |
|  Policy BNE2: Other open countryside | |

Land between the West Pennine Moors and the inset villages of Brinscall, Withnell and Abbey Village. The parcel is comprised largely of agricultural land. The two notable exceptions are the pockets of woodland and Withnell Quarry to the south of Withnell and the timber mill and associated commercial forestry off Dole Lane to the south of Abbey Village. The River Roddlesworth forms the eastern boundary of the parcel and The Goit canal lies to the southwest. Land in the southern part of the parcel lies within the West Pennine

Moors SSSI and so is excluded from consideration in this assessment.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 3km from Whittle-le-Woods and Chorley to the west, which forms part of the large Central Lancashire large built-up area. The parcel does not therefore contribute to preventing its sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land lies in a wide gap (>6km) between Whittle-le-Woods and Blackburn and Darwen to the east, with woodland and high ground between the two acting as significant separating features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses, and The Goit and wooded slopes around it create strong distinction from the adjacent inset settlements of Brinscall, Withnell and Abbey Village. Development in the south of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

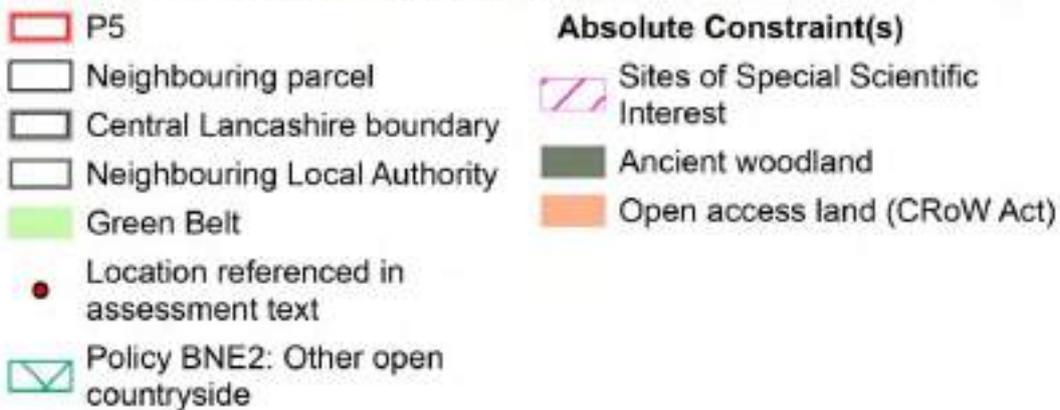
Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The Goit canal forms a consistent boundary feature to the south of Brinscall, Withnell and Abbey Village. As such, any strategic scale release in the south of the parcel would cross this boundary and constitute significant encroachment on the countryside, particularly where the land slopes higher to the south.

However, land on the slopes to the southwest and northeast of each village typically has relatively weak distinction from the inset settlement areas. Expansion into the gaps between the three villages would weaken the contribution of any remaining open land in these areas, but lower, wooded ground to the south east, and the ridge top to the north/northwest, would limit the impact of development on the wider Green Belt in these directions. To the northeast of Abbey Village and southwest of Brinscall there would be a knock-on impact on land that currently has stronger separation from the villages. Map points indicate areas of weaker contribution adjacent to Dick Lane (map point A), in the relatively contained, and to the south narrow, gap between Brinscall and Withnell (map point B) , to the northeast of Withnell (map point C) and southwest of Abbey Village (map point D).

Parcel P5



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Land to the north of the villages of Brinscall, Withnell, Abbey Village and High Wheelton, and south of the M65. There is some urbanising development in the vicinity of Oakmere Avenue, south of Withnell Fold, but the parcel is comprised largely of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Whittle-le-Woods and Clayton-le-Woods form part of the Central Lancashire large built-up area, and Blackburn together with Darwen is also a large built-up area. The parcel lies a significant distance, and has very strong distinction, from both large built-up areas, so does not contribute to preventing their expansion. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a gap of around 6km between Clayton-le-Woods to the west and Blackburn to the east, with intervening higher ground acting as a significant separating feature, but the M65 provides a direct link that weakens perceived separation of the towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from any inset settlements to the south. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the majority of the parcel lies at some distance from the inset areas, away from urbanising influences, where strategic expansion of any inset settlement would constitute significant encroachment on the countryside.

Brinscall and Withnell lie on the southeastern side of a ridge, so any expansion of these villages up onto the ridge top or down the other side would mark a significant change in settlement extent.

Parcel P6



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|  | P6 |  | Policy BNE3 and G3:
Safeguarded land |
|  | Neighbouring parcel | Absolute Constraint(s) | |
|  | Central Lancashire boundary |  | Ancient woodland |
|  | Neighbouring Local Authority | | |
|  | Green Belt | | |

Land between Clayton-le-Woods / Whittle-le-Woods and Blackburn, to the west of the Leeds and Liverpool Canal and south of the M65, with the settlement of Brindle lying to the northwest of the parcel. The parcel is comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The inset village of Brindle lies in between the parcel and the nearest parts of the Central Lancashire large built-up area, and the inset village of Higher Weelton lies nearby to the south. The parcel has a weak relationship with the large built-up area, and therefore makes no contribution to preventing its expansion. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

The parcel makes a moderate contribution to preventing neighbouring towns from merging into one another. Land lies in a wide gap of around 6km between Whittle-le-Woods and Blackburn and Darwen to the east, with higher ground between the two acting as a significant separating feature, but the M65 provides a direct link that weakens perceived separation of the towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from any inset settlement. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the majority of the parcel lies at some distance from any inset area, where urbanising influences are weak and development would constitute significant encroachment on the countryside. The inset village of Brindle is small and has sufficient tree cover around its northern and eastern edges to prevent any significant urbanising influence over strategically-sized areas of land.

Parcel P7



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Land to the east of the M61 between Bamber Bridge and the settlements of Higher Walton and Gregson Lane. Fowler Brook, Drum Head Brook and Bank Head Brook lie within the parcel with adjacent areas of woodland. The parcel is comprised largely of agricultural land. There are some individual residential dwellings within the parcel, but they do not have a significant impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

Land lies directly to the east of Bamber Bridge, which forms part of the Central Lancashire large built-up area. The M61 to the west is a strong boundary feature that creates strong distinction between the parcel and the inset area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a wide gap of around 6km between Bamber Bridge and Blackburn to the east, with higher ground between the two acting as a significant separating feature. However, urbanising development at Gregson Lane, Coup Green and Hoghton increases the fragility of the gap and the railway line and the M65 act as connecting features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from urban areas. The M6 and M61 form a strong boundary to Bamber Bridge and Walton Summit, and well-treed stream valleys create strong distinction from Gregson Lane and Higher Walton. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1 and safeguarding of the countryside from encroachment (Purpose 3 are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. Any eastward expansion of Bamber Bridge or Higher Walton would breach the motorways that form a consistent boundary to the whole of the Central Lancashire urban area, and there is no scope for strategic-scale expansion of Higher Walton or Gregson Lane without crossing strong boundary features.

Parcel P8



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- P8
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Policy G4: Protected open land
- Absolute Constraint(s)**
- Sites of Special Scientific Interest
- Ancient woodland
- Registered parks and gardens

Land to the east of the villages of Higher Walton and Gregson Lane, south of the River Darwen and Beeston Brook and north of the railway line. The parcel is also adjacent to the inset villages of Coupe Green and Hoghton. There is little urbanising development outside of the villages, and most land is in agricultural use. The parcel includes an area of Protected Open Land (South Ribble Policy G4) to the west of Daub Hall Lane at Gregson Lane.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Moderate contribution

The inset village of Higher Walton is close to the Central Lancashire large built-up area and the chain of settlements between Higher Walton and Hoghton lack strong distinction from each other. Land which is preventing significant expansion of these settlements, including the loss of remaining separation between them, is making some contribution to preventing the perception of sprawl associated with the conurbation.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a wide gap of around between Bamber Bridge and Blackburn to the east, with higher ground between the two acting as a significant separating feature. However, urbanising development at Gregson Lane, Coup Green and Hoghton increases the fragility of the gap and the railway line acts as a connecting feature.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

The parcel generally has rural uses but the close proximity of the settlements of Gregson Lane, Coup Green, Hoghton and Higher Walton means that land here lacks strong distinction from these urban areas. Development would be a moderate encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Checking sprawl of a large built-up area (Purpose 1), preventing towns from merging into one another (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. Most areas of the parcels are close enough to one or other of the four villages for there to be a degree of urbanising influence, which limits contribution to both purposes. Any strategic release of land would weaken remaining gaps between settlements, but harm is limited because these are villages rather than towns, and strong separation from both Bamber Bridge / Walton Summit and Blackburn would remain.

Parcel P9



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|  P9 |  Policy G4: Protected open land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Ancient woodland |
|  Green Belt |  Registered parks and gardens |
|  Location referenced in assessment text | |

Land between Bamber Bridge and Blackburn with the M65 lying to the south and the railway line lying to the north. The settlements of Gregson Lane and Houghton lie to the northwest of the parcel. The parcel is largely comprised of agricultural land, but Houghton Tower Registered Park and Garden lies in the north of the parcel.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel has strong separation from both the Central Lancashire and Blackburn-Darwen large built-up areas, and so doesn't contribute to preventing the sprawl of either. Land closer to these large built-up areas performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a wide gap of around 6km between Bamber Bridge and Blackburn to the east, with higher ground between the two acting as a significant separating feature. However, urbanising development at Gregson Lane, Coup Green and Hoghton to the north increases the fragility of the gap and the M65 and railway line act as connecting features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from any inset settlement, due to the prevalence of elevated ground in the parcel. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the majority of the parcel lies at some distance from any inset area, away from urbanising influences where development would constitute significant encroachment on the countryside. Parts of two inset villages, Gregson Land and Hoghton, abut the parcel. The railway line and rising land create strong distinction from the southern edge of Gregson Lane (map point A) , but, there are a number of fields adjoining the edge of Hoghton south of the railway line (map point B) that have weaker distinction from the inset settlement.

Parcel P10



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| P10 | Policy EN1: Open countryside |
| Neighbouring parcel | Absolute Constraint(s) |
| Central Lancashire boundary | Scheduled monument |
| Neighbouring Local Authority | Ancient woodland |
| Green Belt | Flood zone 3b |
| Location referenced in assessment text | |

Land between Walton le Dale and the M6. The River Darwen is located to the south of Higher Walton Road in the southern half of the parcel, with a garden centre and residential development lying to the north adjacent to the A675 and a large wooded area lying to the south. The development within in the parcel does not have a significant impact on openness. There are horticultural glasshouses in the west of the parcel, but this is considered acceptable development in the Green Belt and therefore does not diminish openness.

Land north of the A675 is occupied by agricultural land. Large areas of the south of the parcel are constrained by Ancient Woodland and Flood Zone 3b.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

Land lies directly adjacent to Walton-le-Dale, which forms part of the large built up area. Tree cover in the southern half of the parcel is a strong boundary feature creating strong distinction between the parcel and the inset area and land in the north of the parcel slopes downwards away from Cuerdale Lane.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a moderate gap between Walton le Dale and Preston to the north, with the River Ribble acting as a significant separating feature. However, the two settlements are already linked to an extent by development to the west.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Although there is some residential development to the north of the River Darwen in the southern half of the parcel, the parcel generally has rural uses and contains land that has strong distinction from Walton-le-Dale to the south of the River Darwen and in the northeast of the parcel due to landform sloping away from the inset area. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

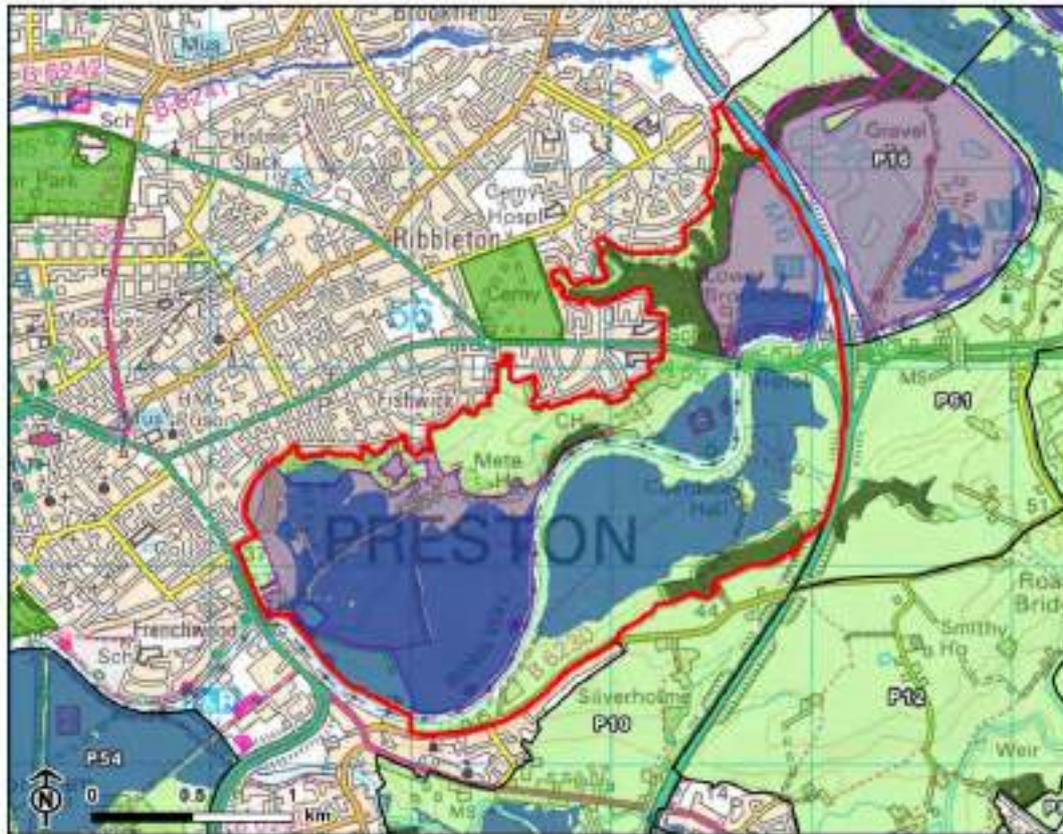
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Preventing sprawl of the large built-up (Purpose 1) area may also be a consideration despite the parcel being contained to an extent by inset development and the M6 to the east. There is less potential for strategic scale release in the south of the parcel due to dense tree cover creating strong distinction between the parcel and the inset area and areas constrained by Flood Zone 3b. However, land in the southwest of the parcel, north of the River Darwen, (map point A) has weaker distinction from the adjacent urban edge to the north. The presence of washed-over development between the A675 and the River Darwen and Flood Zone 3b to the east reduces the impact on the wider Green Belt that any release would have.

Parcel P11



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Land to the southeast of Preston, to the north and south of the River Ribble. The north of the parcel comprises large areas of woodland, some of which is constrained as Ancient Woodland, whilst the south of the parcel is largely comprised of agricultural land that is constrained by Flood Zone 3b. The M6 forms the eastern boundary of the parcel. There is some commercial development adjacent to the M6 junction in the east of the parcel, but this does not have a significant impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

Land lies directly adjacent to Preston and Walton-le-Dale, both of which form part of the Central Lancashire large built-up area. Wooded slopes in the northern half of the parcel are a strong boundary feature creating strong distinction between the parcel and the inset area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a moderate gap between Walton-le-Dale and Preston to the north, with the River Ribble acting as a significant separating feature. However, the two settlements are already linked to an extent by development to the west.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from Preston and Walton-le-Dale, due to the presence of steep-valley edge slopes and the flat floodplain landform within the parcel. Development would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

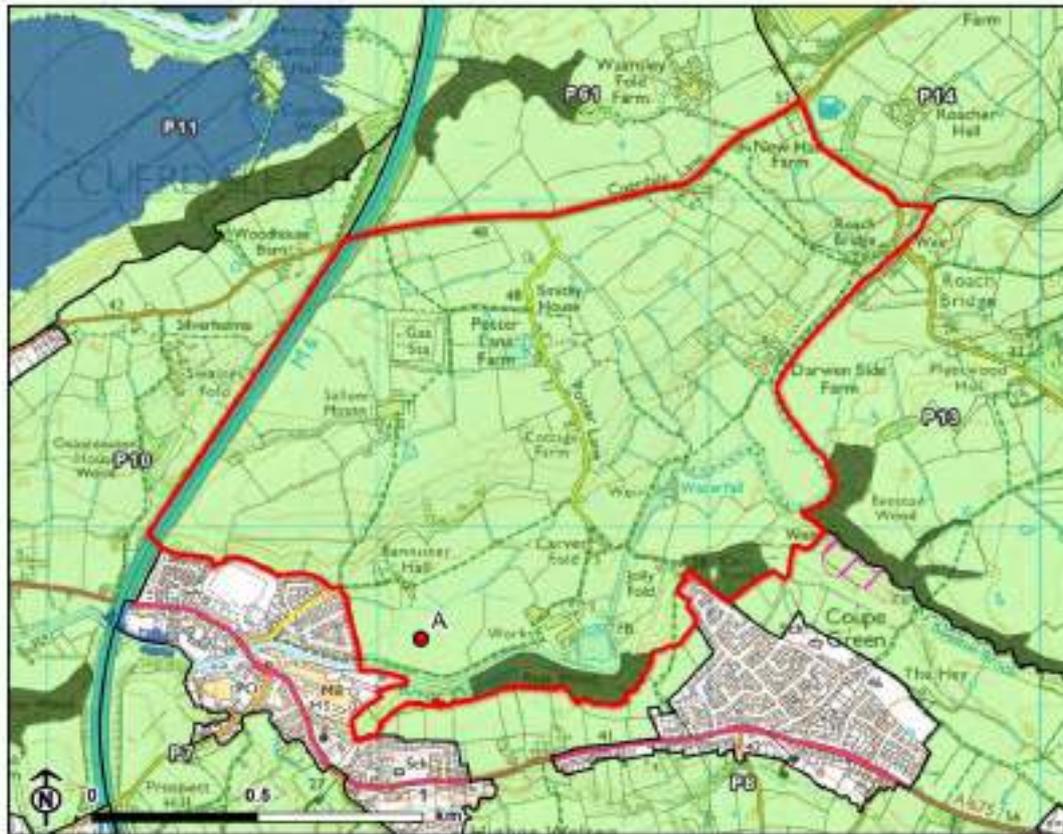
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

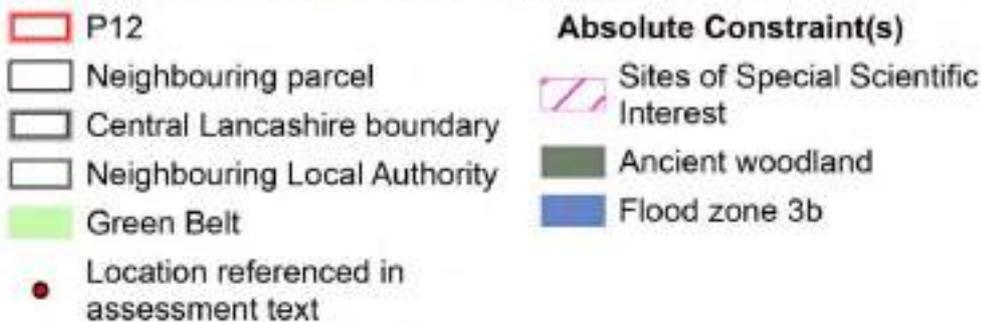
Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1), safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Preventing sprawl of the large built-up area (Purpose 1) may also be a consideration. Any southward expansion of Preston would mean crossing the steep ridge and dense tree cover that form a strong and consistent boundary feature, resulting in significant encroachment on the countryside. As such, there are no opportunities for strategic-scale release in this parcel without loss of significant contribution and a knock-on weakening of adjacent Green Belt land. However, either the River Ribble or steep wooded slopes that form the outer edge of the parcel, together with the M6, would constitute strong alternative boundaries that would limit harm to the wider Green Belt in the event of a release.

Parcel P12



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Land to the southeast of Preston, to the east of the M6, south of the B6230 and north of the settlements of High Walton and Coup Green. The River Darwen lies to the east and within the southeast of the parcel. The majority of the parcel is comprised of agricultural land. There is some commercial development in the southeast of the parcel but this does not have a significant impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Open land to the west of the M6 plays the principal role and preventing sprawl of the Central Lancashire large built-up area, which includes intervening settlements such as Walton-le-Dale. Development in this parcel would not be perceived as expansion of the large built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land lies in a gap of over 8km between Preston and Blackburn to the east. The A59 and A677 to the north of the parcel acts as connecting features between the settlements, but higher ground between the two acts as a significant separating feature.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

In general, the parcel has rural uses. It contains land that has strong distinction from all urban areas, with the M6 creating a strong boundary to the urban areas to the west, and a strong slope creating distinction from the village of Higher Walton to the southwest. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

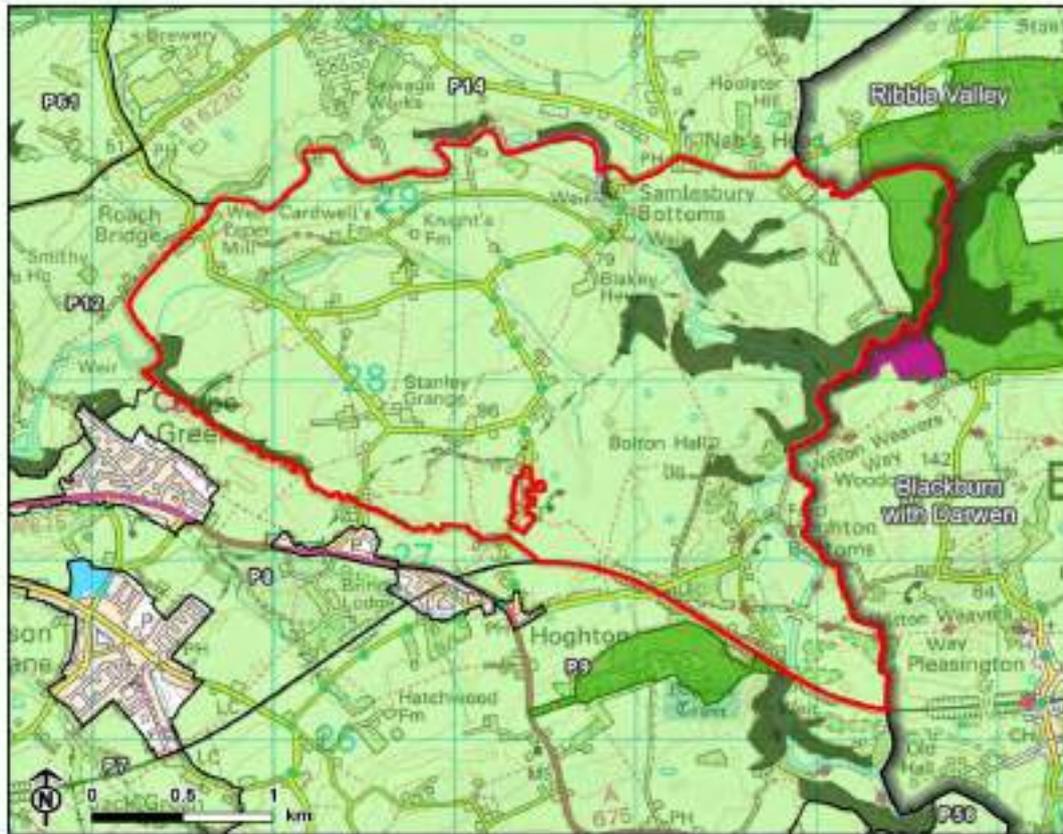
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the majority of the parcel lies at some distance from the inset area, away from urbanising influences and development would constitute significant encroachment on the countryside. Land to the east of Higher Walton (map point A) has weaker distinction from the inset area as it is only separated from residential development to the west by garden boundaries, and the Bannister Hall Works adds some urbanising influence within the Green Belt. The River Darwen and dense tree cover to the south and east would provide a strong alternative Green Belt boundary here, and sloping land to the north would provide some distinction from adjacent Green Belt to the north.

