



WYRE LOCAL PLAN TO 2031 SUSTAINABILITY APPRAISAL REPORT

Sustainability Appraisal Addendum – Post Submission Main
Modifications

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Incorporating

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1 Introduction

This Addendum provides an update to the published Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) of the Wyre Local Plan on behalf of Wyre Borough Council that was finalised in August 2017.

The Draft Local Plan was submitted to the Secretary of State for independent Examination in January 2018 and subsequently a number of Main Modifications are being proposed by Wyre Borough Council in order to address soundness issues. Consultation on the Main Modifications is due to take place in September 2018.

A Strategic Housing Market Assessment (SHMA) for the Fylde Coast authorities of Blackpool, Fylde and Wyre was published in February 2014. Since then, several addendums to the SHMA have been prepared for Wyre, including the third addendum (Addendum 3) that was finalised in September 2017. Addendum 3 took into consideration the latest data and evidence available to inform each stage of the methodology for calculating the Objectively Assessed Need (OAN). Addendum 3 subsequently identified a minimum OAN for Wyre of 457 dwellings per annum (dpa) over the Plan period (20 years) and an upper limit of 479dpa. In accordance with this range, the Council is seeking to deliver 464dpa through the Local Plan.

This SA Addendum provides an assessment of the likely impacts of delivering 464dpa in comparison to the lower and upper limits of the OAN range (457dpa and 479dpa).

Post-Submission Main Modifications are substantive changes to components of the Local Plan that can alter the meaning of policies and strategies, such as by amending the wording or altering the boundaries of site allocations (see Table 1). The Main Modifications include a limited number of changes to site allocations such as revised boundaries, revised housing figures or new Key Development Considerations. Where necessary, a revised site assessment matrix is provided in Chapter 4 to account for these modifications. The Main Modifications introduce a new policy (ref: LPR1), which is assessed in Chapter 5. The Council has proposed a limited number of Additional Modifications (AMs) to the Plan, which will not be consulted upon as they are minor alterations that do not affect the substance of the plan and will not be considered by the Planning Inspector. AMs include typing errors and factual updates/corrections.

This Addendum considers whether the Main Modifications alter the findings of the SA Report.

This Addendum should be read alongside the SA Report and its Non-Technical Summary.

2 Objectively Assessed Need

It is an essential requirement of the SEA Directive (Directive 2001/42/EC) that the likely significant environmental effects of the Plan and its reasonable alternatives are identified, described and evaluated in a comparable way. It is, therefore, necessary to identify, describe and evaluate the effects of reasonable alternatives to the quantity of residential development proposed in the Local Plan.

The Final Local Plan seeks to deliver the Council's proposed approach of 9,285 dwellings at an average of 464dpa over the 20-year Plan period. The Council has considered reasonable alternatives to this, each of which is within the OAN range identified for the Plan area:

- Proposed approach: 9,280 dwellings at 464dpa;
- Reasonable alternative: 9,140 at 457dpa; and
- Reasonable alternative: 9,580 at 479dpa.

SEA/SA is a strategic and high-level appraisal process operating, in this case, at a local authority-wide scale. Identifying the likely effects of different quantities of development for the Plan area over the Plan period incorporates uncertainty and a range of assumptions. It can be a somewhat limited tool for comparing the likely effects of proposals and alternatives if there are only minor differences between each. In this case, the options for the quantity of residential development to be delivered through the Plan do not vary significantly, ranging from the lowest figure of 457dpa to the highest figure of 479dpa. Because of the similar quantities of development under each option, they will each be likely to have predominantly similar effects on the environment and any differences between each strategy would be expected to be insignificant and noticeable only at a local scale, for example, within particular settlements or parts thereof.

The key source of uncertainty with this assessment is that the exact locations of development (more or less compared to the proposed scenario) are not known. The Council has prepared a settlement hierarchy, as per Policy SP1, and to assist the assessment of options, it is considered to be likely that the 457dpa scenario would result in less development in the lower order settlements of 'Main Rural Settlements' and 'Small Rural Settlements', such as in Inskip, Stalmine and Forton (where the site allocations do not fully benefit from existing planning commitments), than the 479dpa scenario. The 457dpa scenario would, therefore, be likely to result in a lower quantity of previously undeveloped land in rural locations being lost to development. It is also considered to be likely that the 479 dpa scenario could also result in more development in all settlements. The 479dpa scenario would, therefore, be likely to result in a higher quantity of previously undeveloped land being lost to development. The following paragraphs highlight the general likely differences between the options. A qualitative approach has been taken based around the SA Framework Objectives. An assessment of the options using the SA Matrix approach used to assess Policy SP1 has not been undertaken as it is considered the differences would be too small for the assessment scores to change.

Environmental

Some of the more sensitive natural environment assets and designations in the Borough are typically found in rural locations. A scenario of 457dpa could, therefore, potentially help to avoid adverse impacts on SA Objectives such as landscape and biodiversity whilst also contributing towards a more efficient use of land. For example, Stalmine is a small rural settlement that currently supports Priority Habitats including Deciduous Woodland and Traditional Orchards. Development in the area could potentially place greater pressures on these sensitive habitats, such as through increased recreational disturbances or fragmentation of supporting habitat. Residents in Stalmine, as well as users of the local Public Rights of Way (PRoW) network, also benefit from long distance and distinctive countryside views which could potentially be altered as a result of new development.

Main rural and small rural settlements in the Borough typically have a rich cultural heritage, as exemplified by the presence of Grade II Listed Buildings, defined settlement characters and distinct architectural vernaculars. The risk of the character of settlements being altered, or the setting of sensitive heritage assets being impacted, is likely to be slightly more severe under the 479dpa scenario than the 457dpa scenario. Higher levels of development in lower order settlements, such as Stalmine, Inskip Barton, Bowgreave and Forton, which are compact and nucleated settlements, could also make it increasingly difficult to avoid altering the existing settlement pattern.

The scenario of 479dpa would require more development in higher order settlements, such as Fleetwood, Poulton-le-Fylde, Thornton and Garstang as a starting point. However, the urban peninsula has limited opportunities for expansion which will result in more development in lower order settlements. For example, Thornton is an Urban Town that has limited opportunities to expand due to being sandwiched between Cleveleys, the Green Belt and the River Wyre Estuary. The only land in Thornton that is considered to be available for potential expansion is functionally linked to the adjacent Morecambe Bay and Duddon Estuary Special Protection Area.

Development in the urban peninsula would also be likely to result in unacceptable impacts on local air quality by exacerbating highway congestion issues. For example, development on land that is potentially available at Poulton-le-Fylde would be expected to increase the amount of traffic running through the narrow and historic streets of the Town centre, thereby impacting the Chapel Street Air Quality Management Area.

It should be reiterated, however, that these differences compared to the proposed option are expected to be very small and would depend upon the exact location of the development plots not included or added over and above the preferred option.

Social

Residents in rural locations in the Borough typically have more restricted access to key services, facilities and amenities (including education and employment opportunities) as well as sustainable transport modes. New residents situated in rural locations that are relatively isolated may, therefore, be likely to travel longer distances, on a more frequent basis and via less sustainable transport modes than new residents in urban areas. Public transport provision in rural areas are more likely to be less frequent and at greater risk of reductions in service level and infrequent services. The 457dpa scenario would result in a slightly smaller number of new residents being situated in rural locations and could, therefore, be expected to result in a lower carbon footprint increase than the 479dpa scenario (both net increase and per capita). For example, residents in Inskip and Forton have limited to moderate access to employment opportunities and new residents may find they have to travel relatively further via private car.

If deliverable land in the urban area is not available, the 479dpa scenario could lead to higher levels of development in smaller settlements and as such assist in supporting services.

Economic

Development in lower order settlements can provide an opportunity to enhance the economic sustainability of existing settlements by improving the vitality of village centres and creating new jobs. The local population declined in Stalmine (-4.1%), Inskip (-4.9%) and Forton (-12%) between 2001 and 2011 and reversing this trend could be an opportunity to improve the vitality and vibrancy of the main rural and small rural settlements. A strategy of 457dpa would be likely to result in less new development in lower order settlements than a strategy of 479dpa scenario and, as such, could potentially limit the prospects of enhancing the economic sustainability of some settlements in a limited number of circumstances and limit the potential for employment land take up. The difference between 457 and the proposed approach is however only 7 dwellings per annum.

Summary

Overall, a 457dpa scenario could potentially help to avoid adverse impacts on natural environment objectives whilst helping to ensure new residents have good access to facilities, amenities and services as well as public transport modes. Under the 479dpa scenario, a greater quantity of previously undeveloped land could be lost in rural locations, making it increasingly difficult to avoid adverse impacts on the natural environment. However, the 479dpa scenario would be likely to lead to more opportunities for enhancing the vitality of small village centres.

The Council's preferred approach is to deliver 464dpa over the Plan period. This scenario will be likely to deliver a more balanced approach compared to the 457dpa and 479dpa scenarios, providing a sufficient quantity of development in rural locations to potentially enhance the vitality of small village centres whilst providing good scope for avoiding more severe impacts on natural environment Objectives. These benefits would be expected to be insignificant and only noticeable at a local scale.

It should again be reiterated that in spite of the directional differences highlighted above, the overall differences in housing numbers between the preferred OAN and the higher and lower options is very small and it is not considered that the differences in assessment are significant in terms of the SA.

3 Main Modifications

The Post-Submission Main Modifications presented in Table 1 are substantive changes which potentially alter the meaning of policies and strategies. New text is shown underlined and deleted text is shown struck through. Each modification has been assessed for the extent to which it bears significance to findings in the SA Report. The 'Significance to SA column' explains if and why changes to the SA are needed as a result of the modifications. In some cases, assessment matrices for sites and policies have required revision in light of these modifications

In summary, these changes do not result in any significant changes to the SA. Revised site assessment tables have been provided where necessary (see Chapter 4), although no further mitigation measures are considered necessary. The changes also do not result in any changes to the proposed monitoring framework which was set out in the Submission SA Report.

Table 1 Pre-submission Modifications for Public Consultation

Mod Ref	Page no.	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).	Significance to the SA
Introduction				
MM/001	Page 8	Introduction (1.1 Introduction)	<p>Amend para 1.1.1 to read: “The <u>Wyre Local Plan (2011 – 2031)</u> is the key planning policy.....”</p> <p>Amend para 1.1.2 to read: “.....and employment developments. Once adopted, the This new <u>This new</u> Local Plan will replaces both the saved Wyre Local Plan (1999) and the 2009 Fleetwood-Thornton Area Action Plan and all their policies. <u>The Council will prepare supplementary planning documents where needed in order to provide supplementary guidance on the application of the policies in the Wyre Local Plan.</u>”</p> <p>Insert two new paragraphs after 1.1.2: <u>“1.1.3 The Wyre Local Plan (2011 – 2031) forms part of the Development Plan for Wyre together with the Joint Lancashire Minerals and Waste Local Plan¹. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions made by local planning authorities on planning applications must be taken in accordance with the development plan unless material considerations indicate otherwise. In Wyre, Wyre Borough Council is the local planning authority except for matters relating to minerals and waste which are the responsibility of Lancashire County Council.</u></p> <p><u>1.1.4 Neighbourhood Plans also form part of the Development Plan once adopted. At present there are no neighbourhood plans covering any part of Wyre. Three neighbourhood plan areas have been designated relating to the settlements of Barton, Dolphinholme and Garstang. It is the intention of the relevant Parish/Town Councils to prepare neighbourhood plans.”</u></p> <p>Insert new footnote: <u>“¹The Joint Lancashire Mineral and Waste Local Plan was prepared jointly by Lancashire County Council, Blackpool Council and Blackburn with Darwen Borough Council. It comprises the Joint Lancashire Minerals and Waste Core Strategy Parts I and II and the Joint Lancashire Minerals and Waste Site Allocations and Development Control Policies Parts I and II.”</u></p>	<p>This modification provides clarification on the purpose of the Local Plan and where it sits within the Development Plan for Wyre.</p> <p>No changes are necessary for the SA as a result of this modification.</p>
MM/002	Pages 10 -11	Introduction (1.4 The ‘Duty to Co-operate’)	<p>Insert new para after 1.4.4: <u>“1.4.5 A duty to cooperate meeting was held on 14 November 2017 with all adjoining local authorities. It was agreed that adjoining local authorities will consider if and how they can assist Wyre with the housing shortfall once the quantum of the shortfall has been agreed through the Wyre Local Plan examination.”</u></p> <p>Amend para 1.4.5 to read: “The Duty to Cooperate Statement sets out Wyre’s co-operation with various organisations in preparing the Local Plan. <u>The Statement shows that Wyre has complied with the duty to cooperate. Wyre is committed to cooperating with adjoining local authorities and other organisations in resolving issues and delivering the Local Plan.</u>”</p> <p>Insert new paras after 1.4.5:</p>	<p>This modification sets out how Wyre Borough Council co-operated with various organisations and neighbouring local authorities to consider if and how some of the Borough’s unmet housing need could be satisfied. This modification does not change the SA.</p> <p>The modification also introduces Policy LPR1, a new policy in the Final Local Plan that is considered below.</p>

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			<p><u>“1.4.7 Although the Local Plan does not meet in full the identified housing needs, and there is no firm agreement how and where Wyre’s unmet housing needs should be provided for, the Duty to Cooperate Statement of Compliance shows the efforts Wyre has made to engage with adjoining local authorities. It shows that Wyre raised the issue with adjoining local authorities early in the process and confirmed the need for assistance as soon as the position of unmet need was evident. Wyre Borough Council is committed to continue to collaborate proactively with its neighbouring authorities and other key partners to consider ways that the unmet housing need can be delivered.</u></p> <p><u>1.4.8 Following the hearing sessions in May 2018, the Council proposed modifications to the Local Plan which brought the local plan housing land supply closer to the identified housing OAN. However due to the outstanding shortfall and the existing position that no adjoining authority is able to assist Wyre in meeting unmet needs, the Local Plan includes a review mechanism in Policy LPR1 which commits the Council to an early partial review commencing in 2019 with submission of the review for examination by early 2022.”</u></p>	
Local Plan Strategy				
MM/003	Pages 31 - 34	Local Plan Strategy	<p>Amend para 4.1.4 to read: <u>“An essential characteristic of Wyre is the multiplicity of settlements and communities each with its own identity. This ‘historic’ environment contributes to the character of place in Wyre and fosters community ‘spirit’.</u> It is important that the Local Plan whilst maximising delivery of development to meet needs, it <u>also protects the overall character of Wyre and the identity of separate communities.”</u></p> <p>Amend para 4.1.5 to read: <u>“The GI is an integral part of the Local Plan Strategy. In addition it includes parts of the designated countryside areas, and the coastal sands, the GI includes a diversity of recreational sites and wildlife areas of local, national and international importance, within settlement boundaries. GI is protected for its own value and the contribution it makes to sustainable healthy environments.”</u></p> <p>Amend para 4.1.9 to read: <u>“.....will not affect the function, integrity and permanency of the Green Belt in Wyre. <u>Exceptional circumstances also exist to justify the release from the Green Belt of a small area of previously developed land which benefits from outline planning permission for residential development at Norcross Lane.</u>”</u></p> <p>Amend para 4.1.11 to read: <u>“.....although it can be described as ‘managed dispersal’. The Council has not based the strategy solely on the highways evidence albeit that was a major consideration. It has taken account of other evidence such as flood risk as well as the sustainability of different places. With regards to the latter the Local Plan includes specific requirements as part of allocations for the provision of infrastructure to support the scale of proposed development in different settlements. It is the only strategy possible within the constraints and results in a shortfall in meeting the OAHN; the Local Plan can only deliver 8,224 <u>9,285</u> dwellings or annually 444 <u>464</u> dwellings within the local plan period 2011- 2031. The Local plan therefore delivers within the Local Plan period, nearly 86 <u>97</u>% of the OAN requirement.”</u></p> <p>Amend para 4.1.13 to read:</p>	This modification to the Local Plan Strategy provides further clarity on the Strategy and the data and evidence used to inform it. The modification does not change the SA.