Parcel P13



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|--|--|
|  P13 |  Policy G4: Protected open land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Scheduled monument |
|  Green Belt |  Ancient woodland |
| |  Registered parks and gardens |

Land between Preston and Blackburn with the railway line lying to the south. The River Darwen passes through the parcel from west to east and the village of Samlesbury Bottoms lies adjacent to River Darwen Section SSSI in the central region of the parcel. There is a small area of inset development in the south of the parcel along Gib Lane. There are smaller areas of residential throughout the parcel, but these do not have a significant impact on openness and the parcel is largely characterised by agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 2km east of Bamber Bridge and Walton le Dale, which both form part of the large built-up area. The parcel does not therefore contribute to preventing sprawl. Land closer to the large built-up area performs this role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land lies in a gap of over 8km between Preston and Blackburn to the east, with wooded slopes between the two acting as significant separating features. The A677 to the north of the parcel acts a connecting feature between the settlements.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from Coup Green and Hoghton to the southwest and inset development on Gib Lane. A woodland belt on the south boundary of the parcel contributes to this distinction. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

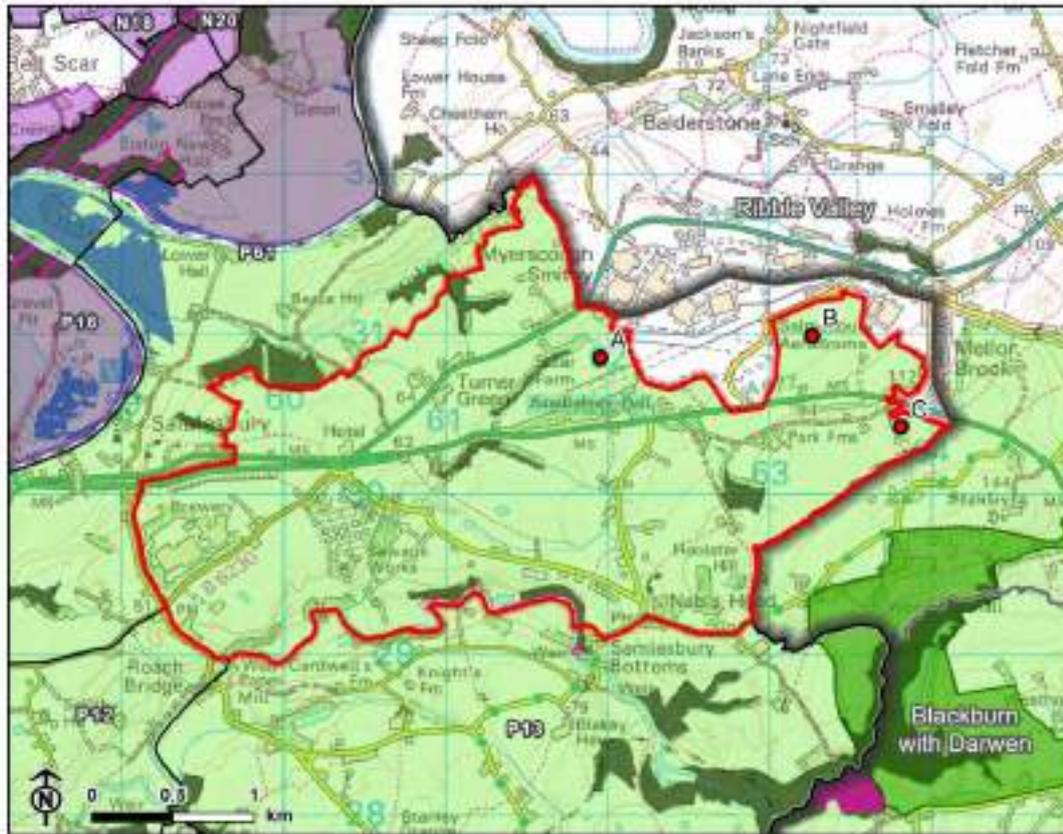
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The majority of the parcel lies at some distance from inset areas, away from urbanising influences and would constitute significant encroachment on the countryside. The area of inset development along Gib Lane in the south of the parcel is too small to have a significant urbanising influence at the strategic scale.

Parcel P14



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- | | |
|--|--|
|  P14 |  Policy EN1: Open countryside |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Scheduled monument |
|  Green Belt |  Ancient woodland |
|  Location referenced in assessment text |  Registered parks and gardens |
| |  Flood zone 3b |

Land to the west and south of Samlesbury Aerospace Enterprise Zone and land to the south of the A677. The A59 passes through the western half of the parcel, beside which there is some commercial development, but this does not have a significant impact on openness. There are also areas of residential development adjacent to the A677 within the parcel, but these do not have a significant impact on openness. The parcel is largely comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Land within the parcel lies over 2km from Preston to the west, which forms part of the large Central Lancashire large built-up area. The parcel does not therefore contribute to sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land lies in a gap of over 8km between Preston and Blackburn to the east, with wooded slopes between the two acting as significant separating features; however, urbanising development at Samlesbury Aerospace Enterprise Zone and the settlements of Mellor Brook and Mellor increases the fragility of the gap, and the A677 to the south of the parcel acts as a connecting feature between settlements.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Although there is some residential and commercial development the parcel generally has rural uses, and wooded stream valleys and main roads create separation between the inset development at Samlesbury Aerospace Enterprise Zone and Mellor Brook and much of the parcel. Development beyond these wooded valleys and main roads would generally be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic towns.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Most of the parcel is physically and visually well removed from inset development, and tree cover also minimises the urbanising influence of washed-over development

Land to the southwest of Samlesbury Aerospace Enterprise Zone (map point A) has weak distinction from the urban area, given that there is no boundary feature at the urban edge, and dense tree cover around Huntley Brook to the south and west would provide strong alternative Green Belt boundaries.

Similarly, land directly to the southeast of Samlesbury Aerospace Enterprise Zone (map point B) also has weak distinction from the urban area, with no boundary features to create distinction from the large scale development to the north, and the A677, which already forms the Green Belt boundary in the vicinity of the Enterprise Zone entrance road, would similarly form a boundary to any further expansion. Land slopes uphill eastwards towards residential development within Mellor Brook, which currently maintains some distinction between commercial and residential areas, but no land within the area contained by the Enterprise Zone, Mellor Brook and the A677 has strong distinction from urbanising development.

The A677 forms a consistent boundary feature to the south of Samlesbury Aerospace Enterprise Zone and most of Mellor Brook, but there is linear residential development at Mellor Brook along the south side of the main road. Rising slopes to the south mark an increase in sense of distinction from the urban area, but there is flatter ground in between that has weaker distinction (map point C), where the harm of release would consequently be lower.

Parcel P15



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- P15
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Ancient woodland
- Flood zone 3b

Land to the southwest of Euxton, comprising mostly of parkland and agricultural fields to the east of the M6 and either side of the River Yarrow, which runs east-west through the parcel. There is some residential development along roads within the parcel, but this is low in density and does not have a significant impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies directly adjacent to Euxton, which forms part of the Central Lancashire large built-up area. Tree cover adjacent to much of the inset edge, largely associated with watercourses, creates strong boundary distinction between the parcel and the urban area so development crossing into the parcel would constitute significant sprawl.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land is too peripheral to the gaps between Euxton and Chorley, and between Euxton and Coppull, to make more than a limited contribution to preventing the coalescence of towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel is characterised by rural uses and contains land that has strong distinction from Euxton due to the presence of dense tree cover to the east. Development would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic towns.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Dense tree cover forms a consistent boundary between Euxton and any strategically-sized areas within the parcel. Any expansion of Euxton into this parcel would therefore result in the loss of land which makes a significant contribution to the Green Belt purposes; however, the M6 to the west would form a strong alternative boundary feature that would limit impact on the wider Green Belt were development to take place.

Parcel P16



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|  P16 |  Policy EN1: Open countryside |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Ancient woodland |
|  Green Belt |  Registered parks and gardens |
| |  Flood zone 3b |

Land adjacent to the River Ribble, to the east of Preston and the M6. Brockholes Nature Reserve lies in the southwest of the parcel, but the majority of the parcel is comprised of agricultural land. The Red Scar and Tun Brook Woods SSSI lies adjacent to the River Ribble and there is some land within the parcel that is constrained by Flood Zone 3b. This assessment of contribution applies only to unconstrained areas. The majority of the parcel is both Green Belt and Open Countryside (Preston policy EN1).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

Preston forms part of a large built-up area that encompasses adjoining urban settlement southwards to Chorley, and the parcel has strong distinction from the large built-up area due to the presence of M6 to the west, the River Ribble and dense tree cover within Red Scar and Tun Brook Woods SSSI.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a gap of over 8km between Preston and Blackburn to the east, with wooded slopes between the two acting as significant separating features. Urbanising development at Samlesbury Aerospace Enterprise Zone and the settlement of Mellor Brook and Mellor increases the fragility of the gap. The A677 to the south of the parcel acts as a connecting feature between the settlements.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel comprises a nature reserve in the southwest and agricultural land adjacent to the River Ribble. The whole of the parcel has strong distinction from Preston due to the presence of M6 to the west, the River Ribble and dense tree cover within Red Scar and Tun Brook Woods SSSI. To the east, the wooded slopes of the Ribble Valley likewise create strong distinction from inset development at the Samlesbury Aerospace Enterprise Zone. Development would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Any expansion of Preston into this parcel would affect land which makes a strong contribution to the Green Belt purposes, and would have a knock-on impact on the integrity of other land in the parcel.

Parcel P17



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|---|--|
|  P17 |  Policy BNE3 and G3: Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Scheduled monument |
|  Green Belt |  Ancient woodland |
|  Policy BNE2: Other open countryside |  Registered parks and gardens |
| |  Open access land (CRoW Act) |
| |  Flood zone 3b |

Land between Whittle-le-Woods and Clayton-le-Woods and Leyland and Buckshaw Village to the west. The parcel largely comprises wooded slopes within Cuerden Valley Park, with the River Lostock passing from north to south within the parcel. The south of the parcel comprises agricultural land and Shaw Hill Golf Course.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel is almost entirely contained by the large built-up area and therefore lacks connectivity to the wider Green Belt. Where there are links to the wider Green Belt, these have been weakened by washed over development within them.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

Land lies in a narrow gap between Whittle-le-Woods and Clayton-le-Woods and Leyland and Buckshaw Village. Cuerden Vally and the M6 are significant separating features between Whittle-le-Woods and Leyland. However, development at Clayton-le-Woods to the west of Cuerden Valley Park increases the fragility of the settlement gap. Similarly, the gap is fragile in the south between Whittle-le-Woods and Buckshaw Village where only Shaw Hill Golf Course provides separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel comprises largely of Cuerden Valley Park, with the steeply sloping landform and woodland within the parcel creating strong distinction from Clayton-le-Woods, Whittle-le-Woods and Leyland, and allowing retention of a rural character despite the degree of containment by urban areas.

Development in the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

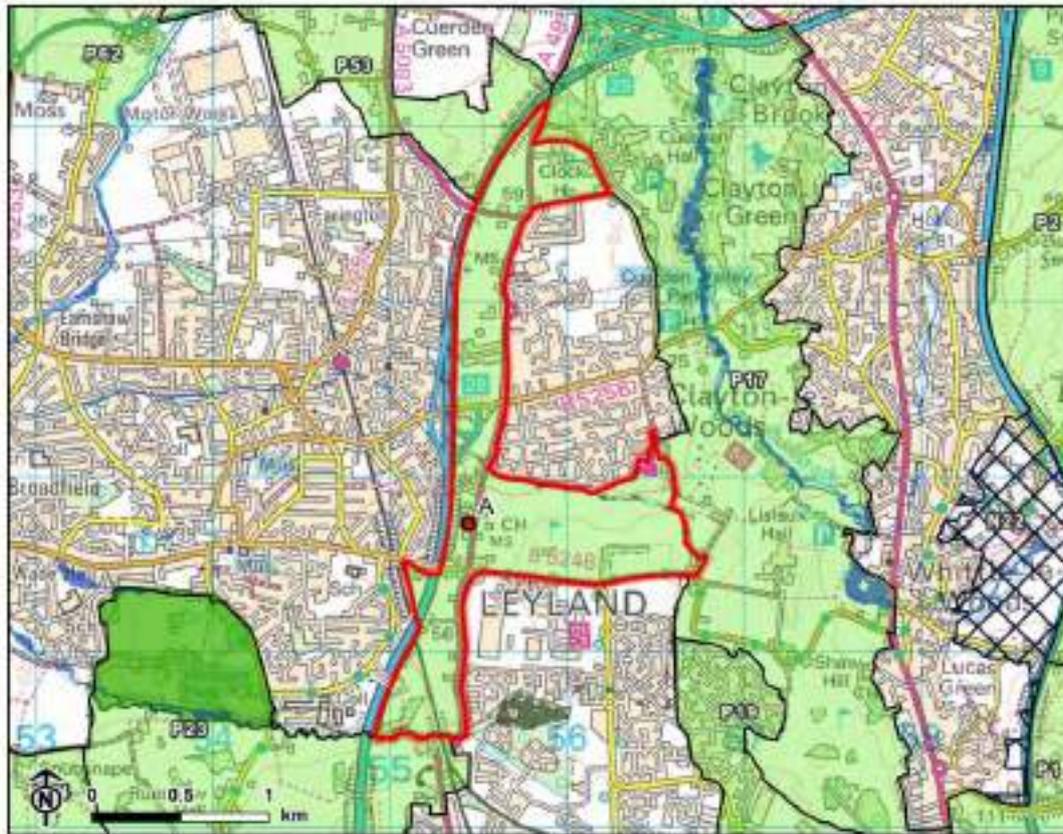
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing neighbouring towns from merging into one another (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. Any strategic scale release in this parcel would constitute significant encroachment on the countryside, as well as weakening of the settlement gap between Whittle-le-Woods and Clayton-le-Woods and Leyland. The same is true for land at Shaw Hill Golf Club, where sloping land creates strong distinction between the parcel and the inset area.

Parcel P18



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- | | |
|--|--|
|  P18 |  Policy BNE3 and G3: Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Scheduled monument |
|  Neighbouring Local Authority |  Ancient woodland |
|  Green Belt |  Registered parks and gardens |
|  Location referenced in assessment text |  Flood zone 3b |

The north and south of the parcel comprises agricultural land between Clayton-le-Woods and Leyland adjacent to the M6 and the east of the parcel comprises of Leyland Golf Course between Clayton-le-Woods and Buckshaw Village. There is an area of reduced openness in the southwest of the parcel that is occupied by Traceys Industrial Estate. There is also some residential development along Moss Lane and Lydiate Lane in the northern half of the parcel, but this does not have a significant impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel makes a weak contribution to preventing sprawl of the large built-up area. The parcel is entirely contained by the large built-up area and therefore lacks connectivity to the wider Green Belt.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

Land within the parcel makes a significant contribution to preventing neighbouring towns from merging into one another. The northern half of the parcel lies in a very narrow gap between Clayton-le-Woods and Leyland to the west. The south of the parcel also lies in a very narrow gap between Clayton-le-Woods and Buckshaw Village to the south. Although land within the parcel lacks strong distinction from urban development, due to the proximity of urbanising influences within the parcel, the remaining open land does still contribute to some distinction between Leyland and Clayton-le-Woods and Leyland and Buckshaw Village.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

The parcel has some rural uses but the narrowness of the gaps between urban areas means that nowhere has strong distinction from urban edges. Development within the parcel would only constitute a moderate encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

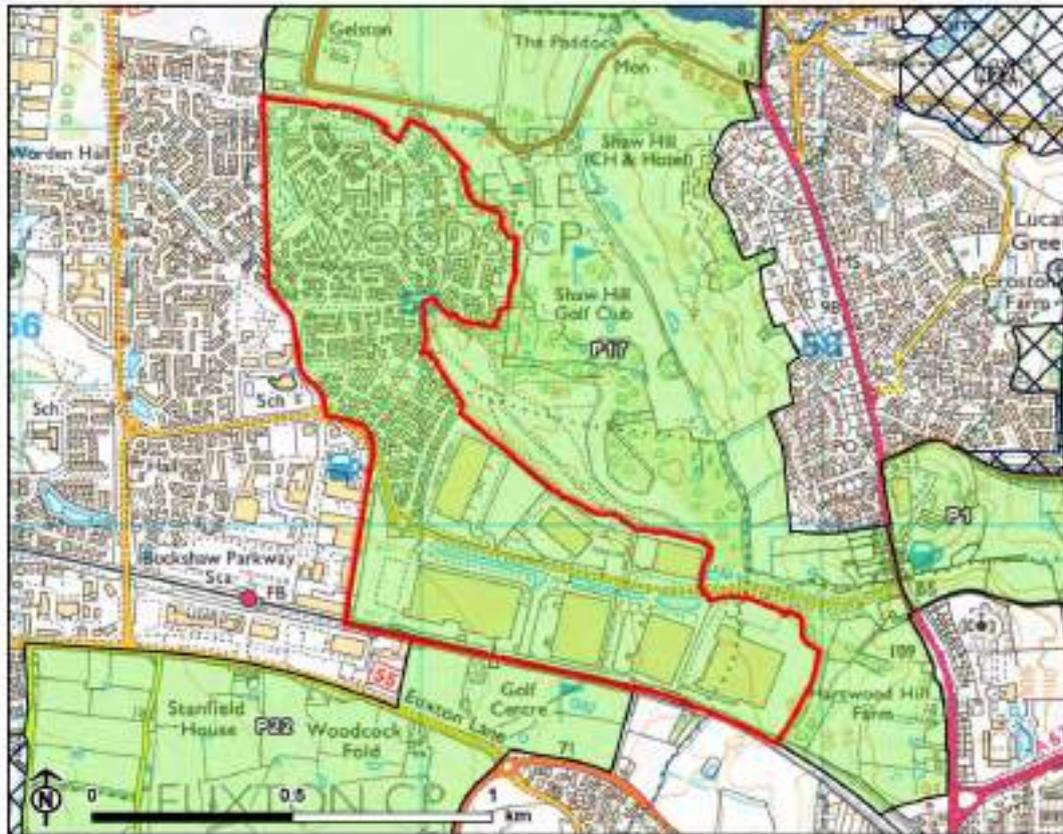
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the whole parcel lies in very narrow settlement gaps between Clayton-le-Woods and Leyland and Clayton-le-Woods and Buckshaw and any strategic scale release would result in significant narrowing of the settlement gap. There is some existing residential development along Moss Lane and Lydiate Lane in the northern half of the parcel, but any further strategic scale development adjacent to these areas would result in Clayton-le-Woods and Leyland almost becoming merged, apart from the M6 providing separation. Development at Traceys Industrial Estate, to the north of the B5248, (map point A) makes a weaker contribution to Green Belt Purpose 2 as the extent of existing development within this area reduces the impact that any further development would have.

Parcel P19



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|--|---|
|  P19 |  Policy BNE3 and G3:
Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Ancient woodland |
|  Neighbouring Local Authority |  Flood zone 3b |
|  Green Belt | |

The parcel comprises housing which forms the eastern part of Buckshaw Village, together with large-scale commercial buildings to the north and south of Buckshaw Avenue. The parcel is developed to the extent that it makes no contribution to Green Belt openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel is entirely developed and therefore does not contribute to preventing sprawl.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

The parcel is entirely developed and therefore does not contribute to preventing neighbouring towns from merging into one another.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Limited / no contribution

The parcel is entirely developed and therefore does not contribute to safeguarding the countryside from encroachment.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

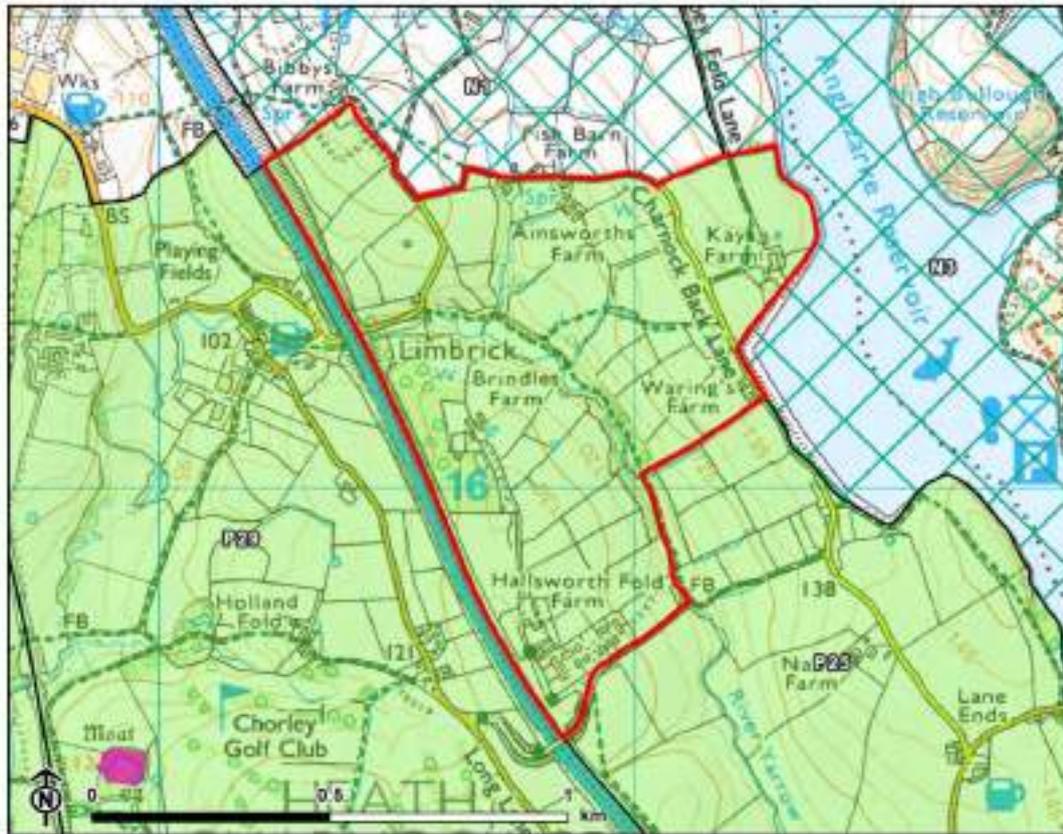
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

The parcel is entirely developed and therefore its release would have no further impact to the contribution of adjacent Green Belt

Parcel P20



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- | | |
|---|--|
|  P20 | Absolute Constraint(s) |
|  Neighbouring parcel |  Scheduled monument |
|  Central Lancashire boundary |  Ancient woodland |
|  Neighbouring Local Authority | |
|  Green Belt | |
|  Policy BNE2: Other open countryside | |

Land to the southeast of Chorley and to the east of the M61, lying in the valley of the River Yarrow. There are areas of residential development in the south and north of the parcel, but these do not have a significant impact on openness. The majority of the parcel is comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies adjacent to the southeast of Chorley, which forms part of the Central Lancashire large built-up area, and the M61 creates strong distinction between the parcel and the inset area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

The parcel does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and has strong distinction from Chorley, due to the presence of the M61 to the west and the steep valley slopes of the River Yarrow within the parcel. Development would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

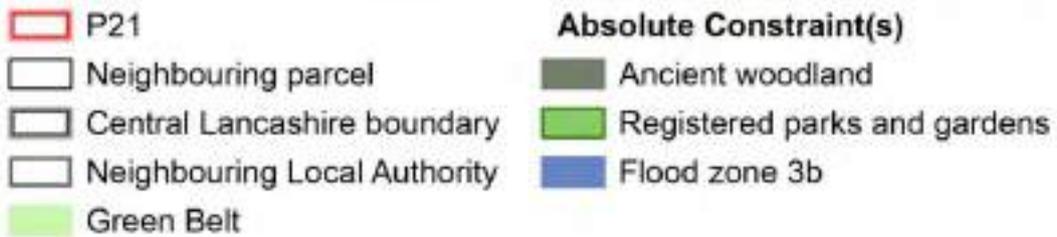
Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant

considerations when determining the potential for release of land for development within this parcel. The M61 forms a strong boundary between the parcel and Chorley to the northwest. As such, there are no strategic areas within the parcel that could be identified as making a weaker contribution. Any southeastward expansion of Chorley beyond this boundary feature would constitute significant sprawl of the large built-up area and significant encroachment on the countryside.

Parcel P21



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Land between Euxton and Chorley, comprising largely of agricultural land and some areas of woodland. There is some land constrained by Flood Zone 3b adjacent to the River Yarrow in the southern half of the parcel.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Moderate contribution

The parcel's contribution to preventing sprawl is limited due to being contained to an extent by Euxton and Chorley, which both form part of the Central Lancashire large built-up area. However, the parcel still retains some connectivity to the wider Green Belt to the south.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

The parcel lies in a very narrow gap between Euxton and Buckshaw Village and Chorley to the southeast. The A581 to the north of the parcel acts as a connecting feature between the settlements.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel is generally comprised of rural uses and tree cover at much of the inset edge creates strong distinction from the urban areas of Euxton and Chorley. Development would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

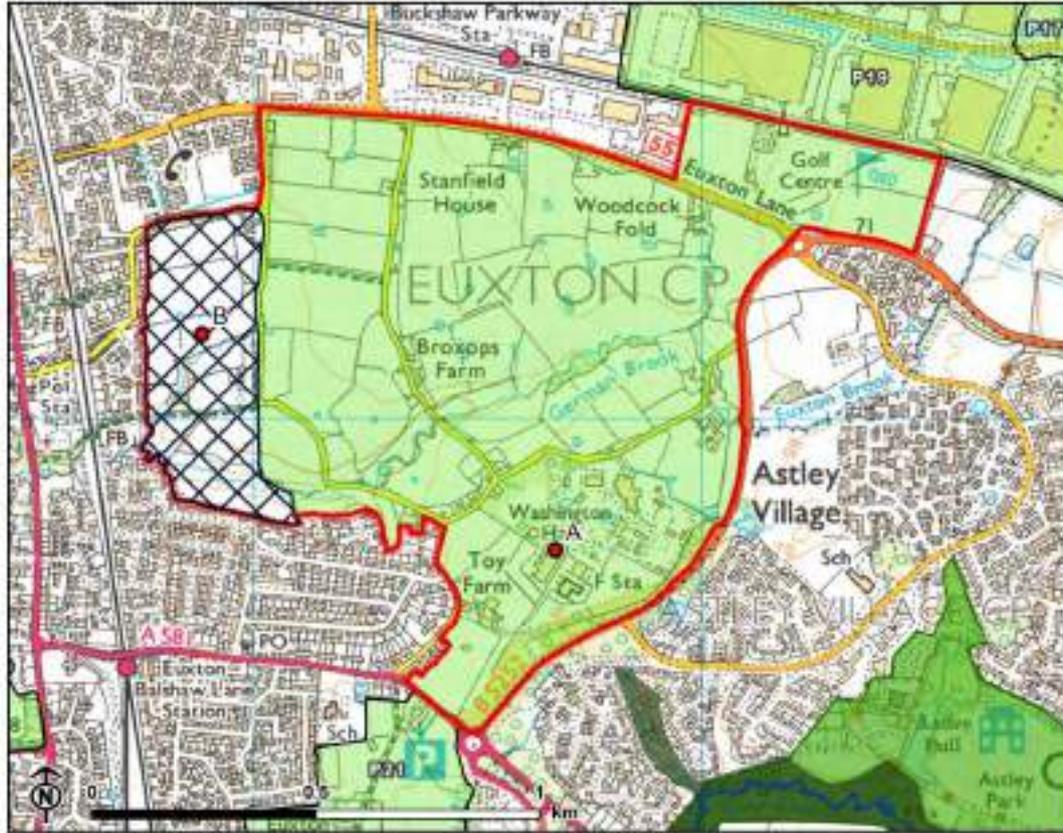
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2) and safeguarding the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Land lies in a very narrow gap between Euxton and Buckshaw Village and Chorley and therefore any strategic release of land within the majority parcel would result in significant weakening of the settlement gap. Furthermore, dense tree cover at much of the inset edge creates strong distinction between the parcel and the inset area. As such, there are no strategic-scale areas within the parcel that make a lower contribution.

Parcel P22



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- P22
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Location referenced in assessment text
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Ancient woodland
- Registered parks and gardens
- Flood zone 3b

Land between Euxton and Buckshaw Village and Chorley. The parcel is comprised largely of agricultural land, but there is some development associated with Lancashire Fire & Rescue Service and an Army Reserves base in the southeast of the parcel. However, this development does not have a significant impact on openness. An area of safeguarded land (Pear Tree Lane, Euxton) is included in the west of the parcel.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel is almost entirely contained by Euxton, Buckshaw Village and Chorley, which form part of the Central Lancashire large built-up area. The parcel therefore lacks connectivity to the wider Green Belt, which limits the contribution it makes to preventing sprawl of the large built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

The parcel lies in a very narrow gap between Euxton and Buckshaw Village and Chorley to the southeast. The railway line in the north of the parcel and the A581 to the south of the parcel act as connecting features between the settlements.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

Although the parcel lies in close proximity to inset development on all sides it's a relatively large area with small, well-hedged fields and stronger tree cover along German Brook. This means that land closer to the core of the parcel retains a strong rural character. Development within this area would therefore be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

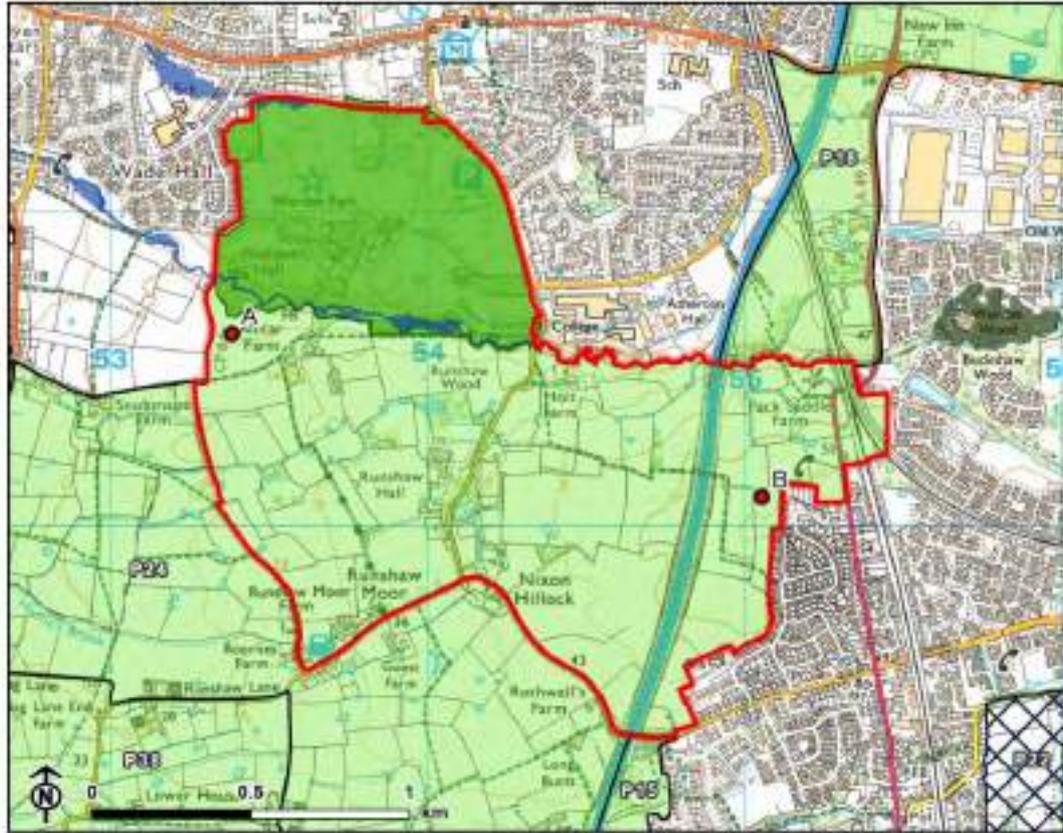
Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. Land lies in a very narrow gap between Euxton and Buckshaw Village and Chorley and therefore any strategic release of land within the majority parcel would result in significant weakening of the settlement gap. The wider impact of any release on the contribution of land to Purpose 3 will be limited by the parcel's containment, but any partial release within the parcel is likely in turn weaken the distinction of land in adjacent fields.

Washed-over development south of Washington Lane (map point A) weakens this area's distinction from the urban edge, but any strategic scale release in this area would contribute to merging of Euxton and Chorley.

The area of safeguarded land in the west of the parcel (map point B), other than the southern end which is contained by the wooded course of German Brook, has weaker distinction from inset areas than land on other edges of the parcel, where roads and/or tree cover provide stronger boundaries. Any development here would in turn have a knock-on impact on adjacent Green Belt to the east, but the containment of this safeguarded land on three sides by residential development means that a strategic-scale development would not decrease the width of the settlement gap.

Parcel P23



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|---|---|
|  P23 |  Policy BNE3 and G3:
Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Ancient woodland |
|  Neighbouring Local Authority |  Registered parks and gardens |
|  Green Belt |  Flood zone 3b |
|  Location referenced in
assessment text | |

Land to the south of Leyland with Euxton lying to the east. The M6 passes through the eastern half of the parcel from north to south and Shaw Brook lies parallel to the urban edge of Leyland. Land to the north of Shaw Brook is occupied by Worden Hall Registered Park and Garden, which represent an absolute constraint to development. There are some formal sports pitches in the south of the parcel, but the majority of this area is occupied by agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies directly adjacent to Euxton and Leyland, which both form part of the Central Lancashire large built-up area. Land in the north makes a weaker contribution to Purpose 1 as it is partially contained by Leyland. Shaw Brook and associated tree cover and landform change create strong distinction from Leyland to the north, and the M6 forms a strong boundary between most of the parcel and Euxton to the east.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

The parcel lies in a narrow gap between Euxton and Leyland, with the M6 and tree cover around Shaw Brook acting as significant separating features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The majority of the parcel is comprised of rural uses and there is land in the central region of the parcel that has strong distinction from Leyland, due to the presence of tree cover to the north, and strong distinction from Euxton and Buckshaw Village due to the presence of the M6. As such, development in within this area would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1), prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are all likely to be significant considerations when determining the potential for release of land for development within this parcel. Although Shaw Brook and adjacent tree cover provides a strong boundary feature to the south of Leyland in this area, land to the west of the parcel is inset and under development. Fields adjacent to this (map point A) have weaker distinction from the urban area but the Shaw Brook corridor represents a stronger boundary in this parcel than it does to the west, and any release would weaken the contribution of adjacent Green Belt land.

Land to the east of the M6, adjacent to Euxton, (map point B) has weaker distinction given that it is only separated from the inset area by garden boundaries and sparse tree cover at the inset edge. Any northward expansion of the current inset edge west of the A49 would have a significant impact on the function of land to the north in maintaining separation between Euxton and Leyland (Purpose 2), but westward expansion into the area contained by the M6 would have less impact on adjacent Green Belt land.

Parcel P24



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- | | |
|---|---|
|  P24 |  Policy BNE3 and G3:
Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Ancient woodland |
|  Neighbouring Local Authority |  Registered parks and gardens |
|  Green Belt |  Flood zone 3b |
|  Location referenced in
assessment text | |

Land adjacent to the south of Leyland, extending southeast to the M6 close to Euxton. There is some residential on Runshaw Lane in the central region of the parcel and adjacent to the A581 in the southeast of the parcel, but these areas do not have a significant impact on openess.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The northwest of the parcel lies directly adjacent to Leyland, and the southeast of the parcel is in relatively close proximity to Euxton, which both form part of the Central Lancashire large built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land within the parcel makes a moderate contribution to preventing neighbouring towns from merging into one another. The parcel lies in a moderate gap between Euxton and Leyland with the M6 acting as a significant separating feature.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and land in the southeast of the parcel has strong distinction from Euxton due to the presence of the M6 to the east. Development within this region of the parcel would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

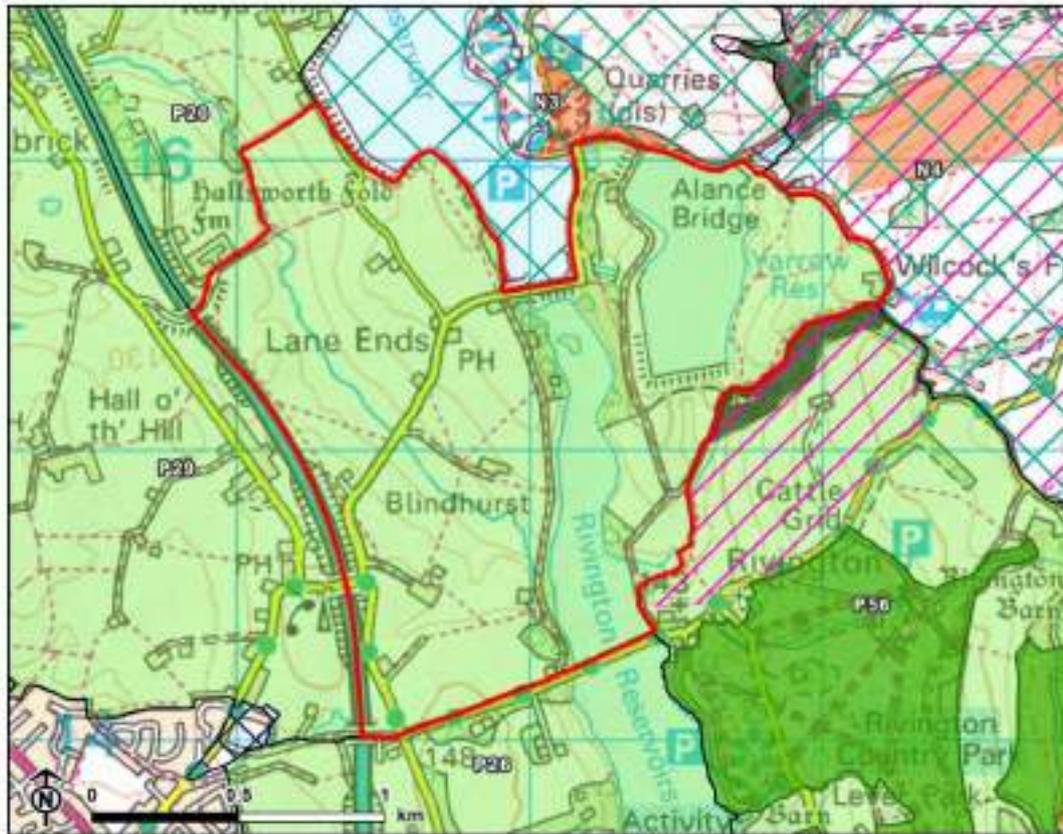
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Any expansion of Euxton across the M6 into this parcel would result in the loss of land which makes a significant contribution to the Green Belt purposes, and would also represent a significant breach of a strong, consistent boundary feature.

Land adjacent to the southern edge of Leyland (map point A), where there are some commercial developments that have an urbanising influence, has weaker distinction from the town than other land in the parcel, but any expansion into the parcel would cause a knock-on weakening of the contribution of adjacent Green Belt land.

Parcel P25



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Land to the northeast of Adlington, to the east of the M61. The western half of the parcel is comprised of agricultural fields and the eastern half contains Yarrow Reservoir and part of Upper Rivington Reservoir.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel is located over 1km from Chorley to the northwest, which forms part of the Central Lancashire large built-up area. The parcel does not therefore contribute to preventing sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land within the parcel does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Land within the west of the parcel has rural uses and the majority of land in the east is comprised of Upper Rivington and Yarrow Reservoirs. Furthermore, the M61 is a strong boundary to the west of the parcel. As a result, the parcel has strong distinction from Chorley to the northwest and Adlington to the southwest and any development within the parcel would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The M61 is a consistent boundary feature between the parcel and the urban areas of Chorley further to the northwest and Adlington to the southwest. As such, there are no strategic areas within the parcel that could be identified as making a weaker contribution. Any northeastward expansion of Adlington beyond this boundary feature would constitute significant encroachment on the countryside.

Parcel P26



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| P26 | Policy BNE3 and G3: Safeguarded land |
| Neighbouring parcel | Absolute Constraint(s) |
| Central Lancashire boundary | Sites of Special Scientific Interest |
| Neighbouring Local Authority | Scheduled monument |
| Green Belt | Ancient woodland |
| Location referenced in assessment text | Registered parks and gardens |
| Policy BNE2: Other open countryside | Open access land (CRoW Act) |
| | Flood zone 3b |

Land between Adlington and Horwich, extending eastwards from the Chorley Borough boundary to the Rivington Reservoir. Within the Green Belt, Grimeford Village, between the M61 and Bolton Road, represents an urbanising influence locally, as does the M61 Rivington Services, but neither have a significant impact on wider openness. The majority of the parcel is comprised of agricultural land. The parcel includes two areas of safeguarded land adjacent to Adlington (South East of Belmont Road & Abbey Grove,

Adlington; Babylon Lane, Heath Charnock).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel is located over 2km from Chorley to the northwest, which forms part of the Central Lancashire large built-up area. The parcel does not therefore contribute to preventing sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

Land lies in a moderate gap between Adlington and Horwich. Bolton Road acts at a connecting feature between the two settlements.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land in the central region of the parcel that has strong distinction from Adlington and Horwich, where development would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel.

The River Douglas forms a largely consistent boundary at the inset edge of Horwich. Some residential development has breached this boundary feature in the southwest of the parcel, adjacent to the M61 (map point A), but any strategic scale release in this area would lose separation between Horwich and Rivington Services, resulting in weakening of the settlement gap between Horwich and Adlington. It would also cause a knock-on impact on the contribution of adjacent Green Belt land, which lacks any substantial boundary features.

Much of the land between Adlington, the M61 and Grimeford Lane (map points B and C) has relatively weak urban edge Green Belt boundaries, and washed-over development extending out along Bolton Road also has an urbanising influence on the locality. The M61 would provide a strong alternative Green Belt boundary to the north of Bolton Road, and the presence of existing housing along Bolton Road reduces the impact that adjacent development would have on the gap between Adlington and Horwich, but there would be greater impact on adjacent Green Belt from a release to the south of Bolton Road.

The area of safeguarded land adjacent to Babylon Lane (map point D), Adlington, has weak distinction from the inset area, and existing houses at the northern end of the safeguarded area, trees cover to the east and Greenhalgh Lane to the south would form an alternative Green Belt boundary that would cause little weakening of adjacent land.

The safeguarded land between the railway line and Rossendale Drive (map point E) is contained by the urban area on three sides, and so makes a limited contribution the Green Belt purposes, and the well-treed land close to the River Douglas which forms the Green Belt edge would limit any impact on adjacent land.