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			<p>“.....lack of deliverable land and Pilling because of flood risk. <u>Recognising the potential to maximise the use of sustainable transport modes in Garstang and Poulton-le-Fylde, these settlements can accommodate additional development above the limit set in the evidence prepared by LCC.</u>”</p> <p>Amend para 4.1.16 to read: “.....Poulton-le-Fylde is allocated for housing. <u>In addition a small area of previously developed land at Norcross is also removed from the Green Belt and forms part of a larger residential allocation.</u>”</p> <p>Amend para 4.1.18 to read: “The following <u>table in Appendix E</u> shows the proposed total residential development in each settlement and new employment allocations. <u>The Local Plan seeks to deliver a minimum of 9,285 dwellings within the Local Plan period 2011 – 2031.</u>”</p> <p>Delete table after para 4.1.18 and move to Appendix E, including footnotes. The housing figures in the table and the footnotes have been updated and corrected, see Appendix A of the main modification schedule.</p> <p>Amend para 4.1.21 to read: “.....Wyre Local Plan until agreement is reached would delay delivery of the 86 <u>97%</u> of the OAHN in the most appropriate and sustainable way. The Wyre Local Plan is a ‘sound’ plan despite the housing shortfall against the OAHN. <u>The Council is committed to on-going engagement with adjoining local authorities with regards to meeting the shortfall outside Wyre in adjoining local authorities. This is a matter of consideration for the Local Plans of adjoining local authorities.</u>”</p> <p>New para after 4.1.21 to read: <u>“4.1.22 The Council is further committed to an early review commencing almost immediately on adoption of the Local Plan as set out in Policy LPR1”</u></p> <p>New para after 4.1.23 to read: <u>“4.1.25 The Key Diagram (Figure 4.1) brings together the main components of the Local Plan Strategy outlined above. It shows the spatial distribution of development proposed in the Local Plan, the Green Belt, Strategic Areas of Separation, the Forest of Bowland AONB and the main transport linkages. The Key Diagram is a diagrammatic representation and should be considered in conjunction with the Policies Map.”</u></p> <p>See Appendix E for new Figure 4.1</p>	
Strategic Policies				
MM/004	Page 37	Strategic Policies (5.1 Introduction)	Amend para 5.1.1 to read: “.....The Local Plan makes provision for 86 <u>97%</u> of the housing OAN and for the full employment OAN.”	This modification does not change the SA. The OAN and its reasonable alternative have been appraised in this SA Addendum.
MM/005	Page 38	Strategic Policies	Amendments to table at Policy SP1, Point 2:	The Final Local Plan seeks to deliver 464dpa for a total of at

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		(Policy SP1 Development Strategy)	<p>The housing and employment figures in the table have been updated and footnotes added, see Appendix B for modifications.</p> <p>Amend Policy SP1, Point 3 to read: “Within the period 2011 to 2031, the Local Plan will deliver <u>a minimum 8,224 9,285</u> dwellings and 43 hectares of employment land.”</p> <p>Amend Policy SP1, Point 4 to read: “The majority of n New built development will take place within settlement boundaries.....”</p>	least 9,285 dwellings. The impacts of this have been appraised in this SA Addendum.
MM/006	Pages 39 - 40	Strategic Policies (Policy SP2 Sustainable Development)	<p>Removal of Points 1-3: 1. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to find solutions which mean that proposals for sustainable development can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. 2. Development proposals that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. 3. Where there are no development plan policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless: a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or b) Specific policies in that Framework indicate that development should be restricted</p> <p>Add new Point 1 before Point 4 to read: <u>“1. All development should contribute positively to the overall physical, social, environmental and economic character of the area in which the development is located.”</u></p> <p>Insert new fifth criterion to Policy SP2 Sustainable Development, Point 6 to read: <u>“e) Maximise the use of previously developed land;”</u></p> <p>Amend Policy SP2, Point 8 to read: “.....challenge of climate change <u>through appropriate design and by making best use of resources.....”</u></p>	This modification provides concision and clarity for Strategic Policy 2 and does not result in changes to the SA.
MM/007	Page 40	Strategic Policies (5.4 Green Belt)	<p>Amend para 5.4.1 to read and insert new paras: “5.4.1 In addition to stressing the importance of meeting needs, national planning policy also identifies areas such as Green Belts where new development should be restricted. Green Belts remain a fundamental element of national planning policy. The Green Belt in Wyre is part of the Fylde Coast Green Belt and found between the urban settlements on the peninsula. <u>The Green Belt was established in 1983²⁸ the purpose of which was to check the spread of urban areas; to prevent the merging of neighbouring settlements and to protect the special character of a settlement; and to complement proposals in adjacent areas. In relation to Wyre the Structure Plan referred to the following areas – between Fleetwood and Cleveleys and Thornton; Poulton-le-Fylde and Blackpool; and Poulton-le-Fylde and Staining.</u></p>	This modification provides context in relation to the extent of Green Belt in the Plan area as well as the evidence gathered by the Council in relation to this and they do not change the SA. The cited modifications to site allocations are considered in this SA Addendum below.

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			<p><u>5.4.2 The overall extent of the Green Belt has been maintained with small changes in Poulton-le-Fylde and Fleetwood following a local Green Belt review. The Council undertook a local Green Belt review in order to ensure that sustainable opportunities were maximised. The 2016 Green Belt Study concluded that certain parcels of land have very limited function as part of the Green Belt and their removal would not have any impact on the integrity and function of the Green Belt. The land in Poulton-le-Fylde lies entirely within the settlement boundary for Poulton-le-Fylde. The land is not separating Poulton-le-Fylde from Blackpool. The land in Fleetwood is separating one part of Fleetwood from another rather than separating Fleetwood from Cleveleys or Thornton. As such these two areas of land are 'irregularities' in the Green Belt and should not have been so designated.</u></p> <p><u>5.4.3 The land in Fleetwood currently comprises school playing fields and as such the Local Plan shows this land as green infrastructure. The land at Poulton-le-Fylde is allocated in part for residential development (site SA1/8 Land South of Blackpool Road) and the remainder as 'white land' within the built up area of Poulton-le-Fylde. The land released from the Green Belt makes an important contribution to meeting the housing OAN in Wyre. As noted elsewhere, the Local Plan does not meet in full the housing OAN. If the land in Poulton-le-Fylde were not released from the Green Belt, the shortfall in meeting the housing OAN would increase as there is no alternative site that could deliver the amount allocated on site SA1/8.</u></p> <p><u>5.4.4 It is considered that these are exceptional circumstances justifying the release of the two sites from the Green Belt. In addition exceptional circumstances exist for the release of a small parcel of previously developed land at Norcross which is included within a wider residential allocation. This parcel of land has outline planning permission for residential development which contributes towards meeting the housing OAN."</u></p> <p>5.4.4 5.4.5 Notwithstanding the small alterations Although the Local Plan, following a local review, proposes small changes to the Green Belt, the Local Plan seeks to maintain <u>maintains</u> the overall extent of the Green Belt which in some places is very narrow and sensitive The Green Belt in Wyre is specifically important in managing growth and preventing the coalescence of urban settlements. Policy SP3 sets out the policy on development in the Green Belt in line with national Green Belt policy.</p> <p><u>5.4.6 The Green Belt in Wyre includes two important further education establishments - Rossall School and the Nautical College. It is vital that they continue to be viable educational establishments and be able to respond adequately to education requirements. These establishments could not expand or adapt in any other way other than development in the Green Belt. These needs will be a significant consideration in determining whether very special circumstances exist. Notwithstanding that, Policy SP3 requires that it is demonstrated that the proposed development is necessary.</u></p> <p><u>5.4.7 Similarly in a relatively 'built out' urban area, the Green Belt may be the only location for the siting of necessary infrastructure. It is considered that very special circumstances may exist where infrastructure development is needed. The policy however still requires that it is demonstrated that a Green Belt location is necessary."</u></p> <p>New footnote to read:</p>	

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MM/008	Pages 40 - 41	Strategic Policies (Policy SP3 Green Belt)	<p>²⁸The Green Belt on the Fylde Peninsula was established by the Central and North Lancashire Structure Plan (1983)</p> <p>Amend Policy SP3, Point 1 to read: “.....for inappropriate development <u>as defined in national policy</u>, except in very special circumstances.”</p> <p>Amend Policy SP3, Point 2 to read: “Any development <u>permitted</u> in the Green Belt will only be granted planning permission where it should meet s the requirements of the Core Development Management Policies and seek to minimise the impact on it is demonstrated that it will preserve the openness of the Green Belt and will not give rise to a <u>any</u> conflict with the purposes of including land within it.”</p> <p>Amend Policy SP3, Point 3 to read: “3. The construction of new buildings is inappropriate development except <u>for categories of development defined in national policy</u>. Where limited affordable housing is defined as <u>appropriate development it will need to comply with Policy HP4</u>. a) buildings for agriculture and forestry; b) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it; c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; e) limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or f) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.”</p> <p>Removal of Point 4: “Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are: a) mineral extraction; b) engineering operations; c) local transport infrastructure which can demonstrate a requirement for a Green Belt location; d) the re-use of buildings provided that the buildings are of permanent and substantial construction; and e) development brought forward under a Community Right to Build Order.”</p> <p>Amend Policy SP3, Point 5 to read: “4. Unless material considerations indicate otherwise planning permission will be granted for <u>The need for development that is demonstrated as being necessary for the continued operational of an</u> development that is demonstrated as being necessary for the continued operation of an educational</p>	<p>Para 89 of the NPPF sets out six types of development that should be regarded as inappropriate for the Green Belt. Para 90 sets out the types of development which are not inappropriate for the Green Belt, should they preserve the openness of the Green Belt and do not conflict with its purposes. The amended policy wording keeps Policy SP3 in line with the NPPF, with the principle behind the policy unchanged, and does not result in changes to the SA.</p>

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			<p>establishment will be a significant consideration in determining whether very special circumstances exist within the Green Belt.</p> <p>Amend Policy SP3, Point 6 to read: “5. The Council will permit <u>need for</u> service infrastructure development where it is demonstrated that a Green Belt location is necessary will be a significant consideration in determining whether very special circumstances exist within the Green Belt.”</p>	
MM/009	Pages 41 - 43	Strategic Policies (5.5 Countryside Areas and Policy SP4 Countryside Areas)	<p>Amend para 5.5.1 to read: “.....characterises most of Wyre. <u>The open and rural character of the countryside is intrinsic to the identity of and ‘sense of place’ in Wyre.</u> The intrinsic character and beauty of the countryside is recognised in national planning policy. It is a key p <u>Parts of the countryside on the urban peninsula are also designated as</u> of Green Infrastructure in the borough as they provide a valuable recreational resource / green lung as well as having landscape and biodiversity benefits. and a valuable resource, serving environmental functions as important habitats and landscapes, social functions as areas for residents to enjoy and interact and economic functions as the basis for farming and tourism.”</p> <p>Amend Policy SP4, Point 1 to read: “The open and rural character of the countryside will be protected <u>recognised for its own sake for its intrinsic character and beauty.</u> Development which adversely impacts on the open and rural character of the countryside will not be permitted <u>unless it is demonstrated that the harm to the open and rural character is necessary to achieve substantial public benefits that outweigh the harm.</u>”</p> <p>Amend Policy SP4, Point 2, bullet b) to read: “.....where a countryside location is <u>is</u> needed and.....”</p> <p>Amend Policy SP4, Point 2, bullet c) to read: “Extensions to <u>Holiday accommodation in.....</u>”</p> <p>Amend Policy SP4, Point 2, bullet e) to read: “.....in accordance with Policy HP7 <u>HP4</u> (exception sites)”</p> <p>Amend Policy SP4, Point 4 to read: “<u>Unless permitted by another Policy in the Plan,</u> the conversion of existing buildings.....”</p> <p>Amend Policy SP4, Point 4, bullet 4) to read: “.....subject to Policy EP9 (Extension to Holiday Accommodation)”</p> <p>Amend Policy SP4, Point 7 to read: “....planning permission will <u>only</u> be granted for....”</p>	The amended wording to Policy SP4 and its supporting text provides clarity on the policy and does not result in changes to the SA.
MM/010	Page 43	Strategic Policies (5.6 Forest of Bowland Area of Outstanding	<p>Amend para 5.6.3 to read: “.....planning applications within the AONB. <u>The principal purpose of Policy SP5 is to protect the character, appearance and setting of the AONB irrespective of whether the proposed development lies within or outside the AONB.</u>”</p>	The amended wording to Policy SP5 provides clarity on the intention of the policy and the protection afforded to the character and setting of the

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		Natural Beauty (AONB) and Policy SP5 Forest of Bowland AONB)	<p>Amend Policy SP5, Point 1 to read: “The <u>landscape and scenic beauty of the</u> Forest of Bowland AONB will be protected from any development which would damage or adversely affect its <u>the</u> character, appearance and setting <u>of the AONB.</u>”</p> <p>Amend Policy SP5, Point 4 to read: “Planning permission for major developments other than specifically allocated in this Local Plan will not be permitted except.....”</p>	AONB. The modification does not result in changes to the SA.
MM/011	Page 44	Strategic Policies (5.7 Viability and Policy SP6 Viability)	<p>Amend para 5.7.2 to read: “.....viability assessment for the specific site and proposal. <u>Confidentiality of commercial information provided as part of the viability assessment will be maintained.</u>”</p> <p>Amend para 5.7.3 to read: “.....securing deliverable development and meeting various policy requirements. <u>Although Policy SP6 aims to ensure that development is viable, there may be circumstances where a reduction in standards or infrastructure requirement may not be appropriate such as when severe impact on the transport network will be caused.</u>”</p> <p>Amend Policy SP6, Point 2 to read: “Where a developer seeks, - <u>a) to negotiate a reduction in standards or infrastructure requirements that would normally apply to a development, or</u> <u>b) seeks a form of development that would not normally be acceptable <u>on the particular site, on grounds of financial viability,</u></u> the Council will <u>consider whether reduction in standards or infrastructure will be acceptable or whether the alternative use will result in an unacceptable reduction on the type, quality or quantity of housing or employment land supply.</u></p> <p><u>3. Where the developer’s request in 2a) or 2b) is on grounds of financial viability, the Council will require the developer to supply evidence as to the financial viability.....”</u></p> <p>Delete Policy SP6, Point 4: “Where an independent assessment of the evidence is required, the developer will be required to cover the reasonable costs incurred by the Council in obtaining such an assessment.”</p>	The amended wording provides clarification and improves the effectiveness of the policy. This modification results in no changes for the SA.
MM/012	Pages 45 - 46	Strategic Policies (Policy SP7 Infrastructure Provision and Developer Contributions)	<p>Amend Policy SP7, Point 2 to read: “.....community and environmental infrastructure <u>delivered</u> in a timely and sustainable manner.”</p> <p>Amend Policy SP7, Point 7 to read: “Where appropriate <u>and in consultation with the relevant infrastructure provider</u>, the Council will consider proposals.....”</p>	The amended wording provides clarification of the policy. This modification results in no changes for the SA.

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MM/013	Page 46	Strategic Policies (Policy SP8 Health and Well-Being)	Amend Policy SP8, Point 3 to read: “Development likely with the potential to adversely impact on public health will only be permitted where it is demonstrated that it will not, in isolation or in conjunction with other planned, committed or completed development, contribute to a an negative unacceptable impact on the health.....”	The amended wording improves the effectiveness of the policy and does not result in changes to the SA.
Core Development Management Policies				
MM/014	Page 48	Core Development Management Policies (Policy CDMP1 Environmental Protection)	Delete Policy CDMP1, Point 1 (a): “ a) Will contribute positively to the overall physical, social, environmental and economic character of the area in which the development is sited; ” Amend Policy CDMP1, Point 1 (d): “d) (i) Will not give rise to a deterioration of air quality in a defined Air Quality Management Area or result in the declaration of a new AQMA; <u>Where appropriate an air quality impact assessment will be required to support development proposals.</u> <u>(ii) Where development will result in, or contribute to, a deterioration in air quality, permission will only be granted where any such unless the harm caused is significantly and demonstrably outweighed by other planning considerations and appropriate mitigation measures are provided to minimise any such harm, and a comprehensive mitigation strategy can be secured; where appropriate an air quality impact assessment will be required.</u> ”	The amended wording of the policy provides clarification and improves its effectiveness. This modification results in no changes to the SA.
MM/015	Page 50	Core Development Management Policies (Policy CDMP2 Flood Risk and Surface Water Management)	Amend Policy CDMP2, Point 1 to read: “.....SFRA Level 2 Flood Risk Sequential Test Paper and comply with the most up to date version of any relevant plans <u>and strategies</u> ³⁴ including – a) Surface Water Management Plan ²⁹ b) Local Drainage Strategies ³⁰ ; c) Land Drainage Strategy ³¹ d) Catchment Flood Management Plans ³² e) Shoreline Management Plan ³³ f) Coastal Defence Strategy ³⁴ ; g) Emergency Flood Plans ³⁵ ” Add a new footnote 34 to read: “ ³⁴ <u>Relevant Plans and Strategies can be accessed through the Council’s at “www.wyre.gov.uk/floodinganddrainage.”</u> ” Delete footnotes 29 to 35. “ ²⁹ This is available from Lancashire County Council ³⁰ Local Drainage Strategies are available from Lancashire County Council ³¹ This is available on Wyre’s Website http://www.wyre.gov.uk/info/200322/coastal_protection/383/land_drainage_strategy ³² This is available on the Environment Agency’s website at https://www.gov.uk/government/publications/wyre-catchment-flood-management-plan ³³ This is available on the North West Coastal Group website at http://www.mycoastline.org.uk/mycoastline/ ”	The amended wording of the policy provides clarification and improves its effectiveness. This modification results in no changes to the SA.

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			<p>³⁴This is available on Wyre's website at http://www.wyre.gov.uk/info/200331/fylde_peninsula_coastal_programme/238/wyre_flood_and_coastal_defence_strategy_plan</p> <p>³⁵This is available on Wyre's website http://www.wyre.gov.uk/downloads/download/659/wyre_emergency_flood_plan</p> <p>Amend Policy CDMP2, Point 5 to read: “Major category development⁴² will be expected to include proposals for, and implement <u>Sustainable sustainable urban Drainage drainage Systems systems (SuDS)</u>⁴³ utilising lower lying land within the site, existing natural water features, <u>and</u> other above ground measures for the management of surface water at source, <u>unless demonstrated to be inappropriate.</u>”</p> <p>Amend Policy CDMP2, Point 6 to read: “Where <u>possible</u> A all development will need to.....”</p>	
MM/016	Page 51	Core Development Management Policies (Policy CDMP3 Design)	<p>Amend Policy CDMP3 (a) to read: “All development, must be designed to respect or reinforce <u>enhance</u> the character of the area <u>and minimise energy consumption</u> having regard to issues of, <u>including</u> density, siting, layout, height, scale, massing, orientation, <u>landscaping</u> and use of materials. <u>Where possible and appropriate recycled materials should be used.</u>”</p>	The amended wording of the policy provides clarification and improves its effectiveness. This modification results in no changes to the SA.
MM/017	Page 52	Core Development Management Policies (6.5 Environmental Assets)	<p>Amend para. 6.5.2 to read: “....Green infrastructure helps reduce air pollution, and reduce and manage flood risk. <u>It includes public open spaces, school playing fields, church grounds, cemeteries, outdoor sport grounds and sites of local/national/international ecological and geological interest. Any mitigation or compensation measures required under Policy CDMP4 must be evidence based.</u> The ‘Publication’ ‘Submission’ draft Adopted Policies Map shows the key elements Green Infrastructure within settlement boundaries but it does not capture all open space sites <u>including for example all open spaces on residential estates. Large areas of countryside in Over Wyre and within the Forest of Bowland AONB are also designated as Green Infrastructure because of their local / national / international ecological and geological interest.</u>”</p> <p>Insert new para after 6.5.2 to read: “6.5.3 ‘Landscape’⁴⁶ in policy CDMP4 is relevant both within and outside settlement boundaries.”</p> <p>Add a new footnote 45 to read: “<u>The term ‘landscape’ refers to all the visible features of an area of land together as a scene; it is often considered in terms of their aesthetic appeal.</u>”</p>	The amended wording of the policy provides clarification and improves its effectiveness. This modification results in no changes to the SA.
MM/018	Pages 53 - 54	Core Development Management Policies (Policy CDMP4)	<p>Amend Policy CDMP4, Point 5 to read: “The ‘Publication’ ‘Submission’ draft Adopted Policies Map identifies the key elements of Wyre's Green Infrastructure, within settlement boundaries. <u>This include parts of designated C countryside areas on the urban peninsula and Coastal sands, outside settlement boundaries form part of the Green Infrastructure.</u>”</p> <p>Amend Policy CDMP4, Point 7 to read:</p>	The amended wording of the policy provides clarification and improves its effectiveness. This modification results in no changes to the SA.

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		Environmental Assets)	<p>“Development involving the partial or complete loss of land identified as Green Infrastructure within settlement boundaries on the ‘Publication’ ‘Submission’ draft <u>Adopted</u> Policies Map or any unidentified areas of open space including playing fields</p> <p>Amend Policy CDMP4, Point 12 to read: “.....habitats or species listed in the Lancashire Biodiversity Action Plan <u>and Lancashire Key Species</u>⁴⁷ will not be permitted unless the harm.....”</p> <p>Add a new footnote 46 to read: “<u>The Lancashire Biodiversity Action Plan and Lancashire Key Species are available the Lancashire Ecological Records Network website.</u>”</p> <p>Amend Policy CDMP4, Point 15 to read: “Development will be permitted provided by other policies of the Plan should have <u>there is no unacceptable cumulative impact on landscape character within or outside settlement boundaries or</u> and the principal elements and features associated with it. Development proposals should be designed to avoid negative landscape effects and where this is not possible negative landscape effects should <u>be effectively be mitigated reduced or offset through appropriate mitigation/compensatory and enhancement measures.</u>”</p> <p>Delete Policy CDMP4, Point 18: “Where significant development of agricultural land is demonstrated to be necessary the development should be located in areas of poorer quality land in preference to that of a higher quality.”</p> <p>Amend Policy CDMP4, Point 19 to read: “.....resources will not be permitted. <u>Development within a Source Protection Zone will be required to demonstrate no adverse impact to ground water quality including through leakage. Where relevant, mitigation will be required.</u>”</p> <p>Amend Policy CDMP4, Point 22 to read: “.....possible unless their loss is <u>essential to allow the development to go ahead and is supported by evidence.....</u>”</p> <p>Amend Policy CDMP4, Point 25 to read: “.....loss of ancient woodland, protected tree(s)⁴⁹ and <u>or</u> veteran tree(s).....”</p>	
MM/019	Pages 55 - 57	Core Development Management Policies (Policy CDMP5 Historic Environment)	<p>Amend Policy CDMP5, Point 1 to read: “.....environment is for <u>designated and non-designated</u> heritage assets to be protected, conserved and where appropriate enhanced for its <u>their</u> aesthetic and cultural value and its <u>their</u> contribution to local.....”</p> <p>Amend Policy CDMP5, Point 3 to read: “.....potential to affect <u>the significance</u> of any designated or non-designated heritage asset, either directly or indirectly including by reference to its setting, will be required to sustain or enhance the significance of the asset where appropriate.”</p>	The amended wording of the policy provides clarification and improves its effectiveness. This modification results in no changes to the SA.

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			<p>Amend and Re-order Policy CDMP5, Point 5 to read: “8. Where some impact on significance is considered acceptable, the Council will require a programme to be implemented of recording the asset in its original condition, to be implemented prior to any work being carried out.”</p> <p>New Policy CDMP5, Point 5 to read: <u>“5. Proposals which will cause less than substantial harm to the significance of a designated heritage asset or harm to an undesignated heritage asset that is considered by the Council to have local significance will not be granted unless:</u> <u>a) In the case of a designated heritage asset, the public benefits of the proposed development or works where appropriate, clearly outweigh the loss of significance;</u> <u>b) In the case of a non-designated heritage asset, the benefits of the proposed development or works where appropriate, clearly outweigh the loss of significance having regard to the scale of harm or loss.”</u></p> <p>Amend Policy CDMP5, Point 6 to read: “7. Where proposals include the loss of important heritage buildings or features, applicants will be required to demonstrate that the proposal has considered retaining, reusing or converting these buildings, or maintaining features, has been considered and found to be unviable.”</p> <p>Amend and Re-order Policy CDMP5, Point 7, to read: “6. In making its assessment in relation to parts 4 and 5 of this Policy, the Council will require as appropriate evidence to be provided setting out: a) The significance of the heritage asset, in isolation and as part of a group as appropriate, its contribution to the character or appearance of the area, and the degree of harm that would result. from the loss of this heritage asset;”</p> <p>Delete Policy CDMP5, Point 8: “Where an undesignated heritage asset has been identified by the Council as having local significance and planning permission would be required for its demolition, permission will not be granted unless: a) The benefits of the proposed redevelopment clearly outweigh the loss of significance; or b) The loss of significance can be mitigated by a scheme to better reveal or interpret the significance of the asset; or, if this is demonstrably not possible, by an appropriate scheme of recording the asset in its original condition prior to the commencement of any work.”</p> <p>Amend Policy CDMP5, Point 10 to read: “Consent will not be granted for the demolition of a designated heritage asset until and where appropriate an acceptable.....”</p> <p>Amend Policy CDMP5, Point 11 to read:</p>	

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			<p>“.....in-situ is not justified <u>or possible</u>, the developer will be required to make appropriate and satisfactory provision for the excavation and recording of the remains <u>and to agree a timetable for the publication of findings</u> before development commences.”</p> <p>Amend Policy CDMP5, Point 13 to read: “.....local value of the remains. <u>The developer will be required to provide</u> Development will not be permitted to commence until satisfactory provision has been made for a programme of investigation and recording of the remains and a timetable for the publication of findings agreed.”</p>							
MM/020	Page 58	Core Development Management Policies (Policy CDMP6 Accessibility and Transport)	<p>Amend Policy CDMP6, Point 2 to read: “.....also make appropriate provision <u>where practical</u> for standard charge.....”</p> <p>Amend Policy CDMP6, Point 5 to read: “.....people on a regular basis <u>or generate significant amounts of movement will</u> is be required to be supported</p> <p>Amend Policy CDMP6, Point 6, bullet a) to read: “Adversely affect any existing public right of way and the public’s enjoyment of it <u>unless a satisfactory alternative is provided in terms of an equally attractive, safe and convenient route, or</u>”</p>	The amended wording of the policy provides clarification and improves its effectiveness. This modification results in no changes to the SA.						
Housing										
MM/021	Page 60	Housing (7.1 Introduction)	<p>Amend para. 7.1.2 to read: “.....highway capacity, flood risk and lack of deliverable development land within urban areas <u>Fleetwood and Cleveleys</u>. The Local Plan has identified development sites to positively meet 86.97% <u>97%</u> of Wyre’s housing needs to 2031 and deliver 8,224 <u>9,285</u> dwellings within the local plan period.”</p> <p>New para after 7.1.3 to read: “7.1.4 The Local Plan seeks to ensure a mix of housing that is commensurate with identified needs in the latest housing evidence. It also seeks to ensure delivery of housing which is appropriate or can be <u>made appropriate for older people or people with restricted mobility</u>. The evidence shows an ageing population and thus it is appropriate to ensure that a proportion of new housing is suitable or capable of being made suitable for older persons to enable independent living for longer. Independent living is also important for people with restricted mobility which in turn is important for a cohesive and integrated society. The Local Plan also seeks to ensure delivery of affordable housing.”</p>	The amended wording of the supporting text in relation to Housing Land Supply provides clarification on the housing mix being sought by the Local Plan. This modification results in no changes to the SA.						
MM/022	Page 60	Housing (7.2 Housing Land Supply)	<p>New paragraphs and table after 7.2.1 to read: 7.2.2 The Local Plan housing land supply is made up from completions since the start of plan period i.e. <u>between 1 April 2011 and 31 March 2018, non-allocated sites with planning permission as at 31 March 2018, allocated sites under policies SA1, SA3 and SA4 and a windfall allowance to take effect from 2021/22</u>. The table below shows the housing land position as at 31 March 2018 –</p> <table border="1" data-bbox="600 1268 1713 1404"> <thead> <tr> <th></th> <th></th> <th>Number of Dwellings</th> </tr> </thead> <tbody> <tr> <td>a.</td> <td>Completions 31 March 2011 – 1 April 2018</td> <td>2,041</td> </tr> </tbody> </table>			Number of Dwellings	a.	Completions 31 March 2011 – 1 April 2018	2,041	This modification provides clarification over the housing land supply availability in the Plan area over the Plan period. The number of dwellings has been updated in light of the completions that have occurred since the previous version of the Plan. The number of dwellings being sought at a limited number of site allocations has also changed. In each case where
		Number of Dwellings								
a.	Completions 31 March 2011 – 1 April 2018	2,041								

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			<table border="1"> <tr> <td>b.</td> <td><u>Large sites with planning permission at 1 April 2018</u></td> <td><u>1,056</u></td> </tr> <tr> <td>c.</td> <td><u>Small sites with planning permission (discounted by 10%)</u></td> <td><u>426</u></td> </tr> <tr> <td>d.</td> <td><u>Allocated sites (Policies SA1 & SA3) with planning permission</u></td> <td><u>2,903</u></td> </tr> <tr> <td>e.</td> <td><u>Allocated sites (Policies SA1, SA3 & SA4) without planning permission</u></td> <td><u>2,359</u></td> </tr> <tr> <td>f.</td> <td><u>Windfall allowance 21/22 – 2031 (50x10yrs)</u></td> <td><u>500</u></td> </tr> <tr> <td></td> <td><u>TOTAL</u></td> <td><u>9,285*</u></td> </tr> </table>	b.	<u>Large sites with planning permission at 1 April 2018</u>	<u>1,056</u>	c.	<u>Small sites with planning permission (discounted by 10%)</u>	<u>426</u>	d.	<u>Allocated sites (Policies SA1 & SA3) with planning permission</u>	<u>2,903</u>	e.	<u>Allocated sites (Policies SA1, SA3 & SA4) without planning permission</u>	<u>2,359</u>	f.	<u>Windfall allowance 21/22 – 2031 (50x10yrs)</u>	<u>500</u>		<u>TOTAL</u>	<u>9,285*</u>	<p>the number of new homes a residential site has been allocated for has changed, this has been considered in this SA Addendum below. The revised Local Plan housing requirement has been considered in this SA Addendum in the appraisal of OAN figures.</p>
b.	<u>Large sites with planning permission at 1 April 2018</u>	<u>1,056</u>																				
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		<p><u>*As shown in the March 2018 housing trajectory, from a total allocation of 5,302 dwellings only 5,262 are expected to be delivered within the Local Plan period to 2031.</u></p> <p><u>7.2.3 The Local Plan makes an allowance for windfall sites of less than 25 dwellings. Evidence of completions on non-allocated sites shows that an allowance of 50 dwellings per annum is justified. The windfall allowance will take effect from 31 March 2021 so as to avoid double counting with reference to sites with planning permission as at 31 March 2018.</u></p> <p>Amend para 7.2.2 to read:</p> <p><u>“7.2.4 The Local Plan housing requirement of 464 dwellings per annum will form the basis for calculating Wyre’s 5 year housing land position supply. The maintenance of a 5 year supply is a requirement of government policy, and where this cannot be demonstrated policies for the supply of housing are considered ‘out-of-date’ under current policy.</u></p> <p><u>7.2.5 In calculating the 5-year land supply position, the Council considers that the most appropriate way to deal with any shortfall since 1 April 2011 is for the shortfall to be met over the remainder of the Local Plan period i.e. the ‘Liverpool’ method. This will ensure that there is a robust housing land supply and minimise the risk for the Local Plan housing strategy becoming out of date shortly after adoption. The shortfall between 2011 and 2018 is substantial and equivalent to over 2 years requirement. Meeting the shortfall over the Plan period results in a level of delivery that is realistic and yet aspirational representing a significant boost to delivery of housing in the Borough. A five year requirement of 499 dwellings a year is above what has ever been achieved in Wyre.</u></p> <p><u>7.2.6 Policy HP1 seeks to ensure that Wyre will continue to maintain a five year land supply over the local plan period. The figure in Policy HP1 is expressed as a minimum and there is no planning barrier to the early delivery of sites if circumstances and market conditions allow. As explained in the Housing Background Paper, in order to secure that the Local Plan has a robust housing land supply and remains up to date, it is considered that any shortfall between 2011 and 2017 or arising after adoption it is met over the remainder of the plan period. In order to maximise flexibility in the local plan housing land supply, the Local Plan does not propose to apply a restrictive phasing policy to the release of any allocated housing site. There is therefore no planning barrier to the early delivery of sites if circumstances and market conditions allow. Applying the substantial shortfall of 1,207 dwellings to the</u></p>																				

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			<p><u>next five years requirement through the Sedgefield approach would not be realistic as it would set a 5 year requirement that is unlikely to be delivered and would risk the Local Plan becoming out of date after adoption.</u></p> <p><u>7.2.7 The NPPF requires that when calculating a 5-year land supply a buffer is applied (moved forward from later in the Plan period) to ensure choice and competition in the market for land. The level of the appropriate buffer is determined on account of whether there has been persistent under-delivery. The housing target has only been met in 1 out of 7 years since 2011, therefore a buffer of 20% is considered appropriate. This position may change through annual monitoring. There is flexibility in the Local Plan housing land supply to provide the intended choice and competition in the market for land. As noted above there are no barriers in the Local Plan in bringing forward any allocated land.</u></p> <p><u>7.2.8 The Council has prepared a Housing Implementation Strategy (HIS) incorporating the 31 March 2018 monitoring information and including the LP housing trajectory. The HIS will be updated annually at the end of the financial year. As covered in Chapter 10, the Council is committed to an early review to commence in 2019.</u></p> <p>Delivery of housing will be monitored and the Local Plan will be reviewed if monitoring information shows that the Local Plan is not delivering the necessary housing.</p>	
MM/023	Page 61	Housing (Policy HP1 Housing Land Supply)	<p>Amend Policy HP1, Point 1 to read: “Between 2011 and 2031, provision will be made for the provision a minimum of 8,224 <u>9,285</u> net additional dwellings which equates to at least an annual provision of 414 <u>464</u> dwellings per annum of which 5,262 will be on allocated sites in policies SA1, SA3 and SA4.”</p> <p>Delete Policy HP1, Point 2 to read: “Where in any one year there is a shortfall in the delivery of housing against the annual requirement, the shortfall will be met over the remainder of the plan period.”</p>	<p>This modification sets out the new housing requirements for the Local Plan, as discussed in Chapter 2 of this Addendum. The SA had previously assessed an OAN of 8,225 over the Plan period.</p> <p>In light of new evidence, this has been updated to an OAN of 9,285 over the Plan period.</p> <p>The increase in housing is mainly accounted for by bringing site allocations forward to deliver the residential development fully within the Plan period. This is particularly the case for sites SA3/3 and SA3/4. The Submission SA appraised the total housing capacity of sites in each case, as opposed to the amount of housing considered to be deliverable within the Plan period, and so the impacts of the</p>