Parcel P27



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- P27
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Location referenced in assessment text
- Policy BNE2: Other open countryside
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Scheduled monument
- Ancient woodland
- Flood zone 3b

Land between Chorley and Adlington comprising largely of Yarrow Valley Park with the River Yarrow forming a consistent boundary to the south of Chorley. The railway line lies to the east of the parcel with Leeds and Liverpool Canal and Duxbury Park Golf Club lying to the west. The A6 also bisects the parcel, along which there are areas of residential development. There is a significant area of residential development with lower openness adjacent to the A6 in the northern half of the parcel. The remaining areas of the parcel are comprised of

agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

Land lies directly adjacent to Chorley which forms part of the Central Lancashire large built-up area. The River Yarrow at the edge of Chorley is a strong boundary feature that creates strong distinction between the parcel and the inset area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

Land lies in a moderate gap between Chorley and Adlington, with River Yarrow acting as a significant separating feature; however, intervening urban development at Duxbury Park, together with connectivity provided by the A6, serve to diminish perceived rural separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Although there are some areas of development, the parcel generally has rural uses and contains land that has strong distinction from Chorley and Adlington, due to the presence of steep, wooded slopes within Yarrow Valley country park to the north and the Leeds and Liverpool Canal and railway line to the south. Development within the majority of the parcel would therefore be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1), preventing the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. The River Yarrow and wooded slopes forms a consistent boundary to the south of Chorley. Any southward expansion of Chorley would cross this boundary and constitute significant sprawl of the large built-up area and encroachment on the countryside. Likewise, the railway line forms a consistent boundary at the inset edge of Adlington in the south of the parcel. Any strategic scale release within the parcel would also increase the fragility of the settlement gap between Chorley and Adlington. However, there is a housing estate to the north of Duxbury Park Golf Club that has no openness and therefore makes no contribution to Green Belt purposes. Land directly to the south of this housing estate (map point A) does not have strong distinction from the urban area, but any expansion into this area would further weaken the separation between towns.

Parcel P28



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- | | |
|---|---|
|  P28 |  Policy BNE3 and G3:
Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Ancient woodland |
|  Neighbouring Local Authority |  Flood zone 3b |
|  Green Belt | |
|  Location referenced in
assessment text | |

Land between Coppull and Adlington, comprising largely of agricultural land. There are areas of tree cover adjacent to Eller Brook and part of the Leeds and Liverpool Canal is located adjacent to Adlington in the east of the parcel. There is some residential development in the southwest of the parcel on Jolly Tar Lane, but this does not have a significant impact on openness. There is an area of safeguarded land adjacent to Adlington within the parcel (North of Bond's Lane, Adlington).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The majority of the parcel is located over 1km from Chorley to the north, which forms part of the Central Lancashire large built-up area. The parcel does not therefore contribute to preventing sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a moderate gap between Adlington and Coppull, with tree cover between the two acting as a significant separating feature.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel makes a significant contribution to safeguarding the countryside from encroachment. The parcel generally has rural uses and contains land in the central region of the parcel that has strong distinction from Coppull and Adlington, where development would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

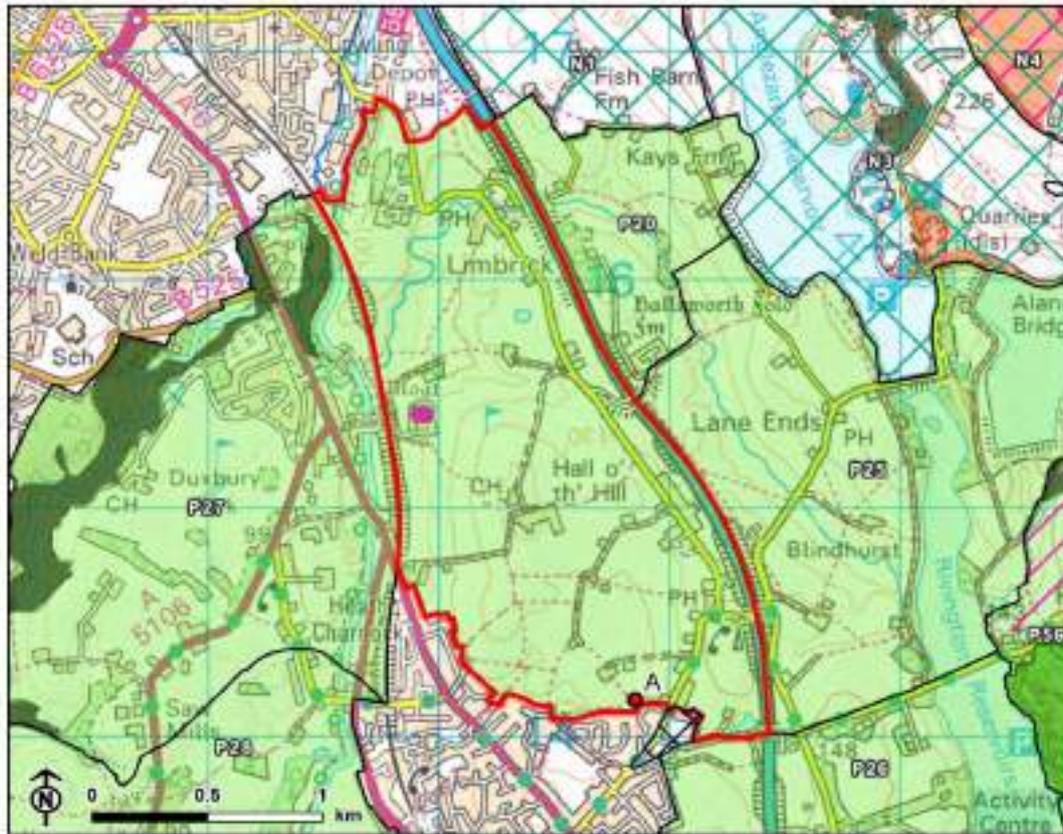
Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. In the southeast of the parcel tree cover at the inset edge of Adlington and sloping land at the sand pit to the south of the Leeds and Liverpool Canal create strong distinction between this region of the parcel and the inset area. In the northeast of the parcel, the A6 forms a consistent boundary at the inset edge. However, there is an area (map point A) where residential development has breached this boundary feature, and where the Leeds and Liverpool Canal and wooded slopes down to Eller Brook would form a strong alternative Green Belt boundary to a strategic-scale release.

The safeguarded land in this parcel (map point B) is contained between existing inset development to the south, southwest and east and the canal to the north. To the west it is contained by a hedgerow which already forms, to the south, the boundary between the inset settlement and the sand pit. Development here would not, therefore, have any significant impact on the strength of adjacent Green Belt land.

Land adjacent to Coppull to the east of Chapel Lane in the west of the parcel (map point C) has weaker distinction from the inset area due to a lack of boundary features at the inset edge. However, there is a lack of strong alternative Green Belt boundaries to the east and therefore any release would impact the contribution of adjacent Green Belt. Impact on the settlement gap between Coppull and Adlington from any release of land west of Green Lane would be limited.

Parcel P29



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| P29 | Policy BNE3 and G3: Safeguarded land |
| Neighbouring parcel | Absolute Constraint(s) |
| Central Lancashire boundary | Sites of Special Scientific Interest |
| Neighbouring Local Authority | Scheduled monument |
| Green Belt | Ancient woodland |
| Location referenced in assessment text | Registered parks and gardens |
| Policy BNE2: Other open countryside | Open access land (CRoW Act) |
| | Flood zone 3b |

Land between Adlington and Chorley with the railway lying to the west and the M61 lying to the east. The parcel is comprised of Chorley Golf Course and agricultural fields. There is some residential development on Long Lane in the southeast of the parcel and on Flag Lane in the north of the parcel, but this does not have a significant impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies adjacent to Chorley, which forms part of the Central Lancashire large built-up area. The Leeds and Liverpool Canal at the inset edge creates strong distinction between the parcel and the inset area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a moderate gap between Chorley and Adlington, with elevated land on Chorley Golf Course and areas of tree cover acting as significant separating features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel is comprised largely of rural uses and Chorley Golf Course. The steeply sloping landform with the parcel creates strong distinction from Chorley to the north and Adlington to the south. As such, development within the majority of the parcel would constitute significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

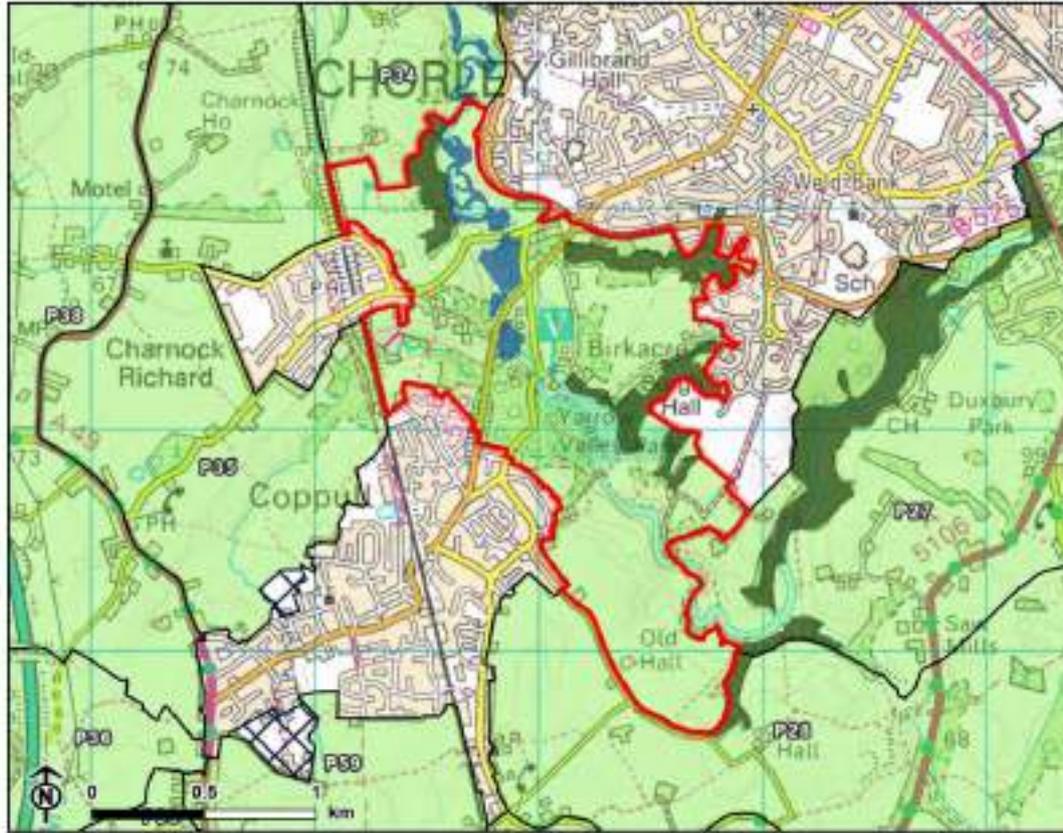
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1), preventing the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are all likely to be significant considerations when determining the potential for release of land for development within this parcel. The Leeds and Liverpool Canal and tree cover forms a consistent boundary adjacent to Chorley in the north of the parcel and sloping landform at the inset edge also contributes to creating further distinction between the parcel and the settlement. Any southward expansion of the settlement would constitute significant sprawl of the large built-up area and encroachment on the countryside, as well as also contributing to weakening of the settlement gap between Chorley and Adlington.

In the south of the parcel, land adjacent to Adlington (map point A), between Babylon Lane and Eller Brook, has weaker distinction from the urban area to the south. However, any release in this area would have knock-on impacts on the contribution of adjacent Green Belt to the north due to a lack of strong alternative boundary features.

Parcel P30



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- P30
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Sites of Special Scientific Interest
- Ancient woodland
- Flood zone 3b

Land to the southwest of Chorley with the settlements of Charnock Richard and Coppull lying to the west and southwest respectively. The parcel is comprised of Yarrow Valley Country Park, with the River Yarrow passing through the central region of the parcel. The majority of the parcel is occupied by tree cover, but part of Yarrow Valley Golf Course is located in the northwest of the parcel and there is some agricultural land in the south.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies directly adjacent to Chorley, which forms part of the Central Lancashire large built-up area. Dense tree cover at the inset edge creates strong distinction between the parcel and the inset area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

Land lies in a narrow gap between Chorley and Coppull with dense tree cover within Yarrow Valley Country Park and the River Yarrow acting as significant separating features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel is comprised of Yarrow Valley Country Park, a golf course and other rural uses, and contains land that has strong distinction from adjacent urban areas due to the presence of tree cover and steep slopes within the parcel. Development within the parcel would therefore be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1), prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are all likely to be significant considerations when determining the potential for release of land for development within this parcel. Dense wooded slopes form a consistent boundary at the inset edge of Chorley. Any westward expansion of Chorley beyond this boundary feature would constitute significant sprawl of the large built-up area and encroachment on the countryside. Dense tree cover and slopes are also present at the edge of Coppull in the south of the parcel, reducing any potential for a strategic scale release with reduced harm in this area of the parcel. Any strategic scale release in this parcel would result in loss of land which makes a significant contribution to the Green belt purposes, although the strong landforms and woodland cover in this parcel would limit the impact of a release of land on separation between Chorley and Coppull.

Parcel P32



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|---|---|
|  P32 |  Policy BNE3 and G3:
Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Scheduled monument |
|  Neighbouring Local Authority |  Ancient woodland |
|  Green Belt |  Flood zone 3b |
|  Location referenced in
assessment text | |

Agricultural land to the southwest of Adlington with the River Douglas and Leeds and Liverpool Canal lying to the east and Worthington Lakes lying to the southwest. Buckow Brook forms the western boundary of the parcel. There is an area of safeguarded land (Harrisons's Farm, Adlington) within the parcel adjacent to Adlington.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel is located over 2km south of Chorley, which forms part of the large Central Lancashire large built-up area. The parcel does not therefore contribute to preventing sprawl. Land closer to Chorley performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a moderate gap between Adlington and Standish to the southwest, with Worthington Lakes, Buckow Brook and adjacent tree cover acting as significant separating features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land in the west and south of the parcel that has strong distinction from Adlington, where development would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2) and safeguarding of the

countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Land to the south of Adlington (map point A) has weaker distinction given that it is only separated from the inset area by minor roads and sparse tree cover. The River Douglas provides a strong alternative boundary to the east and the higher ground of the former landfill site provides a boundary to the west. However, there is a lack of strong alternative boundaries to the south and therefore any release would impact the contribution of adjacent Green Belt and would increase the fragility of the settlement gap between Adlington and Standish.

The area of safeguarded land adjacent to Adlington (map point B) is contained to an extent by the inset area, from which it has little boundary separation, and impact on adjacent Green Belt would be limited by the sloping landform down to the River Douglas beyond Old School Lane.

Parcel P33



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|--|--------------------------------------|
| P33 | Policy BNE3 and G3: Safeguarded land |
| Neighbouring parcel | Absolute Constraint(s) |
| Central Lancashire boundary | Sites of Special Scientific Interest |
| Neighbouring Local Authority | Ancient woodland |
| Green Belt | Flood zone 3b |
| Location referenced in assessment text | |

Agricultural land to the south of Coppull. The parcel lies to the east of the M6 railway line passes from north to south through the eastern half of the parcel. There are some residential dwellings on local roads within the parcel, but these do not have a significant impact on openess. There is an area of safeguarded land (Blainscough Hall, Coppull) within the parcel adjacent to Coppull.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The majority of the parcel lies over 2km to the south of Chorley, which forms part of the Central Lancashire large built-up area. The parcel does not therefore contribute to preventing sprawl. Land closer to Chorley performs that role.

Purpose 2 – Preventing neighbouring towns from merging into

Significant contribution

Land lies in a moderate gap between Coppull and Standish to the south. Higher ground on Coppull Moor provides some separation between the settlements, but the A49 and railway line act as connecting features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and elevated land within the parcel creates strong distinction from the urban area of Coppull. Development within the parcel would therefore be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Land within the majority of the parcel lies at some distance from the inset area on elevated ground, away from urbanising influences and development would constitute significant encroachment on the countryside. There is some land to the south of Chapel Lane (map point A) that has weaker distinction from the inset area where some residential development has breached into the parcel. However, there is a lack of strong alternative Green Belt boundaries to the south and therefore any release would have knock-on impacts on the contribution of adjacent Green Belt.

Parcel P34



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|--|--|
| P34 | Absolute Constraint(s) |
| Neighbouring parcel | Ancient woodland |
| Central Lancashire boundary | Flood zone 3b |
| Neighbouring Local Authority | |
| Green Belt | |

Land to the west of Chorley with the railway line forming the western boundary of the parcel. The River Yarrow flows parallel with the urban edge of Chorley from north to south. The majority of the parcel is comprised of agricultural land. The settlement of Charnock Richard lies to the southwest of the parcel.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies directly adjacent to Chorley, which forms part of the large built-up area. The River Yarrow and adjacent tree cover forms a consistent boundary at the inset edge of Chorley, creating strong distinction between the parcel and the inset area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a moderate gap between Coppull and Chorley and Coppull and Euxton. Tree cover and the River Yarrow between these settlements provides separation but development at Charnock Richard increases the fragility of the gap.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and the steep-sides and well-trees valley of the River Yarrow gives most of the parcel strong distinction from Chorley. Tree cover on Yarrow Valley Golf Course creates strong distinction from Charnock Richard. As a result, development within the parcel would constitute significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

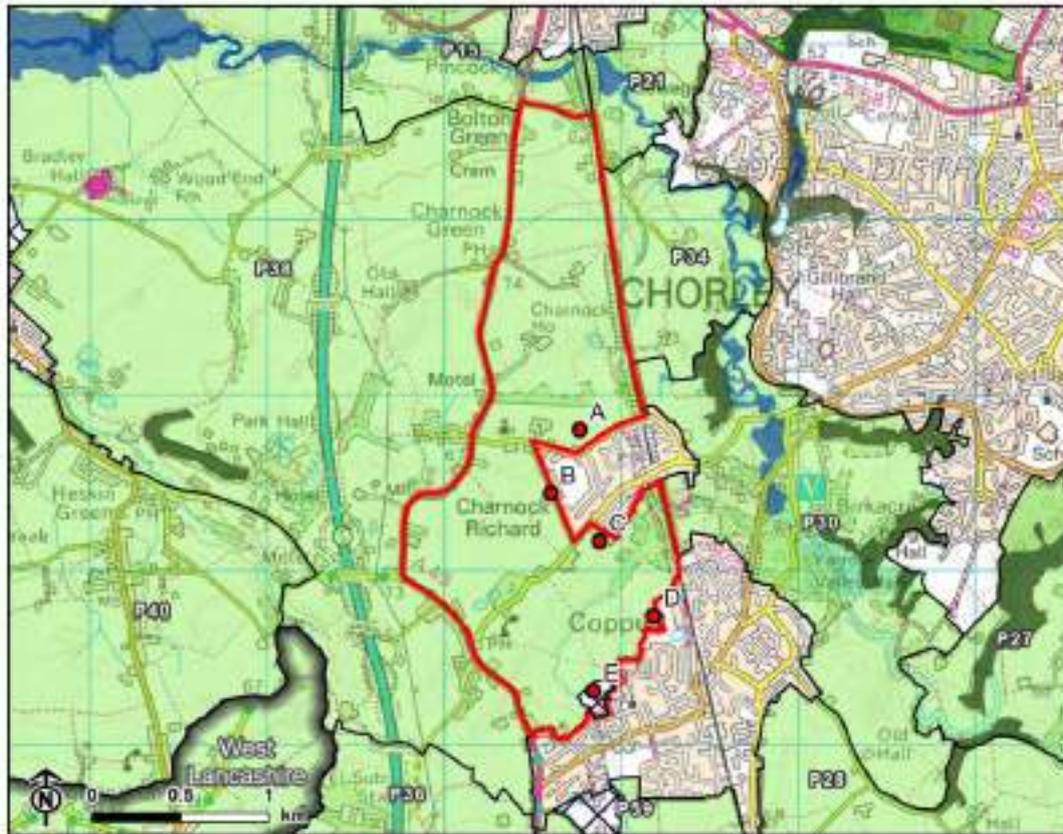
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1), prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are all likely to be significant considerations when determining the potential for release of land for development with this parcel. The River Yarrow and adjacent dense tree cover forms a consistent boundary at the inset edge of Chorley. Any strategic-scale expansion of Chorley would breach this consistent boundary and cause a knock-on weakening of adjacent Green Belt land. An expansion of Charnock Richard would similarly weaken adjacent Green Belt land, and any strategic-scale release in this parcel would also increase the fragility of the settlement gap between either Coppull and Chorley or Coppull and Euxton.

Parcel P35



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|---|---|
|  P35 |  Policy BNE3 and G3:
Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Scheduled monument |
|  Green Belt |  Ancient woodland |
|  Location referenced in
assessment text |  Registered parks and gardens |
| |  Flood zone 3b |

Land to the west of Chorley, with the railway line forming the eastern boundary of the parcel and the A49 lying to the west. Euxton lies to the north of the parcel and Charnock Richard lies to the south. The parcel is comprised of agricultural land. There is an area of safeguarded land within the parcel adjacent to Coppull (North of Hewlett Avenue, Coppull).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Although the north of the parcel is relatively close to Euxton, the majority of the parcel lies over 1km from Euxton and Chorley, which form part of the Central Lancashire large built-up area. Land Within the parcel is more strongly associated with the settlements of Charnock Richard and Coppull to the south.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a moderate gap between Euxton and Coppull to the south and is peripheral to a very narrow gap between Euxton and Chorley. The A49 and railway line act as connecting features between Euxton and Coppull but multiple field boundaries between the two settlements provides some separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from adjacent urban areas. Distinction is particularly strong from Chorley due to the presence of the railway line and Yarrow Country Park to the east and from Euxton due to tree cover and the River Yarrow to the north. Development within the northern half of the parcel would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Tree cover and the River Yarrow form a consistent boundary to the south of Euxton, and these features together with the railway line and intervening farmland create very strong distinction from Chorley. Any expansion of either settlement into this parcel would constitute significant sprawl of the large built-up area and encroachment on the countryside, with a knock-on impact on adjacent Green Belt land.

Church Lane and linear tree cover form a moderate degree of distinction between Charnock Richard and Green Belt land to the north, so contribution to the Green Belt purposes is weaker here (map point A) than further north in the parcel, but, any alternative Green Belt boundary would be weaker than the current one, with any release having a consequent impact on the contribution of adjacent Green Belt land to the north.

To the west of Charnock Richard (map point B), Charter Lane doesn't form a particularly strong boundary to the inset settlement, but it is a consistent feature beyond which any urban expansion would result in a weaker boundary with consequent impact on the strength of adjacent retained Green Belt land.

To the south of Charnock Richard, east of Chorley Lane, (map point C) any strategic-scale release would result in loss of some land that currently has strong distinction from the urban area. Row High Wood would provide a strong alternative Green Belt boundary to the east, but there would be a knock-on weakening of land to the south.

At the southern end of the parcel, adjacent to Coppull, sloping landform down to Clancutt Brook, and in places tree cover at the urban edge, help to maintain the distinction of Green Belt land (map point D) from the settlement; however, the well-wooded course of the brook forms a boundary that would limit the impact of any release of land on the wider Green Belt.

The safeguarded land further south along the edge of Coppull (map point E)

does not have strong distinction from the urban edge, but development here would cause a knock-on weakening of the adjacent Green Belt to the west.

Parcel P36



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- P36
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Sites of Special Scientific Interest
- Ancient woodland

Land to the west and southwest of Coppull with the M6 bisecting the parcel from north to south. The parcel is largely comprised of agricultural land, but there are areas of woodland to the west of the M6, some of which are Ancient Woodland.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The majority of the parcel lies over 2km from Chorley, which forms part of the Central Lancashire large built-up area. The parcel does not therefore contribute to preventing sprawl. Land close to Chorley performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land within the parcel is peripheral to a moderate gap between Coppull and Standish.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land to the west of the M6 that has strong distinction from Coppull, where development would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic towns.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of

land for development within this parcel.

To the west of Coppull, garden boundaries form a relatively weak Green Belt edge but there are no stronger alternative Green Belt boundaries until the M6, which lies over 700m from the inset edge. Any strategic scale release in this area would weaken the contribution of remaining Green Belt land between the urban edge and the motorway.

Parcel P38



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|--|--|
|  P38 |  Policy BNE3 and G3: Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Scheduled monument |
|  Green Belt |  Ancient woodland |
|  Location referenced in assessment text |  Registered parks and gardens |
| |  Flood zone 3b |

Land to the northeast and east of Ecclestone, extending south to the edge of Coppull. The parcel comprises largely of agricultural land. There is some washed-over development along the A581 and Lydiate Lane in the north of the parcel, between between Heskin Green and the M6 Charnock Richard Services and to the north of Coppull along the A49. None of this development has a significant impact on overall openness within the parcel. There is an area of safeguarded land within the parcel adjacent to Ecclestone (Between

Bradley Lane, 7 Parr Lane, Ecclestone).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The majority of the parcel lies over 1km from Leyland and Euxton, which form part of the Central Lancashire large built-up area. The parcel does not therefore contribute to preventing sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land does not lie in a gap between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land between the M6 and a belt of tree cover in the central region of the parcel that has strong distinction from Ecclestone and Coppull. Development within this area of the parcel would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the majority of the parcel lies at some distance from any inset settlement and from any urbanising influences, so development would constitute significant encroachment on the countryside.

Land to the north of Eccleston (map point A), where only garden boundaries and sparse tree cover are present at the inset edge, has weaker distinction from urban development, but in the absence of any stronger alternative boundaries south of the River Yarrow, any strategic-scale release would have a knock on impact on adjacent Green Belt land. Similarly land to the east of Eccleston (map point B), including an area of safeguarded land, also has weaker distinction from the inset edge due to a lack of boundary features. However, there would likewise be an adverse impact the contribution of adjacent Green Belt land.

To the southeast of Eccleston, the various areas of development are broken up by strong tree cover, which limits their impact on adjacent undeveloped land.

At the southern end of the parcel, garden boundaries form a relatively weak Green Belt edge to the west of Coppull (map point C). There are no stronger alternative Green Belt boundaries westwards until the M6, so any strategic-scale release in this area would weaken the contribution of remaining Green Belt land between the urban edge and the motorway, but infilling between Coppull and the existing development along the A49 would have less impact in this respect.

Parcel P40



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|--|--------------------------------------|
| P40 | Policy BNE3 and G3: Safeguarded land |
| Neighbouring parcel | Absolute Constraint(s) |
| Central Lancashire boundary | Sites of Special Scientific Interest |
| Neighbouring Local Authority | Scheduled monument |
| Green Belt | Ancient woodland |
| Location referenced in assessment text | Flood zone 3b |

Land to the south and southwest of Eccleston, with the settlement of Mawdesley lying adjacent to the southwest of the parcel. There are areas of lower openness within the parcel due to residential development within Heskin and Heskin Green just to the south of Eccleston. There are also areas of development on local roads within the west of the parcel. However, the parcel is largely comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 3km from Euxton and Chorley to the northeast, which form part of the Central Lancashire large built-up area. The parcel does not therefore contribute to preventing sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land within the parcel does not lie in a gap between towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

There are some areas of residential development within the parcel, but it generally has rural uses and tree cover adjacent to Syd Brook to the south of Eccleston creates strong distinction between the Eccleston and the majority of the parcel. Development within most areas of the parcel would therefore constitute significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

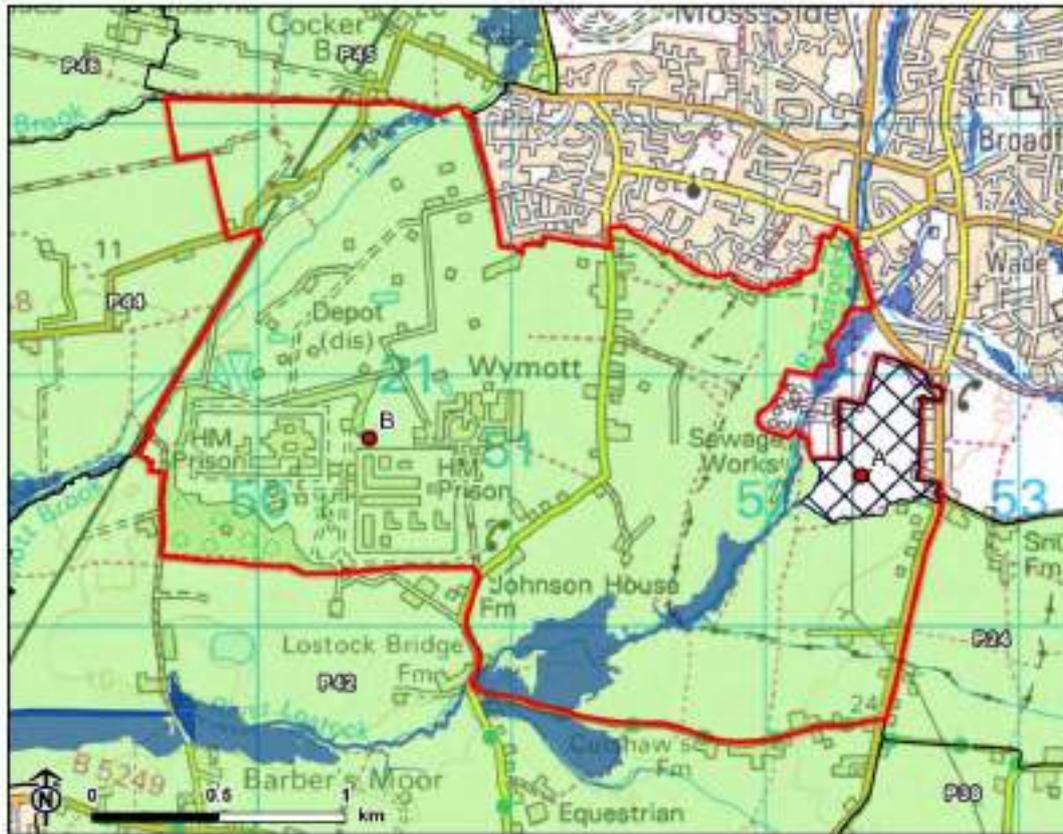
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the majority of the parcel lies at some distance from the inset areas, away from urbanising influences and development would constitute significant encroachment on the countryside. Syd Brook and adjacent tree cover forms a consistent boundary to the south of Eccleston, so any southward expansion of the settlement would constitute a significant weakening of the Green Belt boundary, with consequent impact on the strength of adjacent Green Belt land. To the southwest of Eccleston there is an area of open land contained between Syd Brook and Tincklers Lane (map point A), with weaker distinction from inset settlement edges to the east and north. Although the western part of this area makes a significant contribution to Purpose because of the number of strong hedgerows that separate it from the urban edge, a release that didn't extend beyond the brook or Tincklers Lane would have a more limited impact on adjacent Green Belt than development extending further south. To the east of Mawdesley, tree cover forms a relatively consistent Green Belt boundary, beyond which land makes a strong contribution to Purpose 3. Urbanising washed-over linear development at Town End largely contains the countryside to the east of Mawdesley (map point B), limiting the wider impact of development, but any partial release of the contained area would weaken remaining Green Belt land here.

Parcel P41



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- P41
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Location referenced in assessment text
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Flood zone 3b

Agricultural land to the southwest of Leyland, with the railway line forming the western boundary of the parcel. There is an area of lower openness in the southwest of the parcel comprising of Garth and Wymott prisons and some adjacent residential development at Wymott. There are also residential dwellings along Ulnes Walton Lane in the central region of the parcel, but these do not have a significant impact on openness. There is an area of safeguarded land (Land off Emnie Lane Leyland) adjacent to the inset area in

the eastern half of the parcel.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies directly adjacent to Leyland, which forms part of the Central Lancashire large built-up area, but dense tree cover provides strong distinction from it.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

The parcel does not lie in a gap between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Although there is some development within the southwest of the parcel, it generally has rural uses and tree cover at much of the inset edge creates strong distinction from Leyland. As a result, development within the majority of the parcel would constitute significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. Any southward expansion of Leyland would mean crossing the dense linear tree cover that forms a consistent boundary to the south of the town, weakening the contribution of adjacent Green Belt land. The area of safeguarded land adjacent to Leyland (map point A), which is large enough to accommodate strategic-scale development, is largely contained between inset urban edges to the north, east and west, and has weak distinction from them, but there would nonetheless be some weakening of adjacent Green Belt land to the south.

The prisons together form a sizeable area (map point B) that has limited openness and which is largely contained from the wider Green Belt, limiting the impact of its release, and the adjacent village of Wymott is developed, and makes no contribution to the Green Belt purposes. Land to the southeast between the village and Ulnes Walton Lane lacks strong distinction from urbanising influences, and although there would be some knock impact on adjacent Green Belt land the lane, which has reasonably strong associated hedgerows and tree cover, would form a clear boundary. Land to the north of Wymott has stronger distinction and any release here would weaken remaining Green Belt land between the village and Leyland, to the detriment of Purpose 1 as well as Purpose 3.

Parcel P42



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|---|---|
|  P42 |  Policy BNE3 and G3:
Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Scheduled monument |
|  Neighbouring Local Authority |  Ancient woodland |
|  Green Belt |  Flood zone 3b |
|  Location referenced in
assessment text | |

Land to the south of HMP Garth and Wymott, east of Croston and north of the River Yarrow. There are areas of development along the A581 in the central region of the parcel around Ulnes Walton, but these do not have a significant impact on openness within the wider parcel. The parcel is largely comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The majority of the parcel lies over 2km from Moss Side and Leyland to the northeast, which both form part of the Central Lancashire large built-up area. The parcel does not therefore contribute to limiting sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Although there is some development within the parcel, it generally has rural uses and contains land that has strong distinction from any urban development, where development would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be

the most significant consideration when determining the potential for release of land for development within this parcel. The majority of the parcel lies at some distance from the inset areas, away from urbanising influences and development would constitute significant encroachment on the countryside. However, there is some land adjacent to Croston in the west of the parcel (map point A) that has weaker distinction from the inset area. There are only garden boundaries in the north of this area at the inset edge and only Out Lane provides separation from the as yet undeveloped area to the west along the remainder of the inset edge in this area. In the south of this area, on land that is currently comprised of sports pitches associated with Bishop Rawthorne Church of England Academy, inset development on the A581 and tree cover to the east provide strong alternative Green Belt boundaries. Tree cover is sparser to the east in the north of this area, which means that a release may have some impact on the contribution of adjacent Green Belt.

The inset settlement of Ecclestone lies just beyond the River Yarrow to the southeast of the parcel, but the river and associated tree cover form a strong boundary. Any expansion of Ecclestone across the river would result in the loss of land which makes a significant contribution to Purpose 3, and a knock-on weakening of adjacent Green Belt land.

Although there are urbanising developments alongside the A581, these are separated by open fields with typically well-treed boundary hedgerows. Any strategic-scale development would affect land which has strong distinction from these pockets of development, and would cause a knock-on weakening of adjacent Green Belt land.

Parcel P43



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|--|--------------------------------------|
| P43 | Policy BNE3 and G3: Safeguarded land |
| Neighbouring parcel | Absolute Constraint(s) |
| Central Lancashire boundary | Sites of Special Scientific Interest |
| Neighbouring Local Authority | Scheduled monument |
| Green Belt | Ancient woodland |
| Location referenced in assessment text | Flood zone 3b |

Land to the south of Croston and to the southeast of Eccleston, with the settlement of Mawdesley lying to the southeast of the parcel. The River Yarrow forms the northern boundary of the parcel and the River Douglas forms the southwest boundary of the parcel. There is some residential development on local roads within the parcel, but the majority of the parcel is comprised of agricultural land. There is an area of safeguarded land within the parcel adjacent to Eccleston in the northeast of the parcel (East of Tincklers Lane,

Eccleston).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Land within the parcel lies over 4km from the Central Lancashire large built-up area to the northeast and therefore it does not contribute to preventing sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land within the parcel does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land at a significant distance from urban areas that has strong distinction from Croston, Eccleston and Mawdesley, where development would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the majority of the parcel lies at some distance from the inset areas, away from urbanising influences and development would constitute significant encroachment on the countryside. Although the River Yarrow lies to the south of Croston, inset residential development along Drinkhouse Road and The Hillocks breaches this boundary feature. Taken together, fields to the west and east of Drinkhouse Road (map points A and B) could accommodate strategic-scale development, and tree cover along the railway line to the west, and along Carr Lane to the east, would limit impact on adjacent Green Belt land in these directions. There would, however, be some weakening of Green Belt land to the south.

Tree cover around small fields to the north of the village of Mawdesley (map point C) means that any strategic-scale release would encroach on land which makes a significant contribution to Purpose 3, although the well-treed brook that forms the northern edge to some of these fields would limit the impact of their release on the flat, open fields of Mawdesley Moss beyond.

Fields to the west of Eccleston (map point D) do not have strong distinction from the inset settlement edge (although this includes safeguarded land which is currently undeveloped), but in the absence of any strong alternative boundary features any release would impact the contribution of adjacent Green Belt land. The safeguarded area itself is contained by Tincklers Lane, so its release would have slightly less impact than an expansion further westwards.

Although there is some urbanising development along Blue Stone Lane, between Mawdesley and Eccleston (map point E), this is relatively low density, with open land contributing to Green Belt openness and well-treed hedgerows limiting urbanising visual influence. Any strategic-scale development would affect land which has strong distinction from this development, and would cause a knock-on weakening of adjacent Green Belt land.

Parcel P44



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- | | |
|--|---|
|  P44 |  Policy BNE3 and G3:
Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Scheduled monument |
|  Green Belt |  Ancient woodland |
| |  Flood zone 3b |

Land in the northwestern corner of Chorley Borough, between the River Douglas to the west and the railway line to the east. The settlement of Croston lies adjacent to the eastern boundary of the parcel and Tarleton lies to the west beyond the River Douglas and the Leeds and Liverpool Canal in West Lancashire. The inset settlement of Bretherton lies adjacent to the B5248 in the northern half of the parcel. The majority of the parcel is comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The majority of the parcel lies over 1km from Moss Side to the northeast, which forms part of the Central Lancashire large built-up area. The parcel does not therefore contribute to preventing sprawl of the large built-up area. Land closer to the large-built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from any inset settlement, where development would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

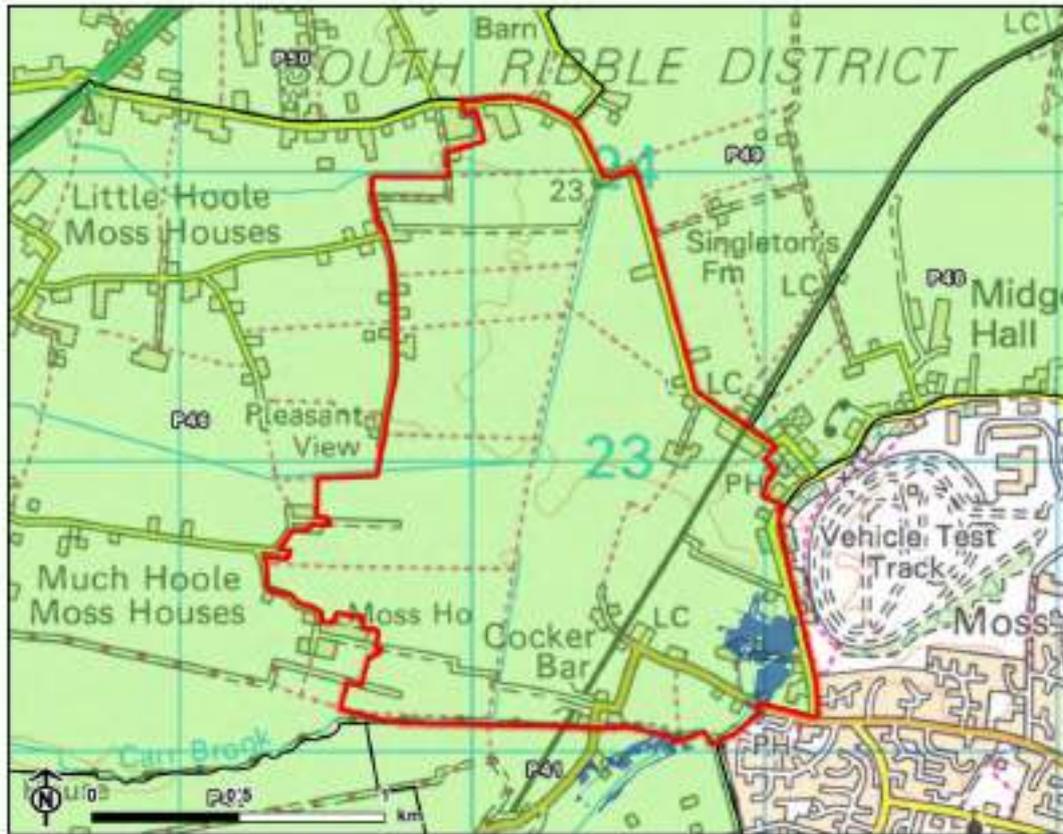
Safeguarding of the countryside from encroachment (Purpose 3) is likely to be

the most significant consideration when determining the potential for release of land for development within this parcel. The railway line forms a consistent and mostly well-treed boundary to the west of Croston, so any westward expansion of the village would remove land which makes a significant contribution to Purpose 3 and which would in turn weaken the contribution of adjacent Green Belt land between the village and the River Yarrow. There is some development to the west of the railway at Twin Lakes Industrial Park, but this is confined to an area surrounded by well treed boundaries.

The village of Bretherton is largely linear but forms two sides of a rectangular area (map point A) that is contained by the B5248 to the north and by Marl Cop, which has some low density residential development along it, to the east.. Land at the eastern end of this area still has strong distinction from the inset settlement, but the area's containment would limit impact on the wider Green Belt to some degree.

The western edge of the parcel abuts the inset settlement of Tarleton but is separated from it by the River Douglas, a strong boundary feature. Although there is an area of industrial development on the east side of the river this is well contained by tree cover and so does not significantly weaken the boundary role of the river. Any expansion of Tarleton across the river would constitute a major weakening of the Green Belt boundary, with a knock-on impact on the strength of adjacent Green Belt land

Parcel P45



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- | | |
|--|---|
|  P45 | Absolute Constraint(s) |
|  Neighbouring parcel |  Flood zone 3b |
|  Central Lancashire boundary | |
|  Neighbouring Local Authority | |
|  Green Belt | |

Land to the west and northwest of Moss Side (Leyland), comprising largely of agricultural land. There is some development within the parcel along Midge Hall Lane, close to the railway line but this does not have a significant impact on openness within the wider parcel.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The southeastern part of the parcel lies directly adjacent to Moss Side, which forms part of the Central Lancashire large built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land is peripheral to a moderate gap between Moss Side and Preston.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses, and the flat, low-lying patchwork of ditched fields that forms the mosses landscape has strong distinction from Moss Side. As a result, development in this area would constitute significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

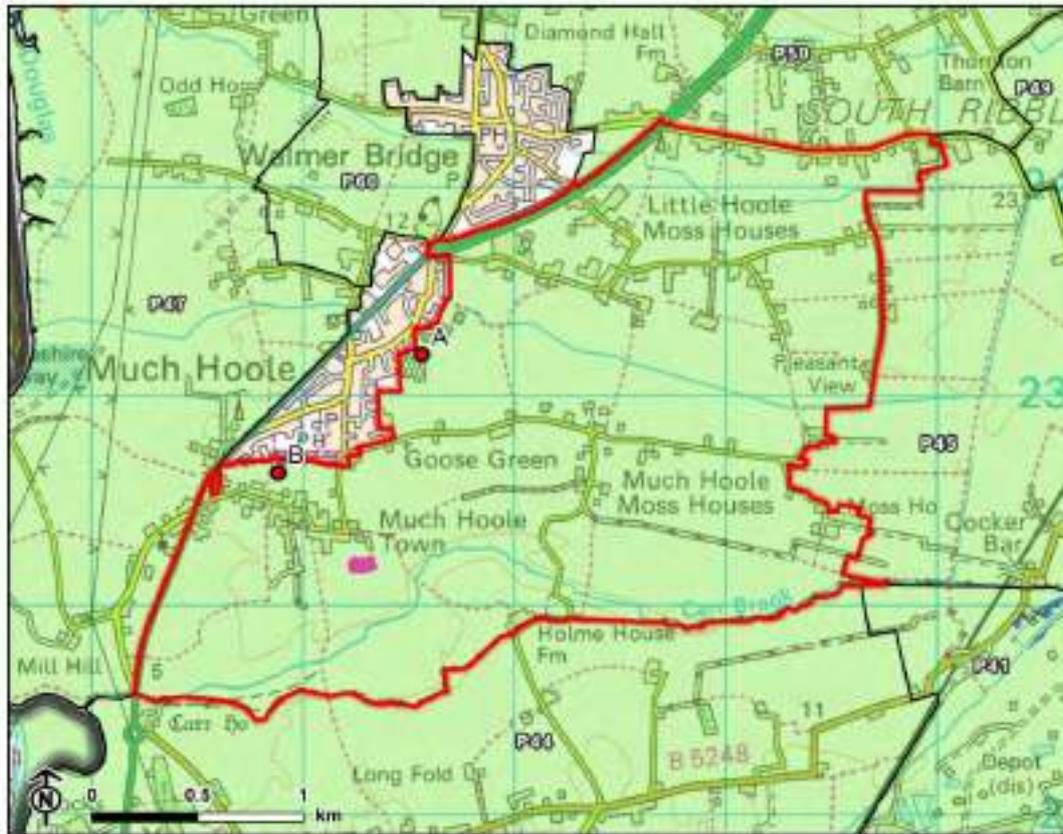
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of sprawl of the large built-up area (Purpose 1) and safeguarding the countryside from encroachment (Purpose 3) are likely to be significant consideration when determining the potential for release of land for

development within this parcel. Tree cover, Wymott Brook and adjacent Flood Zone 3b constrained landform a relatively strong boundary to the west of Moss Side, so any strategic-scale release would affect land which makes a significant contribution to preventing sprawl of the large built-up area and encroachment on the countryside. Although the railway line would form a consistent, alternative boundary to the west, any release in this flat, visually open landscape would weaken adjacent, retained Green Belt land.