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				<p>extra housing that will now be delivered within the Plan period has already been accounted for within the SA.</p> <p>The number of homes allocated in some of the sites has been increased. A Main Modification is provided for each of these sites below. In each case, an amended site assessment matrix has been provided in Chapter 4 of this Addendum.</p> <p>Two alternative approaches to this OAN were also considered – a higher and lower OAN. An appraisal of these reasonable alternative options is presented in Chapter 2 of this Addendum.</p>
MM/024	Page 61	Housing (7.3 Housing Mix)	<p>Amend para. 7.3.2 to read: “Policy HP2 ‘Housing Mix’ requires residential developments to make provide of mix of housing types and sizes on new developments in line with the latest evidence. Policy HP2 also includes a specific requirement for housing (<u>Use Class C3</u>) to meet the needs of older people in view of the ageing population and people with restricted mobility as recommended by the Equality Impact Assessment. <u>The Policy does not seek to impose any specific Building Regulation ‘optional standards’ but instead provide a flexible framework for the provision of appropriate housing to cater for the needs of ageing population and people with restricted mobility.</u> The specific policy requirements have been informed by the Local Plan Viability assessment, to ensure that they are deliverable <u>and apply to both affordable and market housing.</u>”</p>	<p>The amended wording of the policy provides clarification and improves its effectiveness. This modification results in no changes to the SA.</p>
MM/025	Page 61	Housing (Policy HP2 Housing Mix)	<p>Amend Policy HP2, Point 2 to read: “.....most up-to-date Strategic Housing Market Assessment <u>and Rural Affordable Housing Needs Survey.</u>”</p>	<p>This modification clarifies the evidence base that has informed the Council’s decision-making process on an appropriate housing mix for the Plan area and results in no changes to the SA.</p>
MM/026	Pages 61 - 62	Housing (7.4 Affordable Housing and Policy HP3 Affordable Housing)	<p>Amend para. 7.4.2 to read: “Policy HP3 requires developments of 40 <u>11</u> or more dwellings to provide affordable housing.”</p> <p>Amend Policy HP3, Point 1 to read: “Affordable housing will be provided achieved through on-site provision, or w <u>Exceptionally</u> where it has been demonstrated that.....”</p>	<p>This modification clarifies the scope and application of the policy. The principles behind the policy are unchanged. This modification results in no changes to the SA.</p>

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			<p>Amend Policy HP3, Point 2 to read: All <u>New residential development of 40-11 dwellings (net) or more will be required to contribute towards meeting the identified need for affordable housing in accordance with the table below⁴⁹</u></p> <p>Amend table at Policy HP3, Point 2 to read:</p> <table border="1"> <thead> <tr> <th rowspan="2">Settlement</th> <th colspan="2">% Affordable Housing</th> </tr> <tr> <th>Brownfield</th> <th>Greenfield</th> </tr> </thead> <tbody> <tr> <td>Fleetwood</td> <td>0</td> <td>0</td> </tr> <tr> <td>Thornton, Cleveleys, Knott End/Preessall, Preesall Hill, Stalmine, Pilling</td> <td>10</td> <td>30</td> </tr> <tr> <td>Poulton, Hambleton</td> <td>30</td> <td>30</td> </tr> <tr> <td><u>Poulton, Hambleton, Garstang, Forton, Hollins Lane, Scorton, Cabus, Bowgreave, Catterall, Bilsborrow, Barton, Inskip, Churchtown/Kirkland, St Michaels, Great Eccleston, Calder Vale, Dolphinholme (Lower).</u></td> <td>30</td> <td>30</td> </tr> </tbody> </table> <p>Delete Policy HP3, Point 3: “The requirement may be varied based on a case by case basis and on submission of viability evidence by the applicant in accordance with policy SP6 – Viability.”</p> <p>Amend Policy HP3, Point 4 to read: “The financial contribution will be calculated according to the methodology set out in the Local Plan Viability Study (including subsequent updates) and based on the open market value of housing.....”</p> <p>Amend Policy HP3, Point 5 to read: “.....provided shall be negotiated on a case by case basis in accordance having regard to the most up-to-date Strategic Housing Market Assessment and Rural Affordable Housing Need Survey. with the latest evidence of need.”</p> <p>Amend Policy HP3, Point 6 to read: “The design of a Affordable housing should be designed as an integral part of developments and be ‘tenure blind’ in relation to the design of other properties in close proximity within the site.”</p> <p>Amend Policy HP3, Point 7 to read: “Where possible a Affordable housing will be subject to legal agreements.....”</p> <p>Insert new point, after Point 7 to read:</p>	Settlement	% Affordable Housing		Brownfield	Greenfield	Fleetwood	0	0	Thornton, Cleveleys, Knott End/Preessall, Preesall Hill, Stalmine, Pilling	10	30	Poulton, Hambleton	30	30	<u>Poulton, Hambleton, Garstang, Forton, Hollins Lane, Scorton, Cabus, Bowgreave, Catterall, Bilsborrow, Barton, Inskip, Churchtown/Kirkland, St Michaels, Great Eccleston, Calder Vale, Dolphinholme (Lower).</u>	30	30	
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			<p>“8. The incremental development of a large site through proposals for less than 11 dwellings will not be permitted.”</p> <p>New footnote 49 to read: <u>“Qualifying proposals outside settlement boundaries are required to refer to the nearest defined settlement for the purposes of Policy HP3”.</u></p>	
MM/027	Page 63	Housing (Policy HP4 Residential Curtilages)	<p>Delete Policy HP4, Point 3: “Proposals to extend residential curtilages in the Green Belt and the AONB will not be acceptable.”</p>	Residential curtilage extensions will only be permitted where the proposal accords with Core Development Management Policies. The principle of the policy remains the same and no changes to the SA are necessary.
MM/028	Pages 63 - 64	Housing (Policy HP6 Rural workers accommodation in the countryside)	<p>Amend Policy HP6, Point 1 to read: “Outside settlement boundaries planning permission will only be granted for a new rural worker’s dwelling where it meets the requirements of the Core Development Management Policies and it is within or close to the land holding of the source of employment <u>and</u> where it is demonstrated that the proposal satisfies all the following criteria:”</p> <p>Insert new point, after Point 1 to read: <u>“2. A new built dwelling will only be permitted if it is demonstrated that there is no suitable existing building for conversion in line with the second part (a – d) in section 4 of Policy SP4.”</u></p> <p>Amend Policy HP6, Point 2 to read: “3. In the case of agricultural dwellings, A new rural workers dwelling will not be permitted where there is no evidence of farm dwellings or other buildings which were suitable for conversion to a dwelling, connected to the rural enterprise that have ing been recently sold off separately from the farmland enterprise concerned.”</p>	This modification provides clarification over the application of the policy. The principles behind the policy remain the same and no changes to the SA are necessary.
MM/029	Page 64	Housing (7.5 Rural Exceptions)	<p>Amend para 7.5.1 to read: <u>“7.5.2 The policy will apply where in a particular locality (see footnote 49), the identified need in the most up-to-date Affordable Housing Needs Survey cannot be met on an allocation in the locality and the operation of policy HP3. Policy HP7 sets out the criteria for assessing proposals made on this basis.”</u></p>	This modification provides further clarification over the application of the policy and results in no changes to the SA.
MM/030	Page 64	Housing (Policy HP7 Rural Exceptions)	<p>Amend Policy HP7, Point 1, bullet a) to read: “a) A need exists for affordable housing in the locality⁵⁰;</p> <p>Add a new footnote 50 to read: ⁴⁹<u>Locality is defined as the basic area used for the analysis in the most up to date Rural Affordable Housing Needs Survey. The 2016 Rural Affordable Housing Needs Survey 2015 -2020 uses ‘ward’ as the basis for the analysis of the survey results and will apply as the definition of ‘locality’ until and if replaced in a future rural affordable housing needs study.”</u></p>	This modification provides a definition of ‘locality’, helping to clarify the application of this policy. This results in no changes to the SA.
MM/031	Page 65	Housing (7.9 Accommodation)	<p>Amend para 7.9.1 to read: “....needs of Travelling Showpeople during the Local Plan period. <u>The Local Plan allocates land at Conway, West of A6, Garstang for 20 Travelling Showperson plots – Policy SA6.</u>”</p>	This modification to the supporting text provides further detail on the allocation of Gypsy,

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		n for Gypsy, Travellers and Travelling Showpeople)	<u>7.9.2</u> Policy HP8 furthermore sets out the.....”	Traveller and Travelling Showpeople sites in the Plan. This modification results in no changes to the SA. The assessment of this site can be found in Appendix F of the SA Report.														
MM/032	Page 65	Housing (Policy HP8 Accommodation for Gypsy, Travellers and Travelling Showpeople)	Insert at Point 2, new bullet a) to read: “ <u>a) The development is well planned and landscaped to minimise impact on the surrounding area; and</u> ”	This modification provides further clarification over the application of Policy HP8 and will help to improve its effectiveness in protecting the character of areas surrounding sites. No changes to the SA are needed.														
MM/033	Page 65	Housing (7.10 Green Infrastructure in new residential developments)	Amend para 7.10.1 to read: “It is generally acknowledged that open space makes an important contribution to the health and wellbeing of communities. Policy HP9 aim to secure appropriate <u>and meaningful</u> new Green Infrastructure as part of new housing development. <u>Policy HP9 therefore allows for the ‘Total Green Infrastructure Requirement’ to be used to decide on a particular case what type(s) of green infrastructure should be provided taking into account the latest green infrastructure evidence and proximity of green infrastructure to the site. The Policy also recognises that not all typologies will apply to all developments. For example the requirement for ‘Children and young people play area’ will not apply in the case of sheltered housing for older people.</u> ” Add new para after 7.10.1 to read: “ <u>7.10.2 On-site provision of green infrastructure is the Council’s preferred approach. In cases where this would not be feasible or practical, the Council will accept a financial contribution towards improving the quality and accessibility of nearby green infrastructure. In some cases the specific circumstances may support a mixed approach of on-site provision and off-site provision/financial contribution.</u> ”	This modification provides further detail on the types of Green Infrastructure required within new developments and will help to improve the effectiveness of Policy HP9. No changes to the SA are necessary as a result of this modification.														
MM/034	Pages 65 - 66	Housing (Policy HP9 Green Infrastructure in new residential developments)	Amend Policy HP9 to read: “ 1. All new Residential development resulting in a net gain of <u>11 dwellings or more</u> will be required to make appropriate provision of sufficient high quality green infrastructure for its residents on site. For developments of 10 or more units the quantum of green infrastructure must be provided in accordance with <u>the typologies and standards where relevant as</u> set out below: <table border="1" data-bbox="633 1209 1664 1391"> <thead> <tr> <th rowspan="2">Typology Provision</th> <th rowspan="2">Quantity Standard per 1000 population (ha)</th> <th colspan="2">Accessibility Standard (metres)</th> </tr> <tr> <th>Urban</th> <th>Rural</th> </tr> </thead> <tbody> <tr> <td>Parks, gardens</td> <td>0.40</td> <td>720</td> <td>1200</td> </tr> <tr> <td>Amenity greenspace</td> <td>0.40</td> <td>720</td> <td>720</td> </tr> </tbody> </table>	Typology Provision	Quantity Standard per 1000 population (ha)	Accessibility Standard (metres)		Urban	Rural	Parks, gardens	0.40	720	1200	Amenity greenspace	0.40	720	720	This modification clarifies the Green Infrastructure requirements of new developments and will help to improve the effectiveness of Policy HP9. The principle of the policy remains the same and no changes to the SA are necessary.
Typology Provision	Quantity Standard per 1000 population (ha)	Accessibility Standard (metres)																
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			<table border="1"> <tr> <td>Natural and semi natural greenspace</td> <td>1.50</td> <td>2000</td> <td>2000</td> </tr> <tr> <td>Children and young people play area</td> <td>0.18</td> <td>480</td> <td>720</td> </tr> <tr> <td>Allotments</td> <td>0.25</td> <td>960</td> <td>960</td> </tr> <tr> <td><u>Playing pitches</u></td> <td><u>1.20</u></td> <td><u>1200</u></td> <td><u>1200</u></td> </tr> <tr> <td><u>Total Green Infrastructure Requirement</u></td> <td><u>3.93</u></td> <td><u>n/a</u></td> <td><u>n/a</u></td> </tr> <tr> <td>Playing pitches</td> <td colspan="3">Provision in line with the match equivalent session demand as set out in the latest Playing Pitch Strategy and action plan.</td> </tr> </table> <p>2. Based on the 'Total Green Infrastructure Requirement' the Council will determine the most appropriate type(s) and means of open space provision, having regard to –</p> <p>a) the <u>need to create functional and meaningful green infrastructure spaces</u>;</p> <p>b) the most up to date assessment of <u>green infrastructure open space</u> and <u>Playing Pitch Assessment requirements</u> of and provision across Wyre and</p> <p>c) having regard to the location and character of the <u>site</u>; and</p> <p>d) the <u>type of residential development</u> proposed.</p> <p>3. <u>Green infrastructure should be provided on site</u>. Where appropriate, <u>the Council will accept a financial contribution towards improving the quality and accessibility of nearby existing open spaces</u> green infrastructure will be accepted in lieu of open space provision on site on-site provision.</p> <p>4. Where green infrastructure is provided on site developers must provide details of its long term management such as <u>the</u> establishment of a management company.</p> <p>5. <u>The incremental development of a large site through a number of proposals for less than 11 dwellings will not be permitted.</u></p>	Natural and semi natural greenspace	1.50	2000	2000	Children and young people play area	0.18	480	720	Allotments	0.25	960	960	<u>Playing pitches</u>	<u>1.20</u>	<u>1200</u>	<u>1200</u>	<u>Total Green Infrastructure Requirement</u>	<u>3.93</u>	<u>n/a</u>	<u>n/a</u>	Playing pitches	Provision in line with the match equivalent session demand as set out in the latest Playing Pitch Strategy and action plan.			
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MM/035	Page 66	Housing (Policy HP10 Houses in Multiple Occupation)	<p>Amend Policy HP10, Point 1, bullet a) to read: “The proposal does not harm the <u>living conditions of nearby residents</u> amenity of neighbouring properties and the character and appearance of the surrounding area;”</p> <p>Amend HP10, Point 1, bullet d) to read: “The site <u>or surrounding area</u> can accommodate the necessary parking and manoeuvring areas in a way which....”</p>	This modification clarifies the requirements of this policy. No changes to the SA are necessary.																								
Economy																												
MM/036	Page 69	Economy	Amend para 8.2.1 to read:	This modification updates the supporting text in relation to																								

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		(8.2 Employment Land Supply)	<p>“.....The employment OAN is 43 hectares over the local plan period and the Local Plan makes provision for to meet in full the OAN figure.”</p> <p><u>8.2.2 The Local Plan allocates 32.9 hectares of land towards meeting in full the employment OAN of 43 hectares⁵⁰. As table 8.2 shows the overall available supply is 47.7 hectares. This is made up of commitments⁵¹ as at 31 March 2018 in addition to allocations in the Local Plan.</u></p> <p><u>8.2.3 The existence of a higher land supply against the requirement provides flexibility and a diverse portfolio of sites.</u> The identified land supply <u>also</u> ensures provision in all three sub market areas to support local businesses and encourage new investment especially in rural settlements accommodating significant levels of new housing growth.”</p> <p><u>Table 8.2</u></p> <table border="1" data-bbox="804 595 1491 1026"> <thead> <tr> <th></th> <th>Hectares</th> </tr> </thead> <tbody> <tr> <td><u>Completions 1 April 2011 – 31 March 2018</u></td> <td><u>12.61</u></td> </tr> <tr> <td><u>Land under Construction (at 31 March 2018)</u></td> <td><u>3.85</u></td> </tr> <tr> <td><u>Non allocated land with planning permission</u></td> <td><u>0.31</u></td> </tr> <tr> <td><u>Allocation</u></td> <td><u>32.89</u></td> </tr> <tr> <td><u>Large scale employment loss⁵²</u></td> <td><u>-2</u></td> </tr> <tr> <td><u>Total</u></td> <td><u>47.66</u></td> </tr> </tbody> </table> <p>Add a new footnote 50 to read: ⁵⁰<u>The Local Plan allocates land 0.25 hectares and over.”</u></p> <p>Add a new footnote 51 to read: ⁵¹<u>Commitments relate to land over 0.02 hectares and covers completions between 1 April 2011 and 31 March 2018; land under construction and non allocated land with planning permission as at 31 March 2018.”</u></p> <p>Add a new footnote 52 to read: ⁵²<u>Losses of employment land have been factored into the requirement. However that does not include the loss of an additional 2 hectares from the allocation of Clarke House at Norcross for housing (Site SA1/11). It is therefore taken off the supply.”</u></p>		Hectares	<u>Completions 1 April 2011 – 31 March 2018</u>	<u>12.61</u>	<u>Land under Construction (at 31 March 2018)</u>	<u>3.85</u>	<u>Non allocated land with planning permission</u>	<u>0.31</u>	<u>Allocation</u>	<u>32.89</u>	<u>Large scale employment loss⁵²</u>	<u>-2</u>	<u>Total</u>	<u>47.66</u>	<p>employment land supply in light of recent completions since the previous version of the Plan. The only change required for the SA is in relation to the 32.89ha allocation figure. In the previous version of the Plan assessed in the SA, the allocation figure was 34.47ha. This has been reduced to 32.89ha because site SA2/2, which was 1.58ha, has been deallocated due to the site being completed. This is taken into consideration in MM/037.</p>
	Hectares																	
<u>Completions 1 April 2011 – 31 March 2018</u>	<u>12.61</u>																	
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MM/037	Page 69	Economy (Policy EP1 Employment Land Supply)	<p>Amend Policy EP1 to read: “Land totalling 34.47 <u>32.9</u> hectares will be allocated for B-class uses as set out below, separated into the three distinct sub-markets:-</p> <table border="1" data-bbox="808 316 1487 544"> <thead> <tr> <th>Sub-market area</th> <th>Hectares</th> </tr> </thead> <tbody> <tr> <td>Wyre Peninsula</td> <td>20.5</td> </tr> <tr> <td>A6 Corridor</td> <td>10.05</td> </tr> <tr> <td>Rural Areas</td> <td>3.92 <u>2.34</u></td> </tr> <tr> <td>Total</td> <td>34.47 <u>32.89</u></td> </tr> </tbody> </table>	Sub-market area	Hectares	Wyre Peninsula	20.5	A6 Corridor	10.05	Rural Areas	3.92 <u>2.34</u>	Total	34.47 <u>32.89</u>	This modification corrects the quantity of land allocated for B-class use in rural areas. This results in no changes to the SA.
Sub-market area	Hectares													
Wyre Peninsula	20.5													
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Total	34.47 <u>32.89</u>													
MM/038	Page 70	Economy (Policy EP2 Existing Employment Areas)	<p>Amend Policy EP2, Point 4 to read: “Proposals which are not directly supported by 1, or 2 or 3 above will only be granted planning permission where it is clearly demonstrated that a) The development is of a scale that is required to secure the development of a wider site which <u>safeguards or provides</u> includes B1, B2 and B8 uses or</p>	This modification provides clarification over the application of the policy. The principle of the policy is unchanged and the modification results in no changes to the SA.										
MM/039	Page 70	Economy (Policy EP3 Existing Employment Sites)	<p>Amend Policy EP3, Point 1 to read: “1. The redevelopment for other uses of a site that is or last was in B1, B2 or B8 use outside defined employment areas will <u>only</u> not be permitted unless if it is demonstrated that (a) and (b) and (c) below are met: a) (i) <u>It is demonstrated that</u> the site is not capable of a mixed use which would include an element of B1, B2 or B8 uses within the life of the Local Plan; or (ii) It is for a commercial use such as a car, bathroom, kitchen, conservatories, showrooms; and b) (i) There would not be an unacceptable reduction on the type, quality or quantity of employment land supply; <u>or</u> and (c) (i) (ii) If currently in <u>The current</u> B1, B2 or B8 use the current use is incompatible with surrounding uses and causes an unacceptable level of disturbance and loss of amenity for surrounding these uses; or (ii) (iii) The community or regeneration benefits of the development outweigh the potential loss of an employment site.”</p>	This modification provides clarification over the application of the policy. The principle of the policy is unchanged and the modification results in no changes to the SA.										
MM/040	Page 72	Economy (8.5 Main Town Centre Uses and Policy EP5 Main Town Centre Uses)	<p>Amend para 8.5.1 to read: “...in line with national planning policy. <u>The policy takes account of the 2012 Supreme Court case Tesco Stores v Dundee City Council which indicates ‘availability’ of a site for the purposes of the sequential test should not be interpreted rigidly but be given a flexible interpretation.</u>”</p> <p>Add new para after 8.5.1 to read: “<u>8.5.2 The retail evidence shows that Fleetwood Town Centre is weak and vulnerable. Regular monitoring of vacancies shows a trend of increasing vacant units in the centre. In view of the state of Fleetwood Town Centre and to minimise risk of possible further deterioration the policy requires that impact from out of centre development should not have an unacceptable impact on the vitality and</u></p>	This modification provides greater detail over the context of the policy and the evidence base used to inform it. The modification provides clarification over the application of the policy, likely helping to improve its effectiveness, and results in no changes to the SA.										