Parcel P46



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Land to the east and southeast of Walmer Bridge and Much Hoole, north of Carr Brook, comprising largely of agricultural land. There are some non-agricultural developments on local roads within the parcel but these do not have a significant impact on wider openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Moderate contribution

The inset villages of Walmer Bridge and Much Hoole form part of a chain of settlements that lack strong distinction from each other and which also, on the eastern side of the chain, lie close to the Central Lancashire large built-up area. Land which is preventing significant expansion of these settlements, including the loss of remaining separation between them, is making some contribution to preventing the perception of sprawl associated with the conurbation.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land within the parcel does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land in the east and southeast that has strong distinction from Much Hoole and Walmer Bridge, where development would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

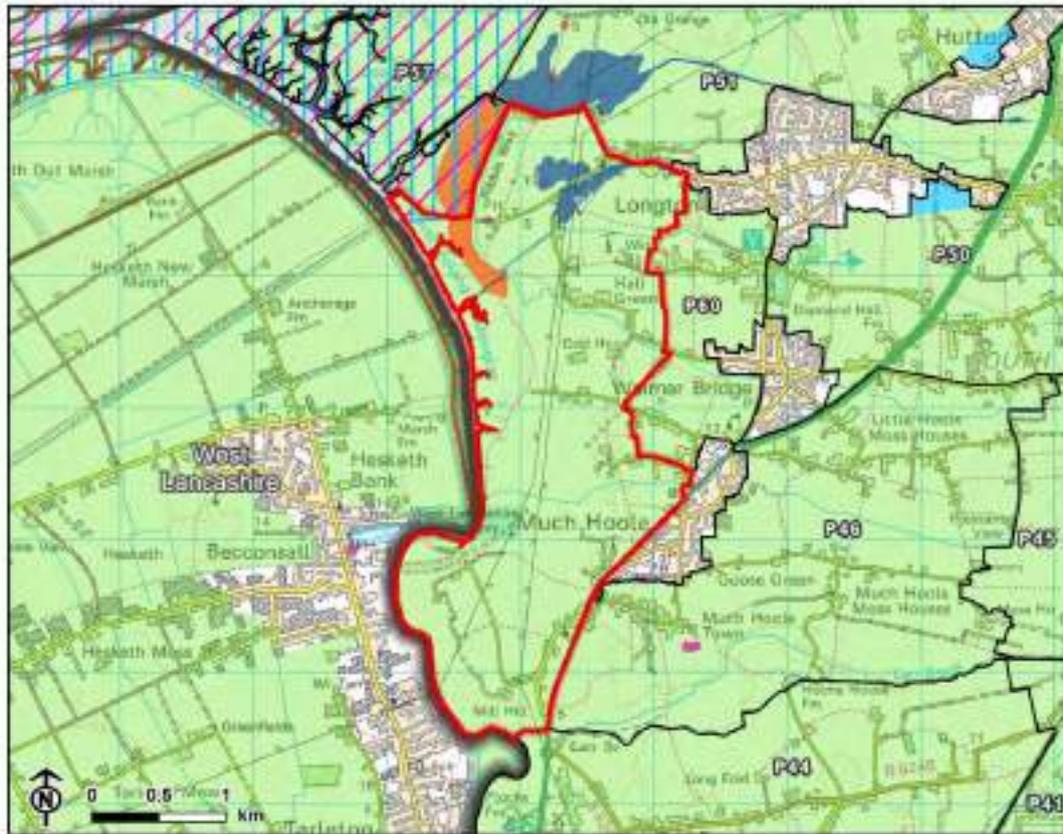
Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The eastern half of the parcel lies at some distance from inset areas, away from urbanising influences and development would constitute significant encroachment on the countryside. The A59 forms a consistent boundary to the south of Walmer Bridge and therefore any southward expansion of this settlement would require crossing this boundary feature and would constitute significant encroachment on the countryside.

Land to the east of Much Hoole (map point A), where there are only garden boundaries at the inset edge, has weaker distinction from the settlement. However, there is a lack of strong alternative Green Belt boundaries to the east and therefore any release would impact the contribution of adjacent Green Belt.

Land to the south of Much Hoole (map point B) also has weaker distinction from the inset area to the north due to the presence of washed-over development along Town Lane to the south. Existing development to the west and development along Town Lane would limit the impact of a release here on the wider Green Belt.

Parcel P47



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Land on the western edge of the Central Lancashire area, to the southwest of Longton and west of Much Hoole. The settlement of Hesketh Bank lies to the southwest of the parcel over the River Douglas. The parcel is largely comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 3km from Leyland and Penwortham, so any development would be associated with the smaller settlements than adjoin the parcel rather than with the large, built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

None of the surrounding settlements are large enough to be considered towns, so the parcel makes a weak contribution to preventing merging towns from merging into one another.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land where the landscape is very flat and visually open and what tree cover there is plays a strong screening role. To the west, the River Douglas forms a strong boundary to inset development at Hesketh Bank. This gives most of the parcel strong distinction from any inset settlements, so development in these areas would constitute a significant encroachment on the countryside

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

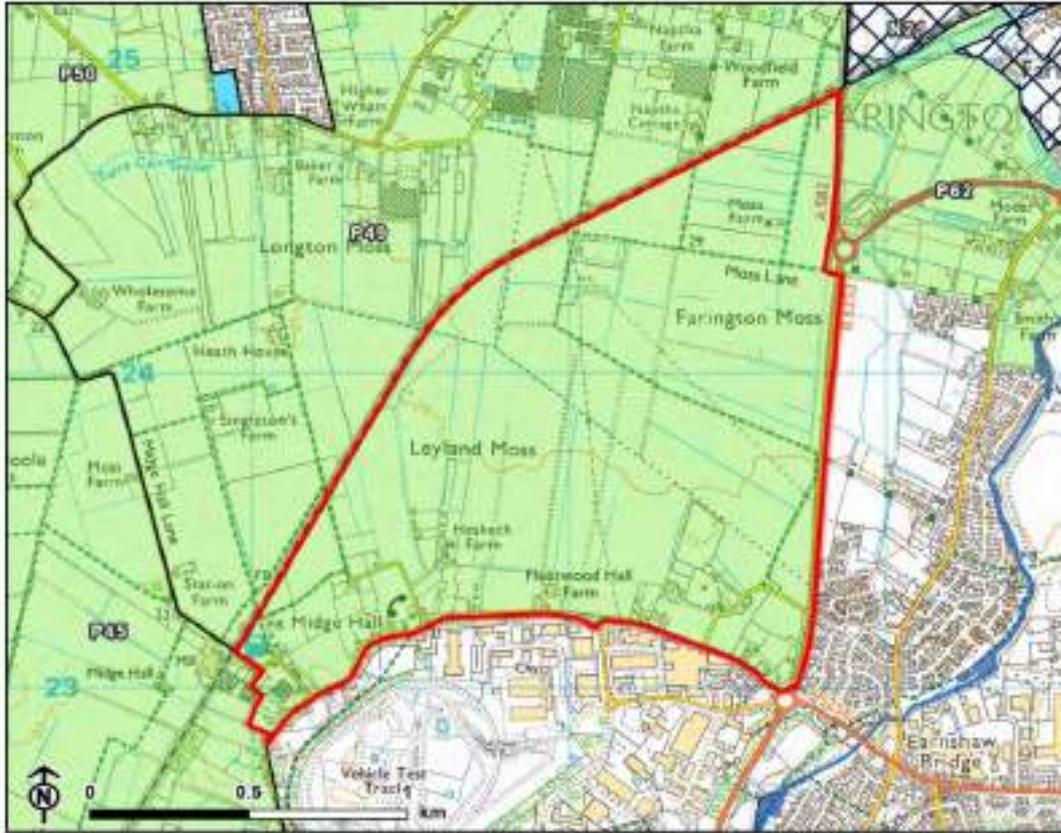
Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Most land within the parcel lies at some distance from inset areas, away from urbanising influences, and development would be considered significant encroachment on the countryside.

Tree cover has a strong screening impact in the flat landscape to the west of Longton, so any settlement expansion in this direction would be likely to have a significant impact on the more remote character of the low-lying, open fields to the west.

The A59 forms a consistent boundary to the west of the residential area of Much Hoole, with only a small commercial/industrial estate beyond it, so any expansion here will have a significant knock-on impact on the strength of adjacent Green belt land.

The western edge of the parcel abuts the contiguous inset settlements of Tarleton and Hesketh Bridge, but is separated from them by the River Douglas, a strong boundary feature. Any expansion of this settlement area across the river would constitute a major weakening of the Green Belt boundary, with a knock-on impact on the strength of adjacent Green Belt land in the parcel.

Parcel P48



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- P48
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Policy BNE3 and G3: Safeguarded land
- Policy G4: Protected open land
- Absolute Constraint(s)**
- Flood zone 3b

Land to the northwest of Leyland and to the north of Moss Side Industrial Estate. The railway line forms the western and northern boundaries of the parcel and the hamlet of Midge Hall lies in the southwest of the parcel, although this does not have a significant impact on openness. The majority of the parcel is comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

Land lies directly adjacent to Leyland, which forms part of the Central Lancashire large built-up area. Tree cover to the south and the B5253 provide boundary separation between the parcel and the urban area

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a relatively wide gap between Leyland and existing development at Penwortham to the north and undeveloped inset land and safeguarded land combine to leave a Green Belt gap of less than 700m gap in the vicinity of Farington Moss. This parcel therefore plays a more peripheral role in maintaining separation between towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses, and the flat mosses landscape combined with screening tree cover which filters intervisibility with the urban edge means that much of the parcel has strong distinction from the inset area.

Development within much of the parcel would therefore be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. The B5253 forms a consistent boundary to Leyland to the east. Any westward expansion of the settlement in this area would cross this boundary feature and constitute significant sprawl of the large built-up area and encroachment on the countryside. The railway line forming the western edge of the parcel, although a clear physical feature, is not a strong visual boundary, and any partial release of land within the parcel would weaken the remainder. The contribution to the Green Belt purposes of land between Midge Hall Lane and Sod Hall Lane (map point A) is somewhat weakened by washed-over urbanising development, so a release of land here would have slightly less impact on adjacent land than would be the case in the rest of the parcel. Although peripheral to the narrower gap between Penwortham/Lostock Hall and Leyland/ Farington in the vicinity of Farington Moss, any release impinging on connectivity between that narrower gap and the wider Green Belt (map point B) would be very harmful to Purpose 2.

Parcel P49



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- | | |
|---|---|
|  P49 |  Policy BNE3 and G3:
Safeguarded land |
|  Neighbouring parcel |  Policy G4: Protected open land |
|  Central Lancashire boundary | Absolute Constraint(s) |
|  Neighbouring Local Authority |  Scheduled monument |
|  Green Belt |  Ancient woodland |
|  Location referenced in
assessment text |  Registered parks and gardens |
| |  Flood zone 3b |

Land to the east, north and south of New Longton, adjoining Penwortham to the northeast and extending southward as far as the railway line close to the edge of Leyland (Moss Side). The washed-over village of Whitestake, to the east of New Longton, includes linear developing which has an urbanising influence locally but which is not dense enough to significantly reduce openness. The majority of the parcel is comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies directly adjacent to Penwortham, which forms part of the large built-up area. The A582, A59 and adjacent tree cover create strong boundary distinction between much of the parcel and the urban area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a relatively wide gap between Leyland and existing development at Penwortham to the north and undeveloped inset land and safeguarded land combine to leave a Green Belt gap of less than 700m gap in the vicinity of Farington Moss. This parcel therefore plays a more peripheral role in maintaining separation between towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Although there is some development within the parcel, it generally has rural uses and contains land that has strong distinction from New Longton and Penwortham, where development would be considered significant encroachment on the countryside. The A582, A59 and adjacent tree cover contribute to creating strong distinction from Penwortham.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. The A582 and A59, as well as tree cover at the inset edge and Mill Brook, form a consistent boundary feature between Penwortham and the parcel. Any westward expansion of Penwortham beyond this boundary feature would constitute significant sprawl of the large built-up area and encroachment on the countryside. Although peripheral to the narrower gap between Penwortham/Lostock Hall and Leyland/Farington in the vicinity of Farington Moss, any release impinging on connectivity between that narrower gap and the wider Green Belt would be very harmful to Purpose 2. However, there is some land adjacent to New Longton (map point A) that is relatively contained by inset development along Royalty Lane and is only separated from the urban area of New Longton by garden boundaries. There is a wooded area providing some land cover distinction in the central region of this area, but the majority of the area has weaker distinction from the inset area, and could be released with relatively minor impact on the strength of adjacent Green Belt land.

Land adjacent to New Longton south of Wham Lane (map point B) also lacks strong distinction from the urban edge, but in the absence of any urban containment any release here would have a knock-on impact on the strength of adjacent land to the east. Given the urbanising influence of washed-over development at Whitestake, any expansion in this direction would also have a more significant impact in terms of the Purpose 1 function of retaining distinction between New Longton and the large built-up area.

Although there are some dwellings south of Long Moss Lane these are low in density, so the road forms a consistent boundary to the urban southern edge of New Longton. Any strategic-scale release beyond this would result in loss of land which makes a strong contribution to Purpose 3, and a knock-on weakening of adjacent Green Belt land.

At the southern end of the parcel, any expansion of Leyland (Moss Side) beyond the railway line would mark a significant change in settlement extent, consequently weakening the contribution of adjacent land in this visually very open landscape.

Parcel P50



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- P50
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Location referenced in assessment text
- Policy G4: Protected open land
- Absolute Constraint(s)**
- Flood zone 3b

Land between New Longton, Hutton, Longton and Walmer Bridge. The openness of land between Hutton and New Longton is diminished by the presence of the Lancashire Police HQ and there is also significant linear residential development along Chapel Lane between Longton and New Longton. There is also some development across the A59 east of Walmer Bridge, but much of this is horticultural in nature, and therefore not inappropriate to a Green Belt location. Aside from the above, most of the

parcel is comprised of agricultural land. The parcel includes an area of Protected Open Land (South Ribble policy G4) adjacent to Longton (Land off Chapel Lane, Longton), and another on the southern edge of New Longton (Land Adjacent to The Fields).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Moderate contribution

The adjacent inset villages of Hutton, Longton, New Longton and Walmer Bridge form part of a chain of settlements that lack strong distinction from each other and which also, on the eastern side of the chain, lie close to the Central Lancashire large built-up area. Land which is preventing significant expansion of these settlements, including the loss of remaining separation between them, is making some contribution to preventing the perception of sprawl associated with the conurbation.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land in the east of the parcel is peripheral to a gap between Leyland and Penwortham which is reduced by intervening development at New Longton. It therefore makes a moderate contribution to preventing neighbouring towns from merging into one another.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

There is some urbanizing development within the parcel, and settlement boundaries, landform and landcover typically offer little distinction from any of the inset urban edges. However, it generally has rural uses and contains some land that is far enough from all of the surrounding settlements to make a strong contribution to preventing encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel.

To the south of Hutton, Longton Brook forms a consistent boundary to the inset settlement, in places bolstered by tree cover. To the east of the village, the A59 likewise forms a consistent Green Belt boundary, and although the Police HQ and some residential development affect openness beyond the main road their urbanising influence is largely contained by strong tree cover, so the road still forms a clear boundary. Any strategic-scale eastward or southward expansion of Hutton would therefore constitute a significant boundary weakening, with consequent impact on the fragile gaps between settlements in this area.

Land to the west of New Longton (map point A) has weaker distinction from the inset area given that it is only separated by garden boundaries at the inset edge; however, there is a lack of strong alternative Green Belt boundaries to the west and therefore any release would have impacts on the contribution of adjacent Green Belt. The small area of Protected Open Land at the southern end of the village is largely contained by built development, has weak distinction from the inset area, and could be released without significant impact on the wider Green Belt.

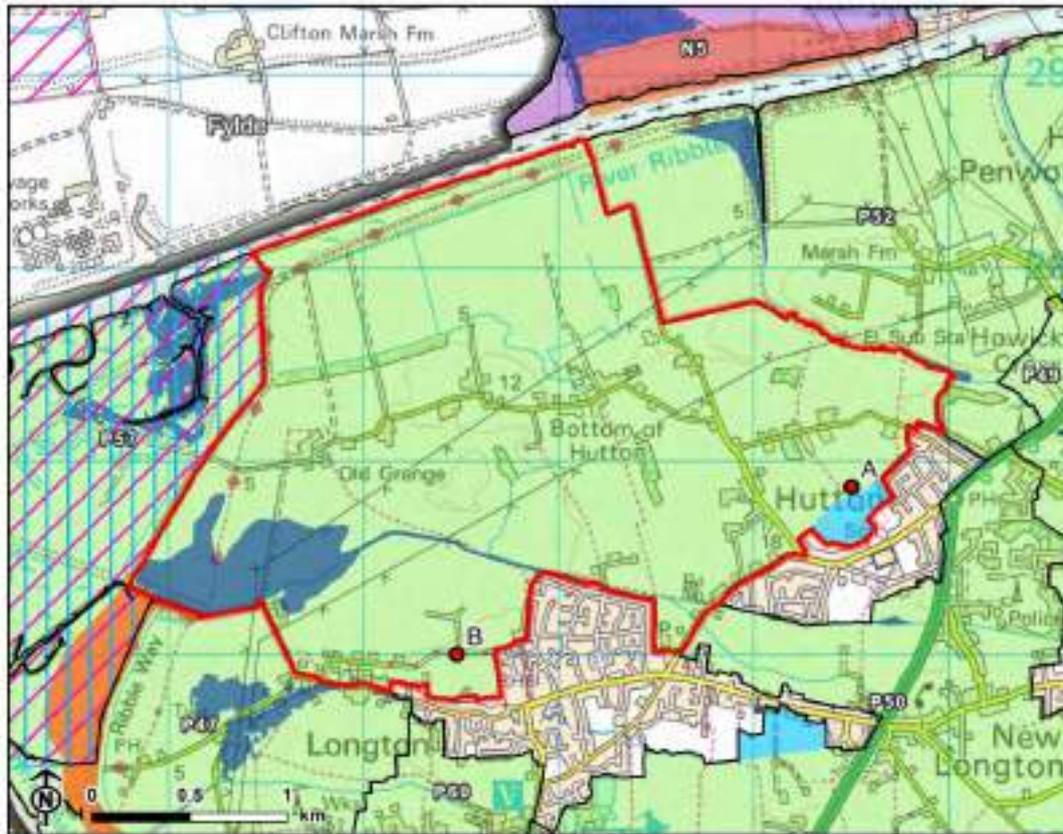
Fields to the south of Longton (map point B), which include an area of Protected Open Land, have weak boundary separation from as yet undeveloped inset areas to the north. The A59 to the east provides a strong

alternative Green Belt boundary, but there is a lack of strong boundaries to the south, so any release would therefore have impacts on the contribution of Green Belt land to the south. This would have some impact on the strongest area of separation from Walmer Bridge, but harm would be limited because of the weakness of the existing gap along Liverpool Road.

East of Walmer Bridge, fields contained by the A59 and houses on the north side of Gill Lane (map point C) lack strong boundary separation from the village. Release of land to the south of Gill Lane would have negligible impact on the wider Green Belt, but to achieve a strategic-scale release there would also need to be release of land to the north of the lane. This would have some knock-on impact on the adjacent Green Belt, but less so than would be the case if the gap between settlements was narrower.

Land between the northern edge of Walmer Bridge and Drumacre Lane West (map point D) also has limited distinction from the inset settlement. Woodland and lakes at Longton Brickcroft Nature Reserve create strong physical separation from most of Longton, but any development here would largely negate the remaining settlement separation role played by the wooded area. As Longton and Walmer Green are not towns there would be limited impact on Purpose 2, but stronger connectivity between the settlements, particularly as perceived from Liverpool Road, would weaken the justification for not also inseting the washed-over urbanising development to the west of the woodland. In the absence of any strong alternative Green Belt boundary to the east there would also be a knock-on weakening of the contribution of adjacent Green Belt in this direction.

Parcel P51



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- | | |
|--|--------------------------------------|
| P51 | Policy EN1: Open countryside |
| Neighbouring parcel | Policy G4: Protected open land |
| Central Lancashire boundary | Absolute Constraint(s) |
| Neighbouring Local Authority | National nature reserve |
| Green Belt | Special Protection Area |
| Location referenced in assessment text | Sites of Special Scientific Interest |
| | Open access land (CRoW Act) |
| | Flood zone 3b |

Land to the north of Longton and northwest of Hutton, with the River Ribble lying to the north and the Ribble Estuary SSSI/SPA/Ramsar site lying to the northwest. There is some residential development along local roads within the parcel, but this does not have a significant impact on openness. There is an area of Protected Open Land (Schoolhouse Farm, Liverpool Road) adjacent to the west of Hutton within the parcel.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Moderate contribution

The adjacent inset villages of Hutton and Longton form part of a chain of settlements that lack strong distinction from each other and which also, on the eastern side of the chain, lie close to the Central Lancashire large built-up area. Land which is preventing significant expansion of these settlements, including the loss of remaining separation between them, is making some contribution to preventing the perception of sprawl associated with the conurbation.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land does not lie in a settlement gap between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and land in the northwest, which is located a significant distance from the villages of Longton and Hutton, has strong distinction from both settlements. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

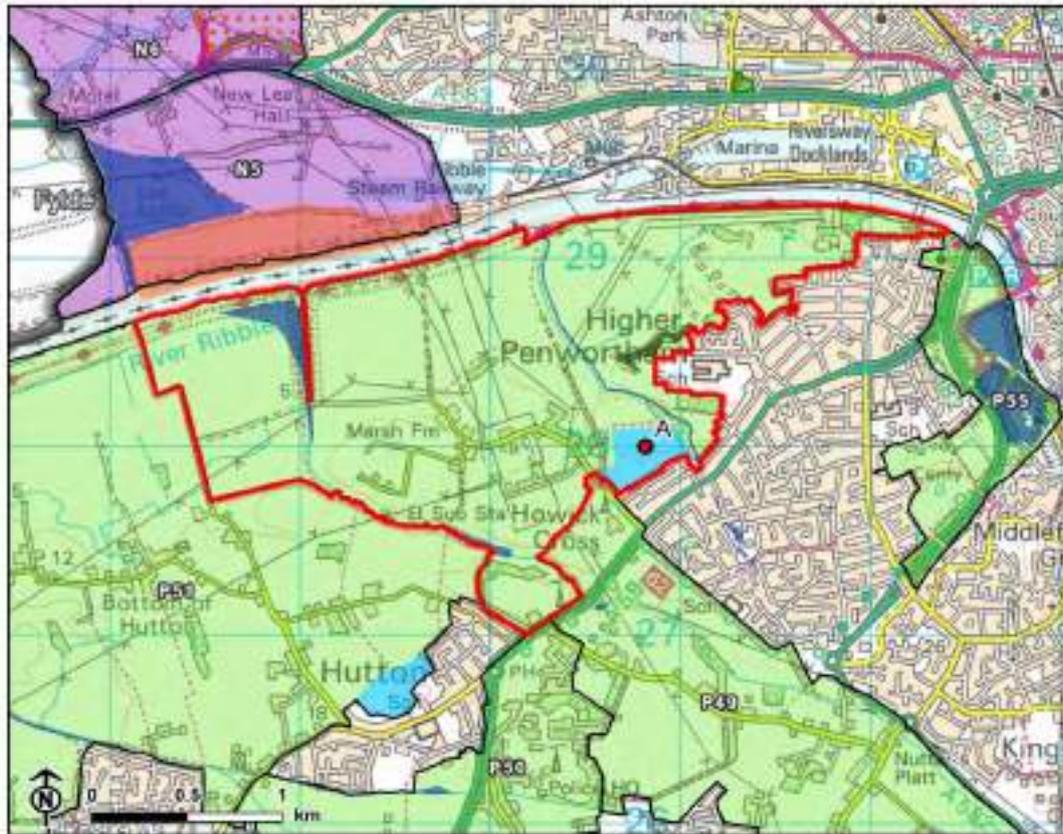
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land in the northwest and north of the parcel lies at some distance from inset areas to the south, away from urbanising influences and development would constitute significant encroachment on the countryside.

However, land to the north of Hutton (map point A), including an area of Protected Open Land, has weaker distinction from the inset area given that there are only garden boundaries at the inset edge to the south to provide separation. Skip Lane to the west and Ratten Lane to the north already have some associated urbanising development, but it is likely any release here would have knock-on impacts to the contribution of adjacent Green Belt. Land adjacent to the northwest of Longton (map point B) also has weaker distinction from the urban area due to a lack of strong boundary features at the inset edge. Back Lane could form alternative boundary but any release would again in turn cause a weakening of the contribution of adjacent Green belt land. North of Back Lane, and to the north of Longton Brook, there is a more distinct, low-lying landscape. The brook provides a clearer settlement boundary feature, beyond which any release would constitute a more significant expansion of the settlement, and a weakening of adjacent land including in the gap between Longton and Hutton.

Parcel P52



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- | | |
|---|---|
| P52 | Policy EN1: Open countryside |
| Neighbouring parcel | Policy G4: Protected open land |
| Central Lancashire boundary | Absolute Constraint(s) |
| Neighbouring Local Authority | Scheduled monument |
| Committed development site | Ancient woodland |
| Green Belt | Registered parks and gardens |
| ● Location referenced in assessment text | Open access land (CRoW Act) |
| | Flood zone 3b |

Land to the west of Penwortham comprising of agricultural land to the south of the River Ribble. There is an electricity sub station in the south of the parcel and a golf course in the northeast of the parcel. There is an area of Protected Open Land (Howick Hall Farm) within the parcel adjacent to the inset area.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies directly adjacent to Penwortham, which forms part of the Central Lancashire large built-up area, and the low-lying fields away from the urban edge have strong distinction from the urban area and therefore make a strong contribution to checking its sprawl.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land within the east of the parcel lies in a narrow gap between Penwortham and Preston, but the contribution of this land to maintaining separation is limited by the extent to which these settlements are already connected to the east.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses. Tree cover at the inset edge, although sparse in places, helps to create strong distinction from Penwortham, and the flat low-lying landform of the fields adjacent to the River Ribble creates an additional sense of distinction. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

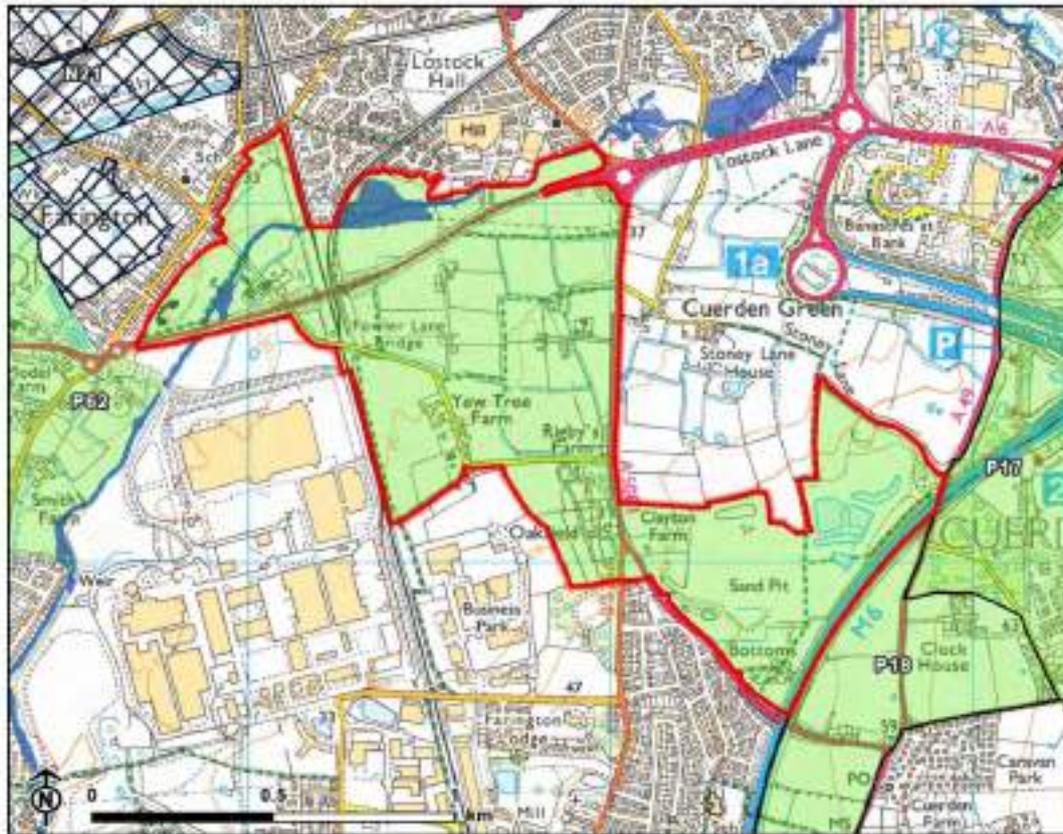
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Dense tree cover forms a consistent boundary feature adjacent to much of the inset edge of Penwortham in the east of the parcel. Any strategic scale development that crosses this boundary feature would constitute significant sprawl of the large built-up area and encroachment on the countryside.

The area of Protected Open Land within the parcel (map point A) has weaker distinction from the inset area to the south where only garden boundaries provide separation. Tree cover to the east and west would limit the impact of any release in these directions. Although the northern boundary is less strongly defined the sloping landform down to the Ribble Valley would help to maintain distinction from the flatter landscape beyond, limiting the impact of release on the Green Belt contribution of that area.

Parcel P53



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- P53
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Flood zone 3b

Land between Leyland and Lostock Hall, which is largely contained by inset development. The A582 bisects the parcel from west to east. The River Lostock passes through the western region of the parcel, which is largely comprised of agricultural land. However, the parcel also has extensive aggregate workings at its eastern end, which is bordered by the M6.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Land within the parcel is largely isolated within the large built-up area lacking clear connectivity to the wider Green Belt. To the west, inset areas meet at the junction of Croston Road, Centurion Way and the A582.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

The parcel lies in a very narrow gap, but which maintains clear separation between Leyland and Lostock Hall. Although the proximity of urban areas means that land here lacks strong distinction from settlements, the narrowness of the gap means that it is still performing a significant in preventing merger.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

Although large areas of the parcel have rural uses, the urbanising influence of nearby settlements means that there are no strategically-sized areas of land that have strong distinction from all urban edges.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

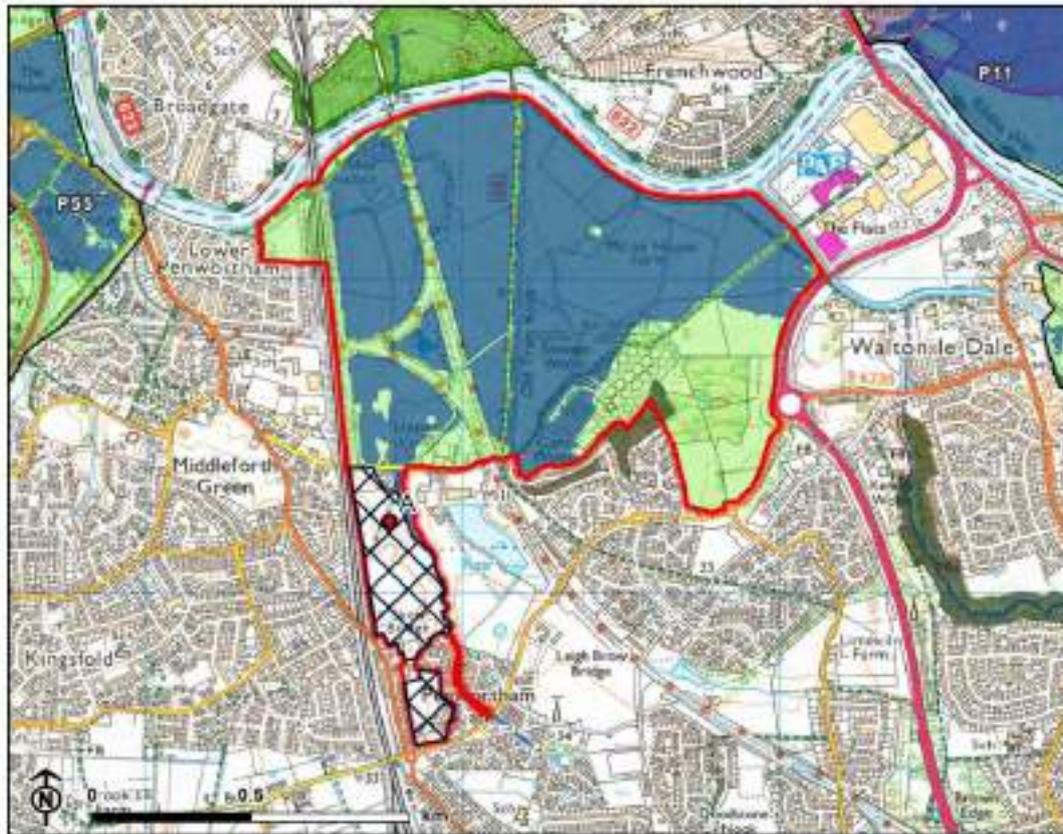
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Any strategic scale release within the parcel would contribute to effectively merging the two currently distinct settlements.

Parcel P54



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- | | |
|--|--------------------------------------|
| P54 | Policy BNE3 and G3: Safeguarded land |
| Neighbouring parcel | Policy EN1: Open countryside |
| Central Lancashire boundary | Absolute Constraint(s) |
| Neighbouring Local Authority | Scheduled monument |
| Green Belt | Ancient woodland |
| Location referenced in assessment text | Registered parks and gardens |
| | Flood zone 3b |

Land to the south of Preston to the south of the River Ribble. The majority of the parcel is comprised of agricultural land that is constrained by Flood Zone 3b. Land in the southeast of the parcel comprises largely of tree cover and a sewage treatment works. There is an area of safeguarded land included in the southwest of the parcel. The assessment only considers the contribution of those strategically-sized areas that are not constrained from development.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Land within the parcel is isolated by the large built-up area and lacks connectivity to the wider Green Belt. Development here would be considered infill rather than unrestricted sprawl of the large, built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

The parcel lies in a narrow gap between Lostock Hall and Preston, but urbanising development already links the two settlements, limiting the contribution of land to this purpose.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

Land within the parcel makes a moderate contribution to safeguarding the countryside from encroachment. The parcel is largely characterised by rural uses but is entirely contained by the urban area, limiting its association with the wider countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Moderate contribution

The parcel lies to the south of the historic core of Preston. The fields in the Ribble Valley can be considered to play some role in providing a setting to the south of Preston, but these areas are constrained from development by flood zone designation. Within the unconstrained area in the southeastern part of the parcel, wooded higher ground forms a visual backdrop to riverside views from the edge of the city, but the limited relationship with historic parts of the city, and the limited degree to which its landscape setting has a bearing on the city's character, limits the level of contribution to moderate.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

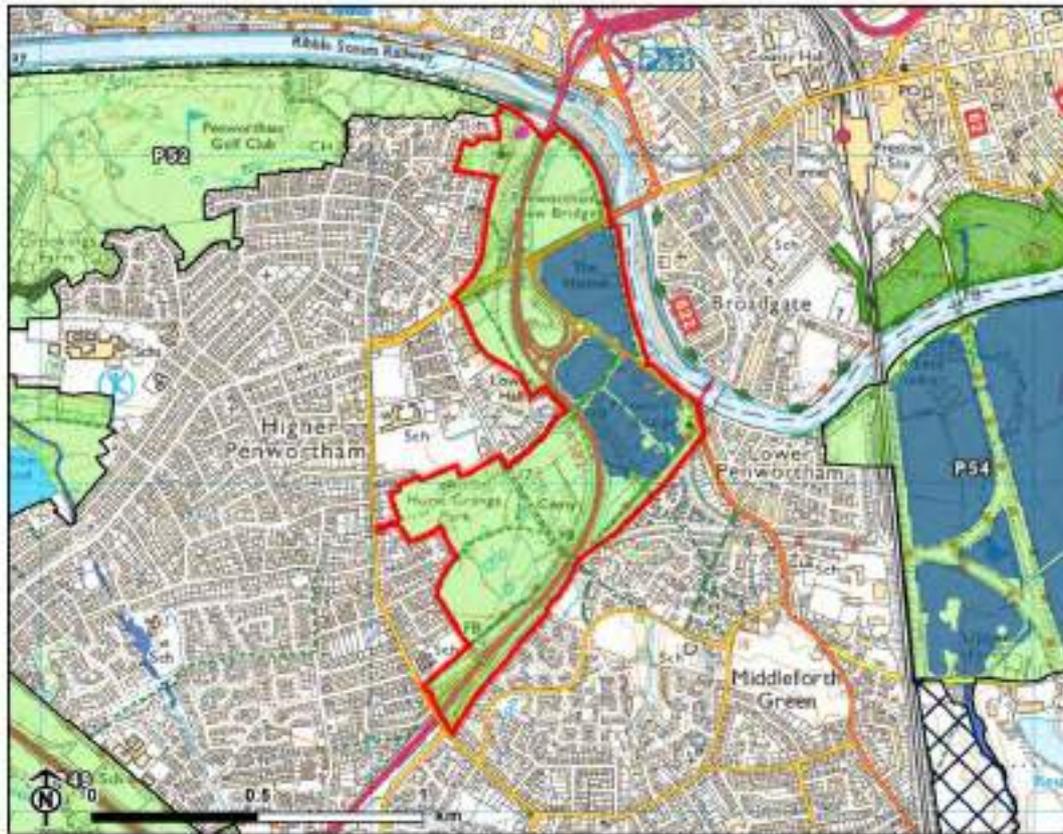
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2), safeguarding the countryside from encroachment (Purpose 3) and preserving the setting and special character of Preston's historic core (Purpose 4) are likely to be considerations when determining the potential for release of land for development within this parcel, although unconstrained land doesn't make a significant contribution to any of these. The unconstrained parts of the parcel are largely wooded, and so play a role with respect to all the purposes noted above, but the safeguarded land in the southwest of the parcel (map point A) is largely contained by developed and inset land. It shares only a narrow frontage with the Green Belt land to the north, and its development would have little impact on the Green Belt contribution of unconstrained land within the parcel.

Parcel P55



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- | | |
|--|---|
|  P55 |  Policy BNE3 and G3:
Safeguarded land |
|  Neighbouring parcel |  Policy G4: Protected open land |
|  Central Lancashire boundary | Absolute Constraint(s) |
|  Neighbouring Local Authority |  Scheduled monument |
|  Green Belt |  Ancient woodland |
| |  Registered parks and gardens |
| |  Flood zone 3b |

Land between Penwortham and Preston with the River Ribble lying to the northeast. The A59 bisects the parcel from south to north, with the eastern half of the parcel comprising of allotments and sports pitches and the western half of the parcel comprising of tree cover and Hurst Grange Park. Parts of the parcel, including many of the allotments, lie within Flood Zone 3b and so are constrained from development.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Land within the parcel is isolated by the large built-up area and lacks clear connectivity to the wider Green Belt. Development here would be considered infill rather than unrestricted sprawl of the large, built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land within the parcel lies within a narrow gap between Penwortham and Preston, but urbanising development already links the two settlements and limits the role of open land in maintaining settlement separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

The parcel's extensive tree cover and sharp river valley edge slopes create strong distinction from the adjacent urban edges, but its uses and its urban containment limit the extent to which it can be considered countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Moderate contribution

The parcel lies to the south of the historic core of Preston. It has a limited relationship with historic parts of the city, and landscape setting has a limited bearing on Preston's character, but the parcel's woodland forms a visual backdrop to riverside views from the edge of the city, and therefore makes some contribution to its setting and character.

Note: this parcel's rating is incorrectly shown as Limited / no contribution on overview maps – TBC.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

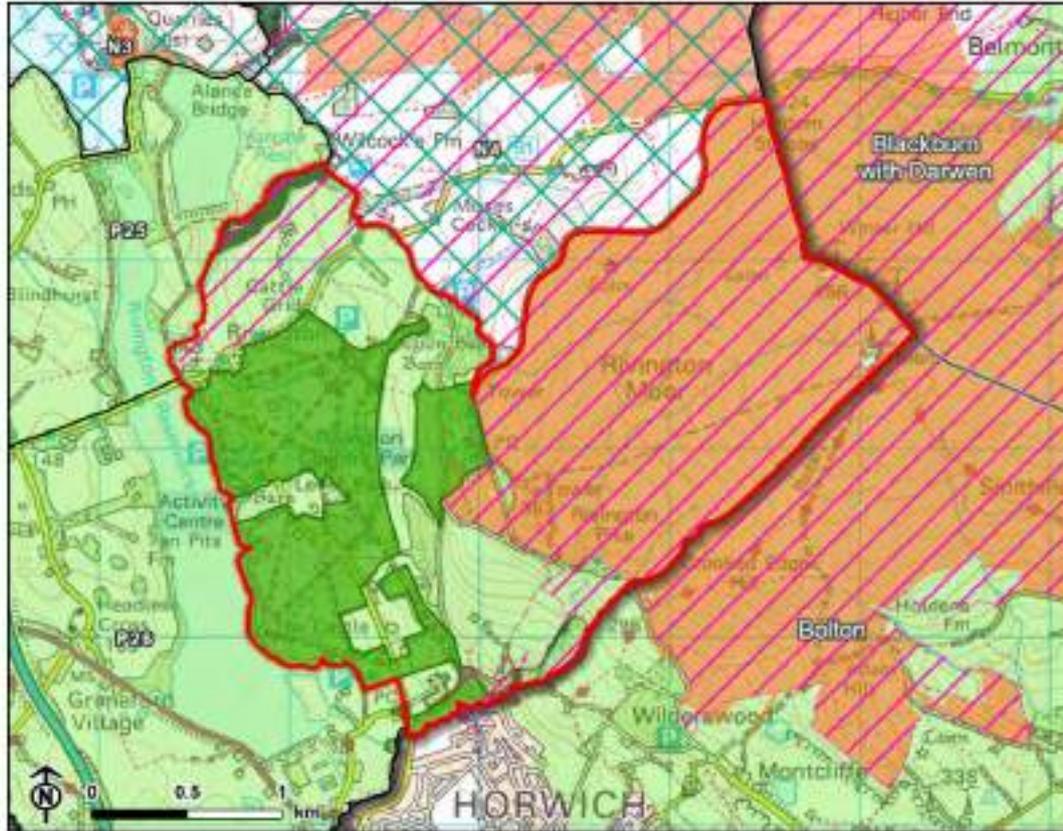
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2), safeguarding of the countryside from encroachment (Purpose 3) and preserving the setting and special character of Preston's historic core (Purpose 4) are likely to be considerations when determining the potential for release of land for development within this parcel. Dense tree cover within the west and south of the parcel creates strong distinction between the parcel and the inset area, but any release within the parcel would be contained by inset development and the A59 road network and would therefore have minimal impacts on the contribution of the wider Green Belt.