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			<p><u>viability of the centre. Such 'unacceptable' impact may be less than 'significant adverse' impact as set out in the NPPF."</u></p> <p>Amend Policy EP5, Point 3, bullet b) to read: ".....preferable site is available <u>which includes being or likely to be available</u> within a reasonable timescale....."</p> <p>Amend Policy EP5, Point 6 to read: ".....it is demonstrated that <u>in relation to Fleetwood</u> there will be no unacceptable impact <u>and in relation to other centres that there is no significant adverse impact on the vitality and viability....."</u></p>	
MM/041	Page 73	Economy (Policy EP6 Development in defined primary and secondary frontages)	<p>Delete Policy EP6, Point 1, bullet e): "The proposed use would typically be opened to the public for the majority of the traditional town centre trading day (i.e. 9:00 – 17:00 hrs)"</p> <p>Delete Policy EP6, Point 2, bullet d): "The proposed use would typically have operational hours that include at least part of the traditional town centre trading day (i.e. 9:00 – 17:00 hrs)"</p>	This modification does not alter the principle of the policy or its likely impacts on sustainability. No changes to the SA are necessary.
MM/042	Page 74	Economy (Policy EP7 Local convenience stores)	Amend Policy EP7, bullet a) to read: "The proposal caters for local needs only and individual units do not exceed a maximum of 400 <u>280</u> sq. m <u>net sale area gross internal floor space;</u> "	This modification does not change the principle of the policy and no changes to the SA are necessary.
MM/043	Pages 74 - 75	Economy (8.9 and Policy EP9 Holiday Accommodation)	Amend title at 8.9 and Policy EP9 to read: "Extensions to Holiday Accommodation"	The amended policy title has been noted. No changes to the SA are necessary.
MM/044	Pages 74 - 75	Economy (8.9 E Holiday Accommodation and Policy EP9 Holiday Accommodation)	<p>Amend para 8.9.1 to read: "Tourism is an important element of the local economy in Wyre <u>and</u> H holiday accommodation is an important element of the tourism industry. However often new holiday accommodation within designated countryside areas becomes unviable creating pressures for conversions into residential uses at locations where residential development would not be acceptable. Policy EP9 restricts new holiday accommodation to extensions to existing sites."</p> <p>Amend Policy EP9 to read: "1. <u>The extension of an existing h</u> Holiday accommodation sites <u>including new short stay touring caravan and camping sites</u>, will be permitted where it <u>they</u> meets the requirements of the Core Development Management Policies and provided it <u>they</u> satisfy is all of the following criteria:</p> <p>a) The totality of development, including on site services, is of appropriate scale and appearance to the local landscape; and b) Any new building and supporting infrastructure is necessary; c) <u>New tourism accommodation sites incorporating new built accommodation will need to be supported by a sound business plan demonstrating long term viability; and</u></p>	This modification provides greater clarification on the scope and application of the policy. The principle of the policy remains the same and no changes to the SA are necessary.

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Mod Ref	Page no.	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).	Significance to the SA
			<p><u>d) Proposals for extensions to sites which include new built accommodation outside settlement boundaries will need to be supported by a viability assessment of the existing and proposed business.</u></p> <p>4. Proposals for new short stay touring caravan and camping sites or the extension of an existing site will be supported.</p>	
MM/045	Page 75	Economy (Policy EP10 Equestrian Development)	<p>Amend Policy EP10, Point 1 to read: “.....outside settlement boundaries will only be permitted if it is demonstrated.....”</p> <p>Amend Policy EP10, Point 2, bullet a) to read: “<u>Proposals for commercial In the case of private stables will the need for the to be supported by a sound business plan demonstrating long term viability. development is demonstrated</u>”</p>	This modification provides greater clarification for aspects of the policy and does not change the SA.
MM/046	Page 75 - 76	Economy (8.11 and Policy EP11 Protection of community facilities in Rural Areas)	<p>Amend title 8.11 and Policy EP11 to read: “Protection of community facilities in Rural Areas”</p> <p>Amend para 8.11.1 to read: “Facilities such as small shops, public houses and community halls are an important part of <u>community life in rural areas</u>. They provide for everyday needs, but also serve a social function and act as a focus for communities. They contribute to sustainable living, ensuring that residents do not need to travel into larger centres the main towns so as frequently. However such facilities can often be under threat due to changes in lifestyles and economic pressures on businesses. Given their importance to the vitality of <u>local communities</u> the rural area it is important to protect such facilities wherever possible.”</p> <p>Amend Policy EP11 to read: “In rural areas outside the main urban areas and key service centres, t The conversion of or redevelopment of a property currently in a use considered important to the sustainability of the community will be permitted only if it is demonstrated that the existing use is financially unviable and has been appropriately marketed in accordance with policy SP7-SP6 (Viability).”</p>	This modification makes minor amendments to the wording and supporting text of the policy to clarify its scope and does not result in any changes to the SA.
Site Allocations				
MM/047	Page 80	Site Allocations	<p>Amend para 9.1.2 to read: “.....planning permission and development completed since 2011. In view of the fact that due to highway constraints dwelling numbers are maximum, specific allocations will be updated before submission to take account of commitments as at 30 September 2017.”</p> <p>Amend para 9.1.6 to read: “.....Part Two of the Masterplan for the allocation before planning permission is granted. <u>The Council will prepare and publish guidance on the preparation of masterplans.</u>”</p>	This modification is a minor amendment to supporting text that results in no changes to the SA.
MM/048	Page 80	Site Allocations (9.2 Residential Developments)	<p>Amend para. 9.2.1 to read: “.....deliverable land is available for 8,224 9,285 dwellings to meet 86 97% of the identified objectively assessed housing need for the period 2011-2031. The Local Plan makes allocations for 5,397 5,302 dwellings of which 5,049 5,262 are expected to be delivered within the plan period to 2031. The delivery of housing will be regularly monitored, and the Local Plan will be reviewed if monitoring information shows that this is necessary.”</p>	This modification amends the cited housing figures as a result of completions since the previous version of the Plan and revised site allocations. This modification does not require changes to the SA.

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Mod Ref	Page no.	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).	Significance to the SA
MM/049	Page 81	Site Allocations (9.2 Residential Developments)	Amend table (SA1 – Residential) after para 9.2.3 – See Appendix C New footnote 49 to read: <u>“Qualifying proposals outside settlement boundaries are required to refer to the nearest defined settlement for the purposes of Policy HP3”.</u>	This modification is an amendment to the table of residential site allocations in Policy SA1. Where site allocations have been changed, such as due to a revised housing number or an altered site boundary, the assessment matrix for each site has been updated in each case in this SA Addendum.
MM/050	Page 82	Site Allocations (SA1/1 West of Broadway, Fleetwood)	Amend Key Development Consideration 1 to read: “.....lifetime of the development. An FRA must be carried out and t <u>The results of the FRA must be used to take a sequential approach to site layout. Finished floor levels must be above the undefended design flood of <0.5% change of flooding level plus an allowance for climate change for the life of the development. Where finished floor levels cannot be set above the 1 in 200 year plus climate change flood this level, the developer.....”</u> Amend Key Development Consideration 3 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.” New Key Development Consideration to read: <u>“3. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required”</u>	This modification clarifies the key development considerations for site allocation SA1/1 and will be likely to help provide greater protection to the biodiversity value of Morecambe Bay. No changes to the SA or the site assessment matrix are necessary as a result of this modification.
MM/051	Pages 83 - 84	Site Allocations (SA1/2 Lambs Road/Raikes Road, Thornton)	Amended plan Amend Site Area to read: “20.95 <u>19.67</u> Hectares” Amend Site Capacity to read: “437 <u>400</u> dwellings” Amend Site Description to read: “.....including farm buildings, separated into two parcels by Raikes Road and broadly situated between the eastern boundary.....” Amend Key Development Consideration 2 to read: “.....Road to Raikes Road <u>unless demonstrated that satisfactory access could be obtained from the existing road network.</u> Other off site highway works.....” Amend Key Development Consideration 3 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”	This modification has reduced the quantity of development proposed for the site and reduced the site in size by 1.28ha. The site assessment matrix has been amended in light of these changes and is presented below in this SA Addendum. The scores recorded for each SA Objective do not need to be changed as a result of this modification.

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Mod Ref	Page no.	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).	Significance to the SA
			<p>Amend Key Development Consideration 6 to read: “The development should make land available for a new primary school <u>if required by the Local Planning Authority in consultation with the Local Education Authority</u> which will form part of the financial contributions towards education. <u>If land is not needed, a contribution should be made towards the expansion of an existing school.</u>”</p> <p>Amend Key Development Consideration 7 to read: “.....convenience store of <u>280 sq.m net sale area</u> not more than 400sq.m. gross.”</p> <p>Amend Key Development Consideration 8 to read: “The vast majority of the site lies within Flood Zone 1 with v Very small parts of the site on the northern periphery falling within Flood Zone 3 <u>where</u> —H housing will not be <u>acceptable permitted</u> within Flood Zone 3.”</p> <p>Amend Key Development Consideration 9 to read: “.....Wyre at Ramper Pot <u>via Underbank Road</u>. Contributions towards.....”</p> <p>Delete Key Development Consideration 11: “A number of Public Rights of Way and a Bridleway lie on the southern and eastern boundaries of the site east of Raikes Road.”</p> <p>New Key Development Consideration to read: “11. The site is located within 3.5km of Morecambe Bay European protected nature conservation site <u>and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required</u>”</p>	
MM/052	Pages 85 - 86	Site Allocations (SA1/3 Land between Fleetwood Road North and Pheasant Wood, Thornton)	<p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 4 to read: “The majority of the site lies in Flood Zone 1; however p Parts of the western and southern boundaries lie within Flood Zones 2 and 3 <u>where</u>. N-no development housing will <u>not</u> be permitted. within Flood Zone 2 or 3.”</p> <p>New Key Development Consideration to read: “9. The site is located within 3.5km of Morecambe Bay European protected nature conservation site <u>and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required</u>”</p>	This modification amends contextual information in relation to flood risk and biodiversity value near the site allocation. No changes to the SA or the site assessment matrix are required.
MM/053	Page 87	Site Allocations (SA1/4 Bourne Poacher, Thornton)	De-allocate site as under construction at 31 March 2018.	This site is no longer being allocated in the Local Plan as the development is already under construction. This amendment has been noted and no further changes to the SA are required.

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Mod Ref	Page no.	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).	Significance to the SA
MM/054	Pages 88 - 89	Site Allocations (SA1/5 South East Poulton, Poulton-le-Fylde)	<p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 5 to read: “.....Wyre via Oldfield Carr Lane watercourse, <u>and</u> Main Drain and Skippool Creek. Improvements to Oldfield Carr Lane.....”</p> <p>Amend Key Development Consideration 8 to read: “Contribution will be required towards <u>The development should contribute to the delivery of the Poulton-le-Fylde Highway Mitigation Strategy and any future updates of the Strategy in</u> (see Appendix C).</p> <p>New Key Development Consideration to read: “<u>9. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required</u>”.</p> <p>Amend Key Development Consideration 11 to read: “<u>Land should be safeguarded for</u> Consideration should be given to the provision of a foot bridge from the site over the railway <u>along the eastern edge of the site. Into the adjacent Poulton Industrial Estate.</u>”</p>	This modification clarifies the key development considerations for the site allocation. These amendments result in no changes to the site assessment matrix for SA1/5 and changes to the SA are not required.
MM/055	Pages 90 - 91	Site Allocations (SA1/6 Land at Garstang Road, Poulton-le-Fylde)	<p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 4 to read: “.....Moorland Road/Breck Road, and Moorland Road/Little Poulton Lane. <u>Other contributions may be required towards the delivery of the Poulton-le-Fylde Highway Mitigation Strategy in Appendix C including any future updates of the Strategy.</u>”</p> <p>Amend Key Development Consideration 7 to read: “.....bank of the watercourse. <u>An open space buffer should be provided to protect the watercourse from detrimental impacts.</u>”</p> <p>New Key Development Consideration to read: “<u>9. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required</u>”.</p>	This modification clarifies the key development considerations for the site allocation. These amendments result in no changes to the site assessment matrix for SA1/6 and changes to the SA are not required.
MM/056	Page 92	Site Allocations (SA1/7 Land off Moorland Road, Poulton-le-Fylde)	De-allocate site as under construction at 31 March 2018.	This site is no longer being allocated in the Local Plan as the development is already under construction. This amendment has been noted and no further changes to the SA are required.
MM/057	Pages 94- 95	Site Allocations	Amend Site Capacity to read: “ 154 300 dwellings”	This modification has increased the number of new homes

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		(SA1/8 – Land South of Blackpool Road, Poulton-le-Fylde)	<p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site, <u>including linkages to existing development to the north and west and to the town centre to the east.</u>”</p> <p>Amend Key Development Consideration 6 to read: “.....should drain to <u>river Wyre via Skippool Creek via and Horsebridge Dyke</u>. A financial contribution.....”</p> <p>Amend Key Development Consideration 9 to read: “The development should <u>contribute</u> to the delivery of the Poulton-le-Fylde Highway Mitigation Strategy <u>and any future updates of the Strategy</u> including the provision of a town centre car park on the site, (See Appendix C).”</p> <p>New Key Development Consideration to read: “<u>10. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required</u>”.</p>	<p>proposed for this site by 146. An amending site assessment matrix is presented below in this SA Addendum.</p> <p>No scores recorded for any SA Objectives were changed for this site allocation as a result of this modification and no additional mitigation or monitoring recommendations are necessary.</p>
MM/058	Pages 96 - 97	Site Allocations (SA1/9 South Stalmine, Stalmine)	<p>Amended plan</p> <p>Amend Site Area to read: “8.40 <u>9.07</u> Hectares”</p> <p>Amend Site Capacity to read: “462 <u>180</u> dwellings”</p> <p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 4 to read: “.....via <u>Wardleys Pool and Grange Pool</u> watercourse, mimicking natural.....”</p> <p>New Key Development Consideration to read: “<u>6. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required</u>”</p> <p>Amend Key Development Consideration 7 to read: “<u>The Development should make land available for a new primary school if required by the Local Planning Authority in consultation with the Local Education Authority or extension to the existing primary school including car parking provision, if required; which this</u> will form part of the financial contribution towards education. <u>If land is not needed, a contribution should be made towards the expansion of an existing school.</u>”</p>	<p>This modification has amended the site allocation boundary and has increased the size of the allocated site by 0.97ha and the number of new dwellings proposed for the site has increased by 18. An amended site assessment matrix is presented in this SA Addendum below. No scores recorded for any SA Objectives were changed as a result of this modification.</p>

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			<p>Amend and re-order Key Development Considerations 6 and 8 to read: “8. The following should be taken into account in preparing the masterplan and planning application: a) The woodland in the north eastern section of the site is covered by a tree preservation order. b) The site contains electricity and telephone overhead infrastructure including powerlines and pylons. <u>Statutory safety clearances between overhead lines, the ground, and built structures should not be infringed.</u>”</p>	
MM/059	Page 99	Site Allocations (SA1/10 North of Garstang Road, Pilling)	<p>Amended plan</p> <p>Amend Site Area to read: “4.69 1.63 hectares”</p> <p>Amend Key Development Consideration 8 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>New Key Development Consideration to read: “<u>7. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required</u>”</p>	<p>This modification has reduced the size of the site allocation by 0.06ha. A revised site assessment matrix is provided in this SA Addendum. No scores recorded for any of the SA Objectives have been changed as a result of this modification.</p>
MM/060	Pages 100 - 101	Site Allocations (SA1/11 North of Norcross Lane, Norcross)	<p>Amended plan</p> <p>Amend Site Area to read: “42.88 <u>13.58</u> Hectares”</p> <p>Amend Site Capacity to read: “338 <u>300</u> dwellings”</p> <p>Amend Site Delivery to read: “The site is expected <u>to be fully delivered</u> contribute 295 dwellings to the housing land supply within the plan period.....”</p> <p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 3 to read: “.....Housing will not be acceptable <u>permitted</u> within Flood Zones 2 and 3.”</p> <p>Amend Key Development Consideration 4 to read: “Residual surface water should drain into the river Wyre via Royles Brook at White Carr Lane <u>and Hillylaid Pool</u>. Drainage into Royles Brook should be via SUDs <u>SuDs</u> system on adjoining Green Belt land.”</p> <p>New Key Development Consideration to read: “<u>5. Royles Brook is a designated Main River. The prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of</u>”</p>	<p>This modification has increased the size of the site allocation by 0.7ha and reduced the number of new homes proposed for this location by 38. A revised site assessment matrix is provided in this SA Addendum.</p> <p>No scores recorded for any SA Objectives were changed for this site allocation as a result of this modification and no additional mitigation or monitoring recommendations are necessary.</p>

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			<p><u>the watercourse. An open space buffer should be provided to protect the watercourse from detrimental impacts.</u></p> <p>Amend Key Development Consideration 6 to read: “An <u>unrestricted new access</u> ente <u>from</u> Norcross Lane will be required.”</p> <p>New Key Development Consideration to read: “<u>8. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required</u>”</p>	
MM/061	Pages 102 - 103	Site Allocations (SA1/12 Land at Arthurs Lane, Hambleton)	<p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 4 to read: “.....the river Wyre via Wardleys Pool <u>and Kiln Lane</u>. Improvements to water courses.....”</p> <p>New Key Development Consideration to read: “<u>7. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required</u>”</p>	This modification is comprised of minor amendments to the Key Development Considerations for the site allocation. No changes to the SA are necessary as a result of this modification.
MM/062	Pages 104 - 105	Site Allocations (SA1/13 – Inskip Extension)	<p>Amended plan</p> <p>Amend Site Area to read: “17.79 <u>9.46</u> Hectares”</p> <p>Amend Site Capacity to read: “255 <u>155</u> dwellings”</p> <p>Amend Site Description to read: “The allocation consists of three <u>four</u> parcels of agricultural land in a flat topography – to the west <u>and south east</u> of the village.”</p> <p>Amend Key Development Consideration 1 to read: “The three <u>four</u> parcels should be considered as a single site to be brought forward in line with a masterplan to be produced covering the whole allocation. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site. <u>The development should incorporate a small village green.</u> The land directly east of the existing school should only be used for the creation of a village green, whilst the land immediately to the west of the school should only be used for an extension to the primary school. <u>The development should incorporate an appropriate and dedicated access to the farm to the south and south-east of the School.</u>”</p> <p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p>	<p>This modification has amended the site allocation boundary and reduced the size of the allocated site by 8.33ha and the number of new dwellings proposed for the site by 100. A revised site assessment matrix is presented in this SA Addendum below.</p> <p>The commentary in the site assessment matrix has been updated to reflect the latest information in relation to flood zones.</p> <p>No scores recorded for any SA Objectives were changed for this site allocation as a result of this modification and no additional mitigation or monitoring recommendations are necessary</p>

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			<p>Amend Key Development Consideration 4 to read: <u>“The majority of the site lies in Flood Zone 1 with small areas in Flood Zones 2 and 3. Housing will not be permitted within Flood Zones 2 and 3. Residual surface water should drain to Inskip Brook.”</u></p> <p>Delete Key Development Consideration 6: “A project-level Habitat Regulation Assessment (HRA) may be required.”</p> <p>Amend Key Development Consideration 8 to read: “.....include a small convenience store of not more than 400sq.m. <u>500sq.m. gross</u>, and....”</p> <p>Amend Key Development Considerations 10 and 11 and new 12 to read: <u>“10. The following should be taken into account in preparing the masterplan and planning application:</u> <u>a) A Public Right of Way (2-15-FP 34) abuts the eastern boundary of the site (northern parcel).</u> <u>b) That P parts of the site are designated as a Mineral Safeguarding Area.</u> <u>c) That Although the site does not contain known heritage assets it may contain archaeological findings.</u> <u>d) Consultation Zone restrictions associated with an Ethylene pipeline crossing the parcel of land opposite the Derby Arms public house.”</u></p>	
MM/063	Page 106	Site Allocations (Site SA1/14 – North of New Holly Hotel and Bodkin Cottage, Hollins Lane)	<p>Amend Key Development Consideration 2 to read: <u>“The development should be supported by a drainage strategy for the whole allocation to meet the needs of the development. Residual surface water should drain south to Laburnum nurseries and into Morecambe Bay via the River Cocker, the canal. A new drain under.....”</u></p> <p>Amend Key Development Consideration 4 to read: “.....pedestrian and cycle connectivity within and where possible outside the site.”</p>	This modification provides a minor amendment to the Key Development Considerations for the site allocation. No changes to the SA or the site assessment are required.
MM/064	Page 107	Site Allocations (Site SA1/15 – Land East of Hollins Lane, Hollins Lane)	<p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and where possible outside the site.”</p> <p>Amend Key Development Consideration 4 to read: “The site lies within Flood Zone 1. The development should be supported by a drainage strategy for the whole allocation to meet the needs of the development. Residual surface water should drain to towards Laburnum nurseries and into Morecambe Bay via the River Cocker, the canal.”</p>	This modification provides a minor amendment to the Key Development Considerations for the site allocation. No changes to the SA or the site assessment are required.
MM/065	Page 109	Site Allocations (SA1/16 – West of Cockerham Road, Garstang)	<p>Amended plan</p> <p>Amend Site Area to read: “5.84 <u>14.52</u> Hectares”</p> <p>Amend Site Capacity to read: “400 <u>260</u> dwellings”</p> <p>Amend Key Development Consideration 2 to read:</p>	This modification has increased the size of the allocated site by 8.71ha and the number of new dwellings proposed for the site by 160. A revised site assessment matrix is provided in this SA Addendum in light of this modification.

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			<p>“.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 8 to read: “8. The development should make land available for a new primary school which will form part of the financial contributions towards education. If the Local Planning Authority is satisfied that land is not needed as a result of approved school expansions to provide sufficient additional places at local primary schools to address the impact of the developments in Garstang and surrounding area, a contribution should be made towards the expansion of existing schools.”</p> <p>Amend Key Development Consideration 9 to read: “8. A financial contribution towards the Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy, and any future updates of the Strategy, will be required.”</p> <p>Amend Key Development Consideration 6 and new: “9. The following should be taken into account in preparing the masterplan and planning application: a) Appropriate regard should be had to the presence of Telecoms infrastructure and overhead electricity infrastructure adjacent and in proximity to the site. b) The site is within Source Protection Zone 3 of abstraction boreholes.”</p>	No scores recorded for any SA Objectives were changed for this site allocation as a result of this modification and no additional mitigation or monitoring recommendations are necessary.
MM/066	Page 111	Site Allocations (SA1/17 – Land South of Prospect Farm, West of the A6, Garstang)	<p>Amend Site Capacity to read: “53 70 dwellings. Owing to restrictions on highway capacity the dwelling capacity of the site is restricted to a maximum of 53 dwellings, unless otherwise agreed with the local planning authority.”</p> <p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 8 to read: “A financial contribution towards the Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy, <u>and any future updates of the Strategy, will be required.</u>”</p>	This modification has increased the number of new dwellings for this site allocation by 17. A revised site assessment matrix is provided in this SA Addendum. No score recorded for any of the SA Objectives are changed as a result of this modification.
MM/067	Page 113	Site Allocations (SA1/18 – South of Kepple Lane, Garstang)	<p>Amend Housing Capacity to read: “405 <u>125</u> dwellings”</p> <p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 9 to read: “.....Garstang Sustainable Transport Strategy, <u>and any future updates of the Strategy, will be required.</u>”</p>	This modification has increased the number of new dwellings for this site allocation by 20. A revised site assessment matrix is provided in this SA Addendum. No scores recorded for any of the SA Objectives changed as a result of this modification.
MM/068	Page 115	Site Allocations (SA1/19 – Bowgreave)	<p>Amend Site Capacity to read: “29 <u>27</u> dwellings”</p> <p>Amend Key Development Consideration 1 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p>	This modification has reduced the number of new homes at this site allocation by 2. A revised site assessment matrix is provided in this SA Addendum.

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		House Farm, Bowgreave)	<p>Amend Key Development Consideration 2 to read: “.....should provide an ‘organic’ extension to the town <u>village</u>.”</p> <p>Amend Key Development Consideration 5 to read: “A financial contribution is required towards Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy <u>and any future updates of the Strategy, will be required.</u>”</p>	No scores recorded for any SA Objectives changed as a result of this modification.
MM/069	Page 117	Site Allocations (SA1/20 – Garstang Road, Bowgreave)	<p>Amend Key Development Consideration 1 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 8 to read: “.....Garstang Sustainable Transport Strategy, <u>and any future updates of the Strategy, will be required.</u>”</p>	This modification is comprised of minor amendments to the wording of the Key Development Considerations. No changes to the SA are required.
MM/070	Pages 119 - 120	Site Allocations (SA1/21 – Land South of Calder House Lane, Bowgreave)	<p>Amend Site Capacity to read: “49 <u>45</u> dwellings”</p> <p>Amend Key Development Consideration 1 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 5 to read: “.....8 metres of the top of the bank of the watercourse. <u>An open space buffer should be provided to protect the watercourse from detrimental impacts.</u>”</p> <p>Amend Key Development Consideration 9 to read: “.....Garstang Sustainable Transport Strategy, <u>and any future updates of the Strategy, will be required.</u>”</p>	This modification has reduced the number of new homes at this site allocation by 4. A revised site assessment matrix is provided in this SA Addendum. No scores recorded for any SA Objectives changed as a result of this modification.
MM/071	Page 121	Site Allocations (SA1/22 – Garstang Country Hotel and Golf Club, Garstang Road, Bowgreave)	<p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 7 to read: “.....Garstang Sustainable Transport Strategy, <u>and any future updates of the Strategy, will be required.</u>”</p>	This modification is comprised of minor amendments to the wording of the Key Development Considerations. No changes to the SA are required.
MM/072	Page 123	Site Allocations (SA1/23 – Daniel House Farm, Daniel Fold Lane, Catterall)	<p>Amend Site Capacity to read: “422 <u>117</u> dwellings”</p> <p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 4 to read:</p>	This modification has reduced the number of new homes at the site allocation by 5. A revised site assessment matrix is provided in this SA Addendum. No scores recorded for any SA Objectives changed as a result of this modification.

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Mod Ref	Page no.	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).	Significance to the SA																		
			<p>The site lies primarily in Flood Zone 1 apart from a small parcel in the north-west corner which lies in Flood Zone 2. Housing will not be acceptable permitted within Flood Zone 2.</p> <p>Amend Key Development Consideration 7 to read: “.....<u>Garstang Sustainable Transport Strategy, and any future updates of the Strategy, will be required.</u>”</p>																			
MM/073	Page 125	Site Allocations (SA1/24 – Daniel Fold Farm Phase 2, Daniel Fold Lane, Catterall)	<p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 11 to read: “.....<u>Garstang Sustainable Transport Strategy, and any future updates of the Strategy, will be required.</u>”</p>	This modification is comprised of minor amendments to the wording of the Key Development Considerations. No changes to the SA are required.																		
MM/074	Pages 127 – 128	Site Allocations (SA1/25 – Land off Garstang Road, Barton)	<p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 10 to read: “.....<u>Garstang Sustainable Transport Strategy, and any future updates of the Strategy, will be required.</u>”</p> <p>Amend Key Development Consideration 11 to read: “.....small convenience store of 280 sq.m net sale area not more than 400sq.m gross.”</p>	This modification is comprised of minor amendments to the wording of the Key Development Considerations. No changes to the SA are required.																		
MM/075	Page 129	Site Allocations (SA1/26 – Land Rear of Shepherds Farm, Barton)	<p>Amend Key Development Consideration 1 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 7 to read: “.....<u>Garstang Sustainable Transport Strategy, and any future updates of the Strategy, will be required.</u>”</p>	This modification is comprised of minor amendments to the wording of the Key Development Considerations. No changes to the SA are required.																		
MM/076	Page 131	Site Allocations (SA1/27 – Land Rear of 867 Garstang Road, Barton)	<p>Amend Key Development Consideration 1 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 8 to read: “.....<u>Garstang Sustainable Transport Strategy, and any future updates of the Strategy, will be required.</u>”</p>	This modification is comprised of minor amendments to the wording of the Key Development Considerations. No changes to the SA are required.																		
MM/077	Page 133	Site Allocations (SA2 Employment Development)	<p>Amend table to read:</p> <table border="1"> <thead> <tr> <th>Site Ref</th> <th>Site</th> <th>Hectares</th> </tr> </thead> <tbody> <tr> <td>SA2/1</td> <td>Carrfield Works, Preesall Hill</td> <td>0.34</td> </tr> <tr> <td>SA2/2</td> <td>Valiants Farm, Out Rawcliffe</td> <td>4.58</td> </tr> <tr> <td>SA2/3</td> <td>Riverside Industrial Park Extension, Catterall</td> <td>3.42</td> </tr> <tr> <td>SA2/4</td> <td>South of Goose Lane, Catterall</td> <td>1.00</td> </tr> <tr> <td>Total</td> <td></td> <td>6.34 <u>4.76</u></td> </tr> </tbody> </table>	Site Ref	Site	Hectares	SA2/1	Carrfield Works, Preesall Hill	0.34	SA2/2	Valiants Farm, Out Rawcliffe	4.58	SA2/3	Riverside Industrial Park Extension, Catterall	3.42	SA2/4	South of Goose Lane, Catterall	1.00	Total		6.34 <u>4.76</u>	This modification has amended the table of employment land allocations in light of the de-allocation of Valiants Farm, Out Rawcliffe. The de-allocation has been noted, as below, but no changes to the SA are required.
Site Ref	Site	Hectares																				
SA2/1	Carrfield Works, Preesall Hill	0.34																				
SA2/2	Valiants Farm, Out Rawcliffe	4.58																				
SA2/3	Riverside Industrial Park Extension, Catterall	3.42																				
SA2/4	South of Goose Lane, Catterall	1.00																				
Total		6.34 <u>4.76</u>																				

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Mod Ref	Page no.	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).	Significance to the SA																																			
MM/078	Page 135	Site Allocations (Site SA2/2 – Valiants Farm, Out Rawcliffe)	Site de-allocated as site is complete at 31 March 2018.	Valiants Farm, Out Rawcliffe has been deallocated as the development has been completed since the previous version of the Plan. This modification has been noted and no changes to the SA are required.																																			
MM/079	Page 139	Site Allocations (SA3 – Mixed Use Development)	<p>Amend figures in the table to read:</p> <table border="1"> <thead> <tr> <th>Site Ref</th> <th>Site</th> <th>Number of dwellings delivered by 2031</th> <th>Total Site Capacity (dwellings)</th> <th>Employment Land Hectares</th> </tr> </thead> <tbody> <tr> <td>SA3/1</td> <td>Fleetwood Docks and Marina, Fleetwood</td> <td>120</td> <td>120</td> <td>7.5</td> </tr> <tr> <td>SA3/2</td> <td>Joe Lane (Land Bounded by Garstang Road, A6 and Joe Lane)</td> <td>242</td> <td>242</td> <td>0.95</td> </tr> <tr> <td>SA3/3</td> <td>Land West of Great Eccleston</td> <td>450 <u>568</u></td> <td>590 <u>568</u></td> <td>1.0</td> </tr> <tr> <td>SA3/4</td> <td>Forton extension, Forton</td> <td>380 <u>310</u></td> <td>468 <u>310</u></td> <td>1.0</td> </tr> <tr> <td>SA3/5</td> <td>Land West of the A6 (Nateby Crossing), Garstang</td> <td>270</td> <td>270</td> <td>4.68</td> </tr> <tr> <td>Total</td> <td></td> <td>1462 <u>1,510</u></td> <td>1690 <u>1,510</u></td> <td>15.13</td> </tr> </tbody> </table>	Site Ref	Site	Number of dwellings delivered by 2031	Total Site Capacity (dwellings)	Employment Land Hectares	SA3/1	Fleetwood Docks and Marina, Fleetwood	120	120	7.5	SA3/2	Joe Lane (Land Bounded by Garstang Road, A6 and Joe Lane)	242	242	0.95	SA3/3	Land West of Great Eccleston	450 <u>568</u>	590 <u>568</u>	1.0	SA3/4	Forton extension, Forton	380 <u>310</u>	468 <u>310</u>	1.0	SA3/5	Land West of the A6 (Nateby Crossing), Garstang	270	270	4.68	Total		1462 <u>1,510</u>	1690 <u>1,510</u>	15.13	This modification amends the quantity of development proposed for each mixed-use site allocation. This is the result of modifications to site allocations SA3/3 and SA3/4, both of which are considered below. This modification results in no changes to the SA.
Site Ref	Site	Number of dwellings delivered by 2031	Total Site Capacity (dwellings)	Employment Land Hectares																																			
SA3/1	Fleetwood Docks and Marina, Fleetwood	120	120	7.5																																			
SA3/2	Joe Lane (Land Bounded by Garstang Road, A6 and Joe Lane)	242	242	0.95																																			
SA3/3	Land West of Great Eccleston	450 <u>568</u>	590 <u>568</u>	1.0																																			
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Total		1462 <u>1,510</u>	1690 <u>1,510</u>	15.13																																			
MM/080	Pages 140 - 141	Site Allocations (SA3/1 Fleetwood Dock and Marina)	<p>Amended Proposed Uses to read: “Housing, <u>non-retail commercial, leisure and tourism and e</u>Employment”.</p> <p>Amend Key Development Consideration 3 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 4 to read: “.....for the lifetime of the development. An FRA must be carried out and t <u>The results of the FRA must be used to take a sequential approach to site layout. Finished floor levels must be above the undefended design flood of <0.5% chance of flooding level plus an allowance for climate change for the life of the development. Where finished floor levels cannot be set above the 1 in 200-year plus climate change flood this level, the developer must.....</u>”</p>	This modification clarifies the proposed uses for the site and makes minor amendments to the wording of Key Development Considerations. This modification results in no changes to the SA.																																			
MM/081	Page 142	Site Allocations (SA3/2 – Joe Lane, Catterall)	<p>Amend Key Development Consideration 3 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 9 to read: “.....<u>Garstang Sustainable Transport Strategy, and any future updates of the Strategy, will be required.</u>”</p>	This modification constitutes minor wording amendments to Key Development Considerations for the site and results in no changes to the SA.																																			