Parcel P56



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Land to the north of Horwich comprising of Lever Park Registered Park and Garden in the west and the West Pennine Moors SSSI in the majority of the remainder of the parcel. There is only a small amount of unconstrained land within the parcel to the north and south of Terraced Gardens Rivington, another Registered Park and Garden. The assessment only considers the contribution of those strategically-sized areas that are not constrained from development.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 3km from Chorley to the northwest, which forms part of the Central Lancashire large built-up area. Intervening land serves the purpose of preventing its sprawl.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Unconstrained land within the parcel is peripheral to the gap between Horwich and Adlington and is separated from the core of the gap by constrained land.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Wooded slopes at the southern end of Lever Park create a barrier of constrained land between Horwich and the nearest unconstrained part of the parcel, which is very steeply sloping land rising up towards the West Pennine Moors. This is countryside which has very strong separation from urban development.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

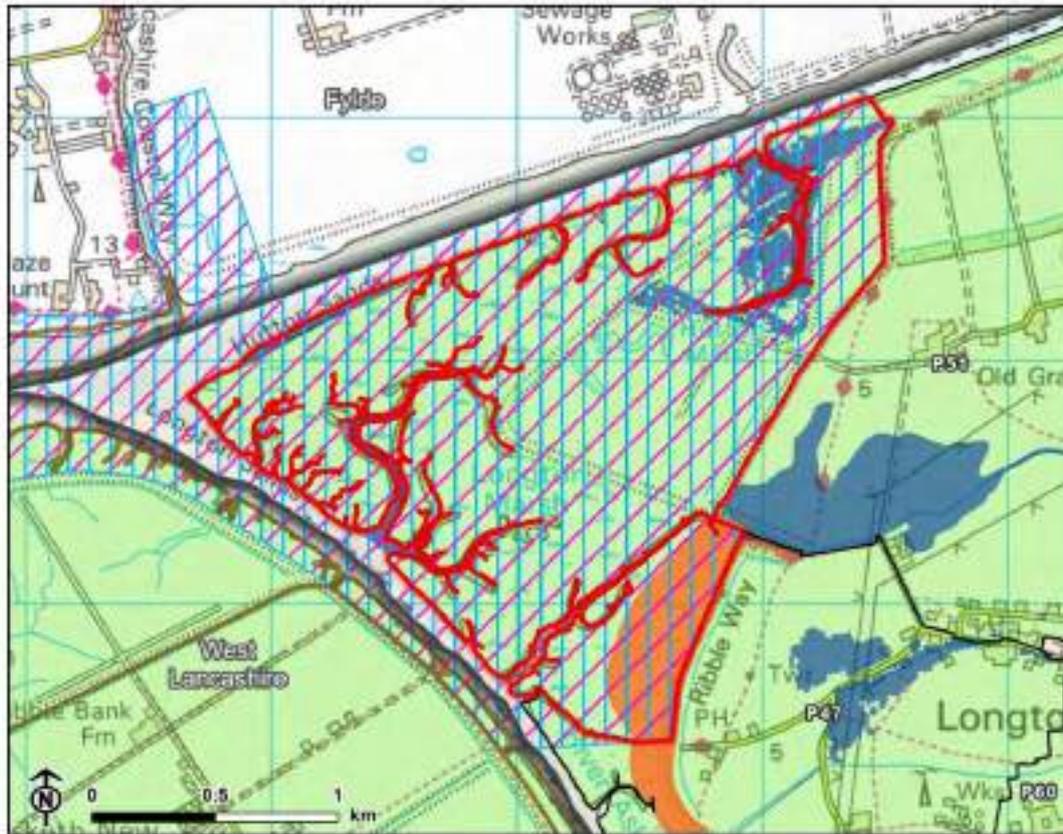
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The majority of the parcel is constrained and occupies very steep land to then north of Horwich. Any strategic-scale expansion into the parcel would constitute significant encroachment on the countryside.

Parcel P57



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- | | |
|--|--|
|  P57 | Absolute Constraint(s) |
|  Neighbouring parcel |  National nature reserve |
|  Central Lancashire boundary |  Special Protection Area |
|  Neighbouring Local Authority |  Sites of Special Scientific Interest |
|  Green Belt |  Open access land (CRoW Act) |
| |  Flood zone 3b |

Land to the northwest of the settlements of Longton and Hutton, comprising entirely of the Ribble Estuary SSSI/SPA/Ramsar. The River Ribble lies to the north of the parcel and the River Asland lies to the west.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Not assessed

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 2 – Preventing neighbouring towns from merging into one another

Not assessed

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Not assessed

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

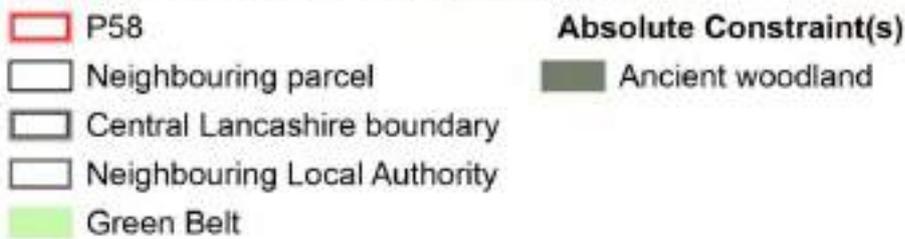
Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

The potential for strategic-scale release has not been considered as the entire parcel is constrained by the Ribble Estuary SSSI/SPA/Ramsar.

Parcel P58



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Land to the west of the Feniscowles suburbs of Blackburn, with the M65 and Leeds and Liverpool Canal passing east-west through the parcel. The parcel is comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

Land is adjacent to the Feniscowles suburb of Blackburn, which forms part of the Blackburn-Darwen large built-up area. Dense tree cover to the east provides strong boundary distinction between the parcel and the urban area, so any expansion of the city into this area would be significant sprawl.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a wide gap of around 6km between Bamber Bridge and Blackburn, with higher ground between the two acting as a significant separating feature. However, urbanising development at Gregson Lane, Coup Green and Hoghton to the north increases the fragility of the gap and the M65 and railway line act as connecting features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel is comprised largely of rural uses and the wooded valleys of the River Darwen and the River Roddlesworth create strong distinction from the urban area to the east. Any expansion into this parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

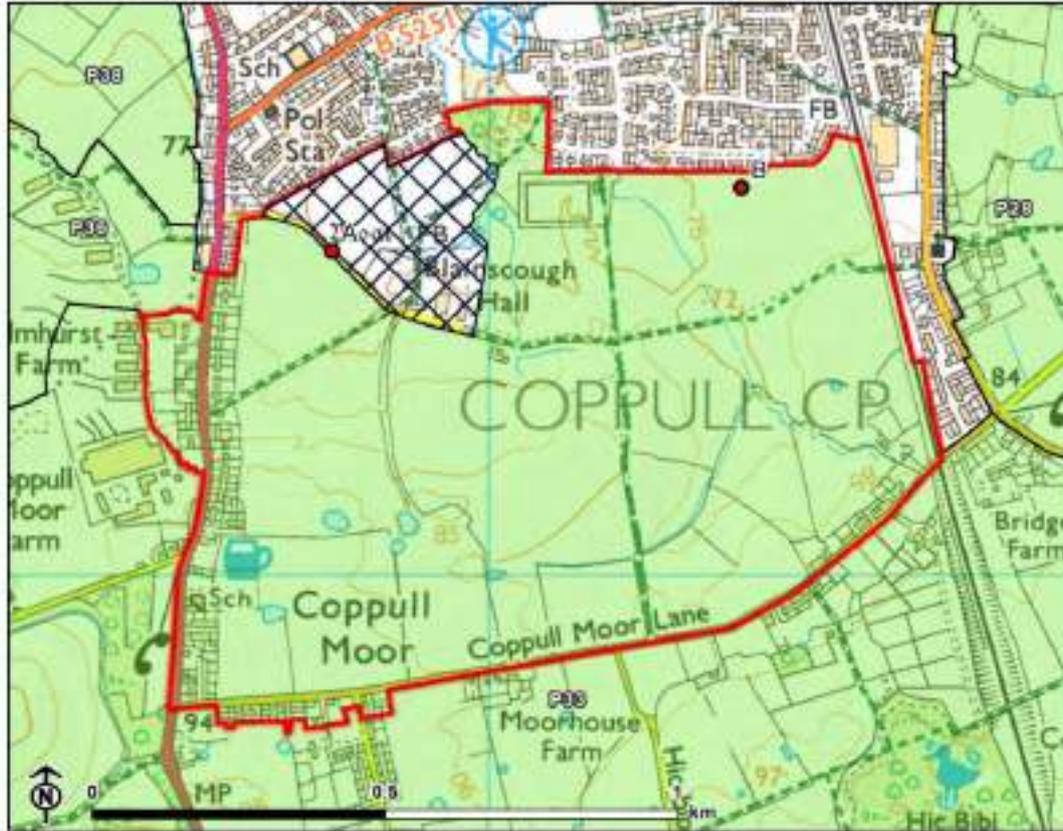
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Dense tree cover and valley landforms create strong boundary distinction between the parcel and the Feniscowles suburb of Blackburn to the east. As such, there are no strategic-sized areas within the parcel that make a lower contribution. Any westward expansion of Blackburn into the parcel would constitute significant sprawl of the large built-up area and encroachment on the countryside.

Parcel P59



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- P59
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Location referenced in assessment text
- Policy BNE3 and G3: Safeguarded land

Land to the south of Coppull, comprising of agricultural land, with the railway line and inset development along Chapel Lane to the east and washed-over development along the A49 Preston Road to the west. There is an area of safeguarded land in the northwest of the parcel (Blainscough Hall, Coppull).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies 2km from Chorley to the northeast, which forms part of the Central Lancashire large built-up area. Any development in this parcel would be associated with Coppull rather than with Chorley.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a moderate gap between Coppull and Standish to the south, but development to the west and east contains the parcel to an extent. Although the A49 and railway line act as connecting features there is higher ground on Coppull Moor which provides some separation between the settlements.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

The parcel is largely comprised of rural uses but lacks strong enough boundaries to create significant distinction from the inset area to the north and east, and from washed-over development along the A49 to the west.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

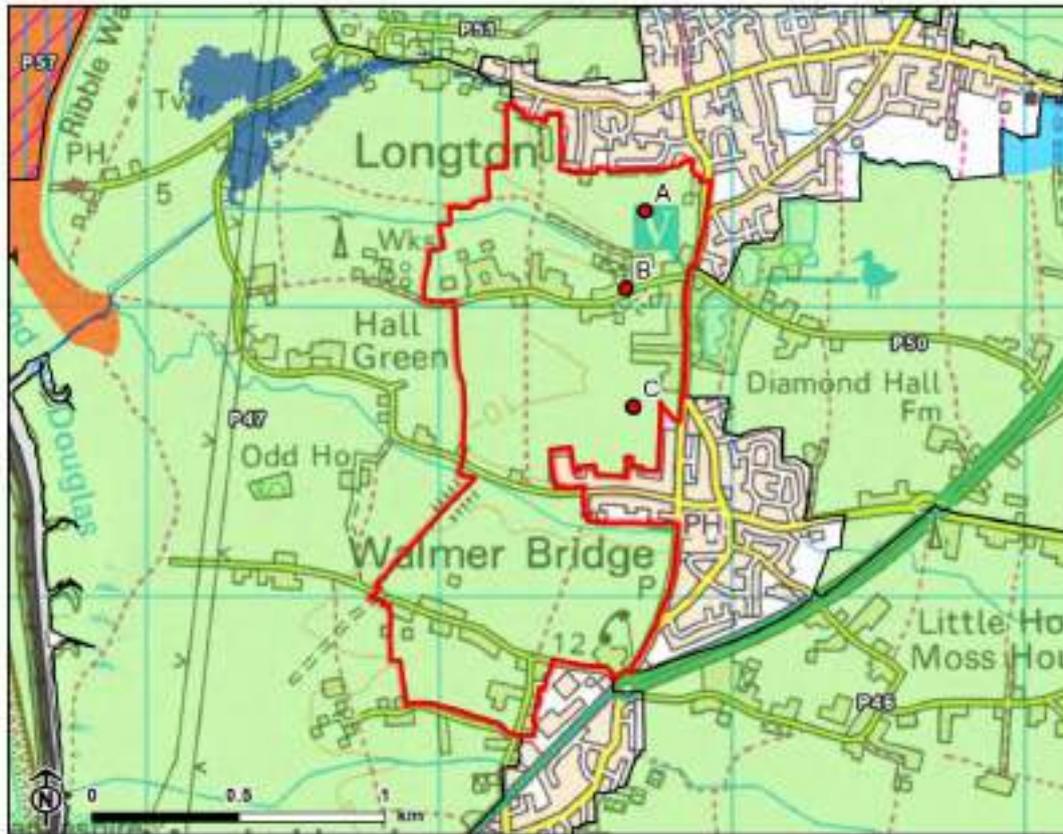
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be considerations when determining the potential for release of land for development within this parcel. For land in the northwest of the parcel (map point A), including an area of safeguarded land, residential development to the west provides a strong boundary feature in this direction, but any release would have a knock-on impact on the contribution of adjacent Green Belt to the south.

For land in the northeast of the parcel (map point B) the railway line provides a strong alternative boundary feature to the east, but there is a lack of alternative boundary features to the south. As a result, a strategic-scale release would have knock-on impacts to the contribution of adjacent Green Belt in this direction.

Parcel P60



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- | | |
|--|--------------------------------------|
| P60 | Policy G4: Protected open land |
| Neighbouring parcel | Absolute Constraint(s) |
| Central Lancashire boundary | National nature reserve |
| Neighbouring Local Authority | Special Protection Area |
| Green Belt | Sites of Special Scientific Interest |
| Location referenced in assessment text | Open access land (CRoW Act) |
| | Flood zone 3b |

Land to the southwest of Longton and west of Walmer Bridge and Much Hoole. The parcel is largely comprised of agricultural land. There is some residential development on local roads within the parcel, mostly notably to the west of Liverpool Road between Longton and Walmer Bridge and to a lesser extent along Station Road west of Much Hoole. This development is mostly linear in form but does have some impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Moderate contribution

The adjacent inset villages of Longton, Walmer Bridge and Much Hoole form part of a chain of settlements that lack strong distinction from each other and which also, on the eastern side of the chain, lie close to the Central Lancashire large built-up area. Land which is preventing significant expansion of these settlements, including the loss of remaining separation between them, is making some contribution to preventing the perception of sprawl associated with the conurbation.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

The nearby settlements are too small to be considered towns, so land in this parcel does not contribute to this purpose.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

The parcel generally has rural uses, but proximity to the inset settlements of Longton, Walmer Bridge and Much Hoole, lack of strong settlement boundary features and the presence of urbanising development extending west from these settlements into the parcel means that contribution to Purpose 3 is only moderate.

Note: this is incorrectly shown as a significant rating on the overview maps – TBC.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

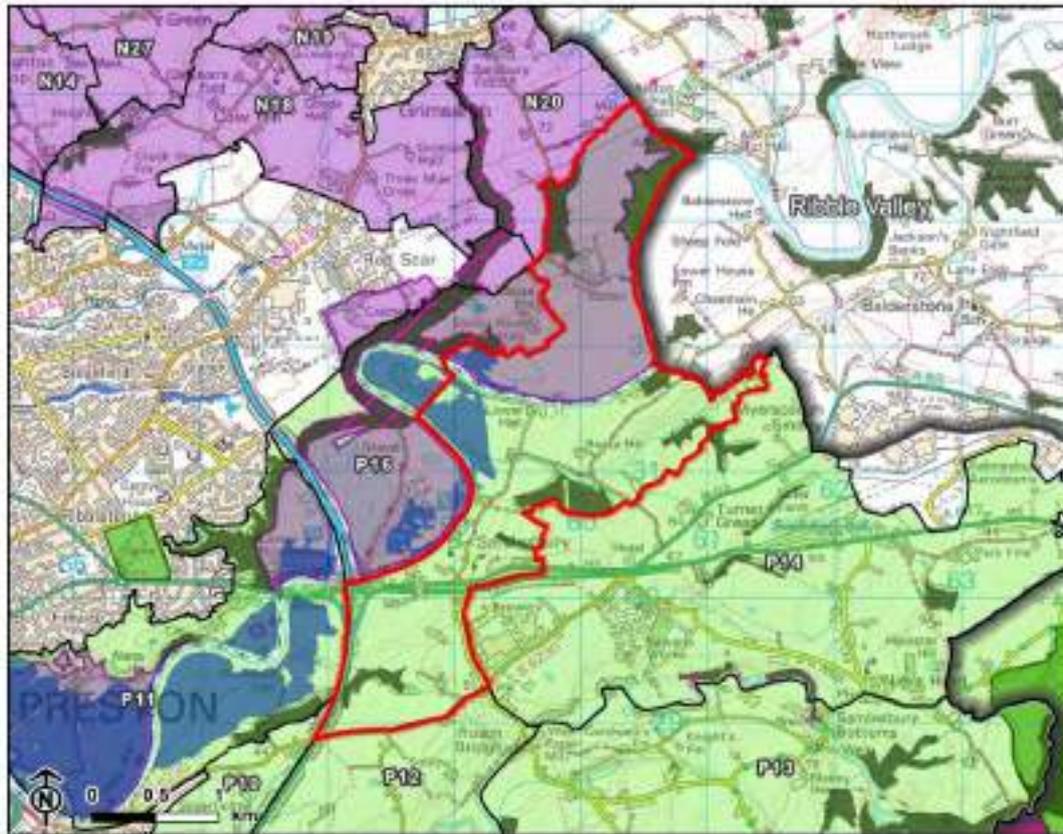
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Checking the sprawl of a large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. For the area to the southwest of Longton, to the south of Formby Crescent and to the west of Liverpool Road (map point A), tree cover to the south and west provides an alternative Green Belt boundary, and land to the south beyond the trees is already subject to urbanising influence from washed-over development along Hall Lane. The developed areas along Hall Lane and Liverpool Road (map point B) have low openness and so make little contribution to the Green Belt purposes.

Land to the west of Liverpool Road between Walmer Bridge and Hall Lane (map point C) is subject to urbanising containment on three sides, but the lack of strong alternative Green Belt boundaries to the west means that any release would impact the contribution of adjacent Green Belt in this direction. There will also be some impact on settlement separation (Purpose 2), although this is limited by the extent of washed-over urbanising development in the Hutton-Walmer Bridge gap.

Parcel P61



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- | | |
|--|--|
|  P61 |  Policy EN1: Open countryside |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Scheduled monument |
|  Green Belt |  Ancient woodland |
| |  Registered parks and gardens |
| |  Flood zone 3b |

Land to the east of Preston and to the east of the M6, with the River Ribble passing through the central region of the parcel. The small settlement that forms the historic core of the village of Samlesbury lies in the south of the parcel between the A59 and the river, but this does not have a significant impact on openness within the parcel. The majority of the parcel is comprised of agricultural land. There is some land adjacent to the River Ribble that is constrained by Flood Zone 3b and there are also areas constrained by Ancient

Woodland within the parcel. That part of the parcel which lies to the north of the River Ribble is both Green Belt and Open Countryside (Preston policy EN1).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The majority of the parcel lies over 1km from Preston, which forms part of the Central Lancashire large built-up area. The parcel does not therefore contribute to sprawl of the large built-up area; land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land is too peripheral to the gaps between Preston and Blackburn and between Preston and Longridge to make more than a limited contribution to their separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel is comprised largely of rural uses. The M6, River Ribble and associated valleyside slopes and woodlands create strong distinction from the urban edges of Preston. Any development extending into this parcel would constitute a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

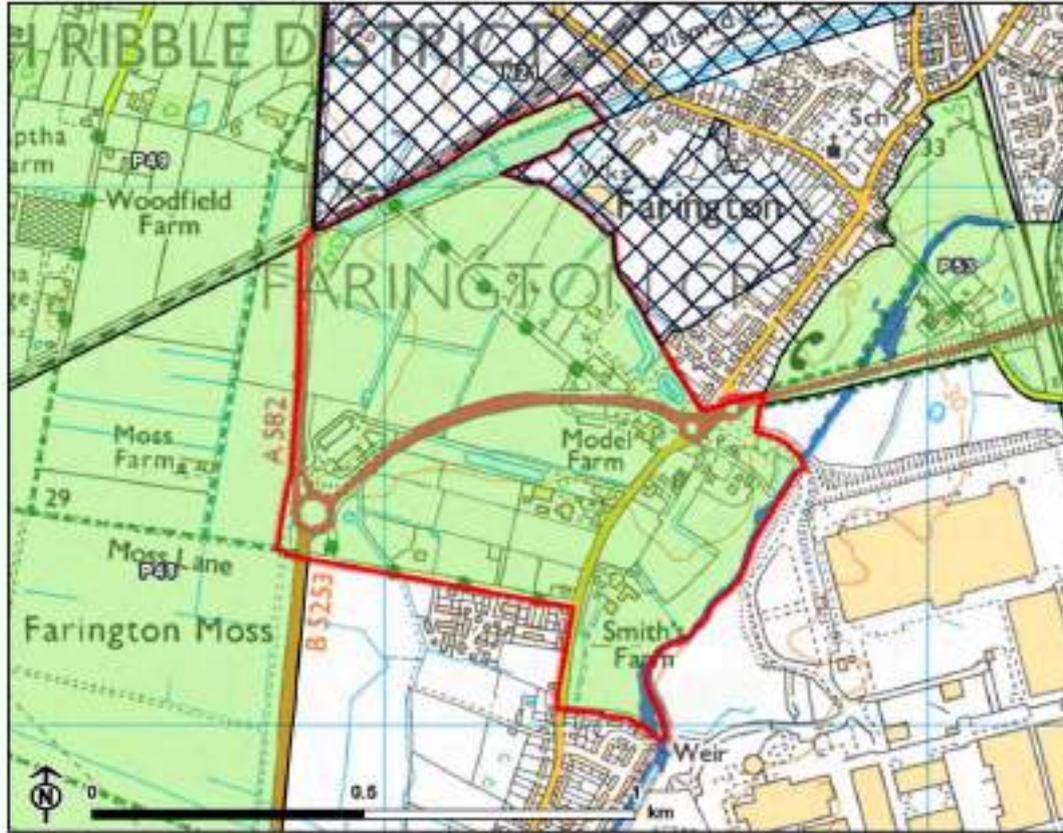
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. A combination of the River Ribble, the M6 and dense tree cover provides strong boundary distinction between the parcel and Preston. As such, there are no strategic-scale areas within the parcel that can be identified as making a lower contribution.

Parcel P62



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- <all other values>
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Flood zone 3b

Land lies between Leyland and Lostock Hall to the north and south respectively, which creates a degree of containment. The A582 forms the western boundary of the parcel and also bisects the parcel from west to east. The River Lostock passes through the eastern region of the parcel, which is largely comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Moderate contribution

Land within the parcel is partially contained within the large built-up area, although has some connectivity with the wider Green to the west.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

The parcel lies in a very narrow gap, but which maintains clear separation between Leyland and Lostock Hall. Although the proximity of urban areas means that land here lacks strong distinction from settlements, the narrowness of the gap means that it is still performing a significant in preventing merger.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

Although large areas of the parcel have rural uses, the urbanising influence of nearby settlements means that there are no strategically-sized areas of land that have strong distinction from all urban edges.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2) is likely to be the most

significant consideration when determining the potential for release of land for development within this parcel. Any strategic scale release within the parcel would contribute to effectively merging the two currently distinct settlements.