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Mod Ref	Page no.	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).	Significance to the SA
MM/082	Pages 144 - 145	Site Allocations (SA3/3 Land West of Great Eccleston, Great Eccleston)	<p>Change Housing Capacity to read: “590 568”</p> <p>Amend Key Development Consideration 3 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>New Key Development Consideration to read: <u>“7. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required”</u></p>	This modification amends the housing capacity of the site, decreasing the number of homes by 22. A revised site assessment matrix is provided in this SA Addendum.
MM/083	Pages 146 - 147	Site Allocations (SA3/4 – Forton Extension, Forton)	<p>Amended plan</p> <p>Amend Site Area to read: “29.63 19.50 Hectares”</p> <p>Amend Housing Capacity to read: “468 310 dwellings”</p> <p>Amend Site Delivery to read: “The site is expected to be fully delivered contribute 380 dwellings to the housing land supply within the plan period.”</p> <p>Amend Site Description to read: “The site consists of several parcels of land of varying topography to the east and south of the village that lie both west and east of the A6 and are mostly in agricultural use. The north and south eastern parcels are intersected by School Lane, whereas the south east and south west parcel are intersected by Winder Lane. The allocation includes.....”</p> <p>Amend Key Development Consideration 1 to read: “.....by the local planning authority prior to the granting of planning permission for any part of the site. <u>The masterplan should ensure unfettered access between the various parcels and prevent the formation of ‘ransom strips’.</u>”</p> <p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 3 to read: “.....nature and quality of boundary treatments. <u>A landscape buffer along the A6 will be required.</u>”</p> <p>Amend Key Development Consideration 4 to read: “The land falls within Flood Zone 1. The development should be supported by a drainage strategy for the whole allocation to meet the needs of the development. Residual surface water should drain to Morecambe Bay via the River Cocker, the canal via existing water courses.”</p>	This modification has decreased the area of the site by 10.13ha and reduced the number of new homes proposed for this location by 158. In light of these changes, a revised site assessment matrix is provided in this SA Addendum.

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Mod Ref	Page no.	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).	Significance to the SA
			<p>Insert new Key Development Consideration to read: “The 1 hectare of employment land should be located to the east of Jesmond Dene (existing employment).”</p> <p>Amend Key Development Consideration 6 to read: “.....local convenience store of not more than 400 <u>500</u> sq.m. gross floor area.....”</p> <p>Amend Key Development Consideration 11 to read: “.....individual development proposals. For the avoidance of doubt, no built development should take place within the Inner Consultation Zone.”</p>	
MM/084	Pages 148 - 149	Site Allocations (SA3/5 – Land West of the A6, Garstang)	<p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 4 to read: “.....small convenience store of <u>280 sq.m net sales area</u> not more than 400sq.m gross.”</p> <p>Amend Key Development Consideration 7 to read: “A financial contribution is required towards Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy, <u>and any future updates of the Strategy</u>, will be required.”</p> <p>Amend Key Development Consideration 8 to read: “.....greenfield nature of the site and features such as hedgerows, trees, ponds and field drains. Mitigation measures for any adverse impact on the ecological value of the site or the BHS including habitat loss should be met in the local area. <u>An appropriate landscape buffer will be required along the canal.</u>”</p>	This modification constitutes clarifications to the wording of Key Development Considerations. This modification results in no changes to the SA.
MM/085	Page 151	Site Allocations (SA4 – Hillhouse Technology Enterprise Zone, Thornton)	<p>Amend Key Development Consideration 1 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 3 to read: “The site is located in Flood Zone 2 and 3, but is protected by flood defences along the estuary. Mitigation measures are required to ensure that the site is safe for the lifetime of the development. An FRA must be carried out and <u>The results of the FRA must be used to take a sequential approach to site layout.</u> The FRA must also consider the risk results from a breach at the tidal river embankment adjacent to the lagoon areas. Development must contribute to improvements of this embankment in accordance with EA’s Wyre Urban Core Strategy (2013). Finished floor levels must be above the undefended design <u>design flood of <0.5% chance of flooding level plus an allowance for climate change for the life of the development.</u> Where finished floor levels cannot be set above the 1 in 200 year plus climate change flood <u>this level</u>, the developer must states in their FRA why it is not possible and identify and implement flood proofing/resilience measures that will protect occupants and their property up to that floor level.”</p> <p>New Key Development Consideration to read: “<u>5. Springfield and Royles Brook are both designated Main Rivers. The prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres</u>”</p>	This modification is comprised of amendments to Key Development Considerations and no changes to the SA are necessary.

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Mod Ref	Page no.	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).	Significance to the SA
			<p>of the top of the bank of the watercourse and 16 metres of the estuary flood defences. An open space buffer should be provided to protect the watercourse from detrimental impacts.</p> <p>Amend Key Development Consideration 5 to read: “.....potential for <u>ground and water contamination.</u>”</p>	
MM/086	Page 153	Site Allocations (SA5 - Port of Fleetwood, Fleetwood)	<p>Amend Key Development Consideration 2 to read: “.....required to ensure that the site is safe for the lifetime of the development. An FRA must be carried out and <u>The results of the FRA must be used to take a sequential approach to site layout. Finished floor levels must be above the undefended design flood of <0.5% chance of flooding level plus an allowance for climate change for the life of the development. Where finished floor levels cannot be set above the 1 in 200 year plus climate change flood <u>this level, the developer must states.....</u>”</u></p> <p>New Key Development Consideration to read: <u>“2. Copse Brook is a designated Main River. The prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the watercourse and 16 metres from the quay wall. An open space buffer should be provided to protect the watercourse from detrimental impacts.”</u></p>	This modification is comprised of amendments to Key Development Considerations and no changes to the SA are necessary.
MM/087	Page 154	Site Allocations (SA6 – Land at Conway, West of the A6, Garstang)	<p>New Key Development Consideration to read: <u>“1. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space, formal and informal play and pedestrian and cycle connectivity within and outside the site.”</u></p>	This modification presents a new Key Development Consideration for the site allocation and results in no changes to the SA.
MM/088	Pages 155 - 156	Site Allocations (SA7 – Brockholes Industrial Estate Extension, Catterall)	<p>Amend Site Area to read: “32.49 <u>32.51</u> Hectares”</p> <p>Amend Key Development Consideration 3 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 12 to read: “Residual surface water should drain direct to the canal and or river Calder.”</p>	The area of the site has been reduced by 0.02ha. An amended site assessment matrix is provided in this SA Addendum.
Monitoring the Local Plan				
MM/089	Page 158	Monitoring the Local Plan	<p>Three new sections added to read: <u>“10.2 Infrastructure Delivery Plan</u></p> <p><u>10.2.1 A key part of implementing the Local Plan is ensuring that infrastructure is delivered alongside new development. An Infrastructure Delivery Plan (IDP) has been prepared collaboratively with infrastructure providers and has been published alongside the Local Plan which sets out what infrastructure is required and how it can be delivered. The IDP cannot be ‘set in stone’ at the outset and will be reviewed and updated as necessary to monitor the delivery of infrastructure. The Council will continue to work with service and infrastructure providers with the aim of ensuring the delivery of adequate infrastructure and services, to support development and achieve sustainable developments.</u></p>	This modification provides information in relation to the IDP prepared by the Council. The IDP will help to ensure that there is sufficient capacity of the necessary infrastructure in time to support development delivered through the Local Plan. The modification also refers to the Council’s commitment to a

Mod Ref	Page no.	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).	Significance to the SA
			<p><u>As noted above the adequacy of infrastructure provision throughout the Plan Area will be the subject of regular monitoring and updating of the Infrastructure Delivery Plan.</u></p> <p><u>10.3 Housing Implementation Strategy, (HIS)</u> <u>10.3.1 The National Planning Policy Framework requires local planning authorities to set out a housing implementation strategy which demonstrates how a five-year supply of housing land is to be maintained in order to meet the required housing target.</u></p> <p><u>10.3.2 The Council has prepared a HIS based on the Housing Background Paper⁵⁹ which will be updated annually at the end of the financial year. The HIS monitors housing land supply and delivery against the Local Plan housing requirement of 464 dwellings per annum. The HIS incorporates the housing trajectory and the 5 year housing land supply position.</u></p> <p><u>10.4 Local Plan Review</u> <u>10.4.1 The Local Plan makes provision for 97 % of the identified housing objectively assessed need, (OAN). The main reason is the capacity of the local and strategic highway network to support development. Although the Local Plan and supporting IDP identifies a number of highway measures to support development, these can only support up to 97% of the identified housing OAN.</u></p> <p><u>10.4.2 The Council is committed to undertaking an early partial review of the Local Plan as soon as possible after adoption to address the shortfall against the identified housing OAN, in accordance with Policy LPR1 below. This Local Plan includes sufficient land to meet identified needs in the first five years post adoption.</u></p> <p><u>10.4.3 The Council will consider and if appropriate widen the scope of the partial review of the Local Plan if there is evidence from the annual monitoring of PMIs that any targets are not being met.</u></p> <p><u>10.4.4 In determining the scope of the partial review the Council will also consider the level of inconsistency between Local Plan policies and the revised NPPF published in July 2018. The partial review will seek to address any inconsistencies with the revised NPPF.</u></p> <p><u>10.4.5 The Council will revise the LDS to reflect Policy LPR1 below. Progress with regards to the timetable in the LDS will be monitored annually through the AMR</u></p> <p>New footnote 59 to read: <u>“The Housing Background Paper was prepared to support the Local Plan and was submitted alongside the Local Plan.”</u></p>	<p>Local Plan Review through new policy LPR1. This modification results in no changes to the SA. The new policy is considered below.</p>
MM/090			<p>New Policy in section 10 to read: <u>“LPR1 –Wyre Local Plan Review</u></p> <p><u>The Local Planning Authority will bring forward a partial review of the plan with the objective of meeting the Full Objectively Assessed Housing Needs. This will commence before the end of 2019 with submission of the review for examination by early 2022. Specific matters to be addressed by the review include the following:</u></p>	<p>This modification sets out new policy LPR1, which commits the Council to preparing a Local Plan Review with commencement in 2019. This policy has been appraised for its likely impacts on each SA</p>

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			<p>1. An update of Objectively Assessed Housing Needs.</p> <p>2. A review of transport and highway issues taking into account:</p> <p><u>(i) housing commitments and updated housing needs;</u> <u>(ii) implemented and committed highway schemes;</u> <u>(iii) the scope for sustainably located sites where the use of sustainable transport modes can be maximised; and</u> <u>(iv) the additional transport and highways infrastructure that will be needed to meet in full the updated Objectively Assessed Housing Needs.</u></p> <p>3. Allocation of sites to meet the Full Objectively Assessed Housing Needs taking into account 2. above.”</p>	Objective in this SA Addendum below.
MM/091		Table 10.1	<p>Amend PMI8, Target/Outcomes to read: “100% <u>as set out in the latest HIS</u>”</p> <p>Amend PMI9, Target/Outcomes to read: “Meet local minimum target of providing 8,224 <u>9,285</u> net new homes 2011-2031 (444 464 per annum)”</p> <p>Amend PM10, Target/Outcomes to read: “Monitor take up <u>against the housing trajectory as set out in the latest HIS</u>”</p> <p>Amend PMI11 to read: “% and number <u>amount</u> of affordable homes, by type and settlement: a) completed annually b) with extant planning permission <u>c) financial contributions</u>”</p> <p>Delete PMI12: “Number and amount of major developments providing affordable housing financial contributions:”</p> <p>Amend PMI13, Target/Outcomes to read: “Monitor take up 20% of 20+ dwellings”</p> <p>Amend PMI14 to read: “Net additional dwellings, by <u>size</u>, type and <u>tenure</u> beds: a) in current year b) with extant planning permission”</p> <p>Amend PMI36 source to read: “English Heritage’s Historic England’s Buildings at Risk Register”</p> <p>Amend PMI42, Target/Outcomes to read: “No Target. Monitor take up provision/contributions against Local Plan Policy Standards”</p>	This modification is comprised of minor amendments to targets and outcomes for the Local Plan. These are predominantly in light of the housing and employment land figures modified for various site allocations, which have been considered individually in each case in this SA Addendum. This modification results in no changes to the SA.
Appendix C: Poulton-le-Fylde Highway Mitigation Strategy				

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MM/092		Appendix C	“Background traffic levels will be regularly monitored at key locations in Wyre to evaluate the operation of the network and data collected will be used to maximise its reliability. <u>Future revised versions of the Strategy should apply when considering development proposals.</u> ”	This modification bears no significance for the SA and no changes are needed.
Appendix D: A6 Corridor Highway Mitigation Strategy				
MM/093		Appendix D	“The Strategy comprises of the initiatives set out below. The Strategy will be reviewed on a regular basis as an when developments come forward or changes to the highway network or environment occur. <u>Future revised versions of the Strategy should apply when considering development proposals.</u> ”	This modification bears no significance for the SA and no changes are needed.

4 Revised Sites Assessments

Table 1 has set out the Main Modifications to the Local Plan and the significance of each one to the SA. A number of these Main Modifications involved amendments to site allocations, as per Table 2. In light of the amendments to each of the allocated sites in Table 2, revised site assessment tables are provided in each case in this SA Addendum.

Given the relatively small scale of change, no score recorded for any site for any SA Objective has changed in light of these modifications and no further mitigation measures are considered necessary or recommended.

There has been a large increase in the number of dwellings allocated at sites SA1/8 Land South of Blackpool Road (+146), SA1/13 Inskip Extension (+100) and SA1/16 West of Cockerham Road (+260). In each case, the assessment matrices have been carefully reviewed and updated where appropriate. No SA scores recorded for any SA Objectives changed as a result of these modifications as, despite the large increases, no new site assessment criteria have been exceeded. However, the identified impacts against each Objective would be likely to be slightly more severe to some extent whilst there could potentially be more limited scope for the adoption of effective mitigation measures. For example, greater quantities of land would be lost to development to accommodate the larger number of new homes. This would make it increasingly difficult to pursue efficient uses of land, as well as to avoid adverse impacts on the character and setting of townscapes and landscapes. On the other hand, larger numbers of new homes could help to enhance the vitality of local centres, such as in Inskip, and provide more opportunities for urban renaissance.

Table 2: Main Modifications to site allocations

Policy ref.	Site name	Settlement	Modification	Scale of change
SA1/2	Lambs Road/Raikes Road	Thornton	20.95 <u>19.67</u> Hectares 437 <u>400</u> dwellings	Reduction in size by 1.28ha, reduction in number of dwellings by 37
SA1/4	Bourne Poacher	Thornton	Deallocated	42 dwellings, deallocated
SA1/7	Land off Moorland Road	Poulton-le-Fylde	Deallocated	48 dwellings, deallocated
SA1/8	Land South of Blackpool Road	Poulton-le-Fylde	454 <u>300</u> dwellings	Increase in number of dwellings by 146
SA1/9	South Stalmine	Stalmine	8.10 <u>9.07</u> Hectares 462 <u>180</u> dwellings	Increase in size by 0.97ha, increase in number of dwellings by 18
SA1/10	North of Garstang Road	Pilling	4.69 1.63 hectares	Reduction in size by 0.06ha
SA1/11	North of Norcross Lane	Norcross	42.88 <u>13.58</u> Hectares 338 <u>300</u> dwellings	Increase in size by 0.7ha, reduction in number of dwellings by 38
SA1/13	Inskip Extension	Inskip	17.79 <u>9.46</u> Hectares 255 <u>155</u> dwellings	Reduction in size by 8.33ha, reduction in number of dwellings by 100
SA1/16	West of Cockerham Road	Garstang	5.84 <u>14.52</u> Hectares 400 <u>260</u> dwellings	Increase in size by 8.71ha, increase in number of dwellings by 160
SA1/17	Land South of Prospect Farm, West of the A6	Garstang	53 <u>70</u> dwellings	Increase in number of dwellings by 17
SA1/18	South of Kepple Lane	Garstang	405 <u>125</u> dwellings	Increase in number of dwellings by 20
SA1/19	Bowgreave House Farm	Bowgreave	29 <u>27</u> dwellings	Reduction in number of dwellings by 2

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Policy ref.	Site name	Settlement	Modification	Scale of change
SA1/21	Land South of Calder House Lane	Bowgreave	49 <u>45</u> dwellings	Reduction in number of dwellings by 4
SA1/23	Daniel House Farm, Daniel Fold Lane	Catterall	122 <u>117</u> dwellings	Reduction in number of dwellings by 5
SA2/2	Valiants Farm	Out Rawcliffe	Deallocated	1.58ha Employment site deallocated
SA3/3	Land West of Great Eccleston	Great Eccleston	590 <u>568</u> dwellings	Reduction in number of dwellings by 22
SA3/4	Forton Extension	Forton	29.63 <u>19.50</u> Hectares 468 <u>310</u> dwellings	Reduction in site size by 10.13ha, reduction in number of dwellings by 158
SA7	Brockholes Industrial Estate Extension	Catterall	32.49 <u>32.51</u> Hectares	Reduction in site size by 0.02ha

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Site Name and Ref:	Land Between Lambs Road/Raikes Road	Existing Land-use:	Greenfield
Site Location:	Thornton	Proposed Use:	Residential
Site Area:	19.67ha	Proposed No. Dwellings	400

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	M
2	Education	++	Key reason:	Site is located within 500 m of a primary school.	++	M-LT	M
3	Health	++	Key reason:	Site is within 1 km of a GP surgery. Site is located within 500 m of a play area or sports facility.	++	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is a housing site in close proximity to an existing community			
4	Housing	++	Key reason:	Site provides 400 new homes, including for a range of needs (e.g. affordable, social housing etc.).	++	ST	L
5	Access	++	Key reason:	Site is located within 500 m of the countryside or open coast. Site is located within 500 m of a designated nature conservation site. Site is within 500 m of a bus service / stop or railway station. Site is within 500 m of a place of worship, town or village hall. Site is within 500 m of a designated historic asset (see SA Objective 10).	++	S-LT	M
			Other info:	Site is unlikely to have a discernible effect on levels of walking or cycling. Site is within 1 km of a local or key service centre. Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.			
6	Economy	++	Key reason:	Site is located within 1 km of key employment area.	++	S-LT	M
			Other info:	Site has no discernible effect on employment diversification. Site is unlikely to have a discernible effect on the variety of employment opportunity.			
7	Urban Renaissance	--	Key reason:	Potential to have a major adverse effect on townscape character or views.	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha). Site located adjacent to sustainable transport opportunities. Site located within 1 km of sustainable transport opportunities.			
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment.			
8	Biodiversity	--	Key reason:	Site may sever the connection between two areas of habitat, with no alternative linkage or path around the site.	O	S-LT	M
			Other info:	Within 500m of a SSSI (not adjacent). Within 500m of an SPA (not adjacent). Within 500m of an SAC (not adjacent). Within 500m of a Ramsar site (not adjacent). Site is at low risk of affecting protected or priority species. Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha).			
			Mitigation:	Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost, or enhance nearby habitats.			
9	Landscape / Townscape	--	Key reason:	Potential to have a major adverse effect on townscape character or views.	-	S-LT	H

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SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
		-	Other info:	<i>The broad proposed design or appearance is unknown at this stage. The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha). Site would result in the loss of a greenfield site or other local landscape feature.</i>	O		
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the landscape/ townscape.</i>			
10	Heritage	-	Key reason:	<i>Site is within 300 m of a Listed Building (all grades).</i>	O	S-LT	H
			Mitigation:	<i>Ensure that design avoids potential impacts on the historic setting of any nearby heritage features and the historic landscape, or if not possible, minimises this impact. This may require a combination of building and landscape design.</i>			
11	Water	--	Key reason:	<i>There are water bodies within the site. Site is adjacent to a water body.</i>	O	S-MT	L
			Other info:	<i>Site is not within a groundwater Source Protection Zone. Site is within EA Flood Zone 1 - low risk. Site is not at risk of surface water flooding.</i>			
			Mitigation:	<i>Although site lies within FZ1, it exceeds the 1ha threshold set out by the NPPF and therefore requires a mandatory FRA. Incorporate green infrastructure and sustainable drainage. Ensure site drainage is designed to account for the flow of domestic pollutants away from the water body and to an appropriate water treatment method.</i>			
12	Climate Change	++	Key reason:	<i>Site located adjacent to sustainable transport opportunities.</i>	++	S-LT	L
			Other info:	<i>Site located within 1 km of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage.</i>			
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).</i>			
13	Air Quality	-	Key reason:	<i>Site has potential to moderately increase emissions to air</i>	O	N/A	M
			Mitigation:	<i>Encourage the use of sustainable transport and increase sustainable transport provisions/ opportunities in the local area and to key services/ amenities.</i>			
14	Waste and resources	-	Key reason:	<i>Site is a large greenfield site (>0.4 ha). Site increases demand and use of raw materials.</i>	O	S-LT	L
			Mitigation:	<i>Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.</i>			

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SA Objective Topics (See SA Framework)	Score	Supporting Information	Residual Score	Timing	Uncertainty
<p><u>Cumulative Comments:</u> Site is one of four sites in the Thornton area all of which are in relatively close proximity to each other. Cumulatively, the activity generated by these sites will cause increased traffic congestion particularly at peak times on main roads passing through or by Thornton, given the cumulative scale of residential/employment developments proposed this is likely to cause a significant impact. It is likely that the large size of the developments will cause a cumulative impact on local landscape/ townscape character of Thornton. Green infrastructure and sensitive design measures have been proposed in order to ensure these effects are mitigated against. Cumulatively, it is likely that local emissions to air will increase due to the heavy use of private cars moving in/out of residential developments, increased sustainable transport provisions have been recommended in order to help maintain current air quality standards. Local and neighbouring educational facilities are likely to experience negative cumulative effects by increased demand for schooling due to the large amount of people that development of this area will attract. Sustainable transport provisions should be increased to key service areas in order to allow easier access to educational facilities and key amenities. Furthermore, consideration should be given to commissioning additional educational facilities in the local area.</p>					

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Site Name and Ref	Land South of Blackpool Road	Existing Land-use:	Greenfield
Site Location:	Poulton-le-Fylde	Proposed Use:	Residential
Site Area:	19.54	Proposed No. Dwellings	300

SA Objective Topics (See SA Framework)	Score	Supporting Information		Residual Score	Timing	Uncertain	
1	Crime	O	Key reason:	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	M
2	Education	++	Key reason:	Site is located within 500 m of a primary school.	++	M-LT	M
			Other info:	Site is located within 2 km of a secondary school or other further educational facility.			
3	Health	++	Key reason:	Site is within 1 km of a GP surgery. Site is located within 500 m of a play area or sports facility.	++	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is a housing site in close proximity to an existing community			
4	Housing	++	Key reason:	Site provides 300 new homes, including for a range of needs (e.g. affordable, social housing etc.).	++	ST	L
5	Access	++	Key reason:	Site is located within 500 m of the countryside or open coast. Site is within 500 m of a bus service / stop or railway station. Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall.	++	S-LT	M
			Other info:	Site is unlikely to have a discernible effect on levels of walking or cycling. Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc. Site is within 1 km of a designated historic asset (see SA Objective 10).			
6	Economy	++	Key reason:	Site is located within 1 km of key employment area.	++	S-LT	M
			Other info:	Site has no discernible effect on employment diversification. Site is unlikely to have a discernible effect on the variety of employment opportunity.			
7	Urban Renaissance	-	Key reason:	Potential to have a moderate effect on townscape character or views. The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha).	O	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. Site located adjacent to sustainable transport opportunities.			
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the townscape.			
8	Biodiversity	-	Key reason:	Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha).	O	S-LT	H
			Other info:	Site is not in close proximity to a designated nature conservation site. Site is unlikely to affect habitat connectivity significantly.			
			Mitigation:	Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost, or enhance nearby habitats.			
9	Landscape / Townscape	-	Key reason:	Potential to have a moderate effect on townscape character or views. The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha). Site would result in the loss of a greenfield site or other local landscape	O	S-LT	H

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SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertain
				<i>feature. Potential to have a moderate effect on landscape character or views.</i>			
			Other info:	<i>The broad proposed design or appearance is unknown at this stage.</i>			
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the landscape/ townscape.</i>			
10	Heritage	--	Key reason:	<i>Site is adjacent to a Conservation Area.</i>	-	S-LT	H
			Mitigation:	<i>Ensure that design avoids potential impacts on the historic setting of any nearby heritage features and the historic landscape, or if not possible, minimises this impact. This may require a combination of building and landscape design.</i>			
11	Water	--	Key reason:	<i>There are water bodies within the site. Large area of site is within EA Flood Zone 3 - high risk.</i>	-	S-MT	L
			Other info:	<i>Site is not within a groundwater Source Protection Zone. Small area of site is within EA Flood Zone 2 - moderate risk. Site is not at risk of surface water flooding.</i>			
			Mitigation:	<i>Site is FZ2 and FZ3 therefore requires an FRA and potential for incorporating green infrastructure and sustainable drainage. Incorporate green infrastructure and sustainable drainage. Ensure site drainage is designed to account for the flow of domestic pollutants away from the water body and to an appropriate water treatment method.</i>			
12	Climate Change	++	Key reason:	<i>Site located adjacent to sustainable transport opportunities.</i>	++	S-LT	L
			Other info:	<i>The potential for energy efficiency or renewable energy sources is unknown at this stage.</i>			
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).</i>			
13	Air Quality	-	Key reason:	<i>Site has potential to moderately increase emissions to air</i>	0	N/A	M
			Mitigation:	<i>Encourage the use of sustainable transport and increase sustainable transport provisions/ opportunities in the local area and to key services/ amenities.</i>			
14	Waste and resources	-	Key reason:	<i>Site is a large greenfield site (>0.4 ha). Site increases demand and use of raw materials.</i>	0	S-LT	L
			Mitigation:	<i>Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.</i>			

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SA Objective Topics (See SA Framework)	Score	Supporting Information	Residual Score	Timing	Uncertain
<p><u>Cumulative Comments:</u> Site is one of three sites in Poulton-le-Fylde all of which are in relatively close proximity to each other. Cumulatively, the activity generated by these sites will cause increased traffic congestion on local roads particularly at peak times along Garstang Road West and the local road network in and around Poulton-le-Fylde, given the cumulative scale of residential/employment developments proposed this is likely to have a very significant impact. It is likely that the large size of the developments will cause a cumulative impact on local landscape/ townscape character of Poulton-le-Fylde. Green infrastructure, screening and sensitive design measures have been proposed in order to ensure these effects are mitigated against. Cumulatively, it is likely that local emissions to air will increase due to the heavy use of private cars moving in/out of residential developments. The cumulative impact of this is likely to be significant especially as there is an AQMA in Poulton-le-Fylde. Local and neighbouring educational facilities are likely to experience negative cumulative effects by increased demand for schooling due to the large amount of people that development of this area will attract. Sustainable transport provisions should be increased to surrounding key service areas in order to allow easier access to alternative educational facilities and key amenities. Furthermore, consideration should be given to commissioning additional educational facilities in the local area.</p>					

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Site Name and Ref	South Stalmine	Existing Land-use:	Greenfield
Site Location:	Stalmine	Proposed Use:	Residential
Site Area:	9.07 ha	Proposed No. Dwellings	180

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	<i>Site is unlikely to have a discernible effect on levels of crime.</i>	O	N/A	M
2	Education	++	Key reason:	<i>Site is located within 500 m of a primary school.</i>	++	M-LT	M
3	Health	++	Key reason:	<i>Site is located within 500 m of a play area or sports facility.</i>	++	S-LT	M
			Other info:	<i>Site is within 1-4 km of a GP surgery. Site is unlikely to have a discernible effect on health inequalities. Site is a housing site in close proximity to an existing community</i>			
4	Housing	++	Key reason:	<i>Site provides 180 new homes, including for a range of needs (e.g. affordable, social housing etc.).</i>	++	ST	L
5	Access	++	Key reason:	<i>Site is located within 500 m of the countryside or open coast. Site is within 500 m of a bus service / stop or railway station. Site is within 500 m of a place of worship, town or village hall. Site is within 500 m of a designated historic asset (see SA Objective 10).</i>	++	S-LT	M
			Other info:	<i>Site is unlikely to have a discernible effect on levels of walking or cycling. Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.</i>			
6	Economy	++	Key reason:	<i>Site is located within 1 km of key employment area.</i>	++	S-LT	M
			Other info:	<i>Site has no discernible effect on employment diversification. Site is unlikely to have a discernible effect on the variety of employment opportunity.</i>			
7	Urban Renaissance	-	Key reason:	<i>Potential to have a moderate effect on townscape character or views. The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha).</i>	O	S-LT	H
			Other info:	<i>The broad proposed design or appearance is unknown at this stage. Site located adjacent to sustainable transport opportunities.</i>			
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the townscape.</i>			
8	Biodiversity	-	Key reason:	<i>Site can affect priority or protected species, as it contains woodland (not including ancient woodland). Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha).</i>	O	S-MT	H
			Other info:	<i>Site is not in close proximity to a designated nature conservation site. Site is unlikely to affect habitat connectivity significantly.</i>			
			Mitigation:	<i>Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost, or enhance nearby habitats.</i>			

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SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
9	Landscape / Townscape	-	Key reason:	<i>Potential to have a moderate effect on townscape character or views. The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha). Site would result in the loss of a greenfield site or other local landscape feature. Potential to have a moderate effect on landscape character or views.</i>	O	S-LT	H
			Other info:	<i>The broad proposed design or appearance is unknown at this stage.</i>			
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the landscape/ townscape.</i>			
10	Heritage	-	Key reason:	<i>Site is within 300 m of a Listed Building (all grades).</i>	O	S-LT	H
			Mitigation:	<i>Ensure that design avoids potential impacts on the historic setting of any nearby heritage features and the historic landscape, or if not possible, minimises this impact. This may require a combination of building and landscape design.</i>			
11	Water	--	Key reason:	<i>There are water bodies within the site.</i>	O	S-MT	L
			Other info:	<i>Site is not within a groundwater Source Protection Zone. Site is within EA Flood Zone 1 - low risk. Site is not at risk of surface water flooding.</i>			
			Mitigation:	<i>Although site lies within FZ1, it exceeds the 1ha threshold set out by the NPPF and therefore requires a mandatory FRA and potential mitigation need for SuDS in drainage strategy. Ensure site drainage is designed to account for the flow of domestic pollutants away from the water body and to an appropriate water treatment method.</i>			
12	Climate Change	++	Key reason:	<i>Site located adjacent to sustainable transport opportunities.</i>	++	S-LT	L
			Other info:	<i>The potential for energy efficiency or renewable energy sources is unknown at this stage.</i>			
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).</i>			
13	Air Quality	-	Key reason:	<i>Site has potential to moderately increase emissions to air</i>	O	N/A	M
			Mitigation:	<i>Encourage the use of sustainable transport and increase sustainable transport provisions/ opportunities in the local area and to key services/ amenities.</i>			
14	Waste and resources	-	Key reason:	<i>Site is a large greenfield site (>0.4 ha). Site increases demand and use of raw materials.</i>	O	S-LT	L
			Mitigation:	<i>Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.</i>			
<p>Cumulative Comments: As there is only one site proposed in Stalmine it is deemed unlikely that any significant cumulative effects would occur.</p>							

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Site Name and Ref	North of Garstang Road	Existing Land-use:	Brownfield
Site Location:	Pilling	Proposed Use:	Residential
Site Area:	1.63 ha	Proposed No. Dwellings	40

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	M
2	Education	++	Key reason:	Site is located within 500 m of a primary school.	++	M-LT	M
3	Health	-	Key reason:	Site is located more than 4 km from a GP surgery.	O	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is unlikely to have a discernible effect on levels of physical activity. Site is a housing site in close proximity to an existing community			
			Mitigation:	Consider commissioning new healthcare facilities and strengthening sustainable transport provisions to nearest surgery.			
4	Housing	+	Key reason:	Site provides 40 new homes, including for a range of needs (e.g. affordable, social housing etc.).	+	ST	L
5	Access	++	Key reason:	Site is located within 500 m of the countryside or open coast. Site is within 500 m of a bus service / stop or railway station. Site is within 500 m of a place of worship, town or village hall.	++	S-LT	M
			Other info:	Site is unlikely to have a discernible effect on levels of walking or cycling. Site is unlikely to have a discernible effect on access to other cultural or leisure facilities. Site is within 1 km of a designated historic asset (see SA Objective 10).			
6	Economy	++	Key reason:	Site is located within 1 km of an employment area	++	S-LT	M
7	Urban Renaissance	+	Key reason:	Site would result in the redevelopment of a brownfield site with opportunities to improve local character. Site located within 1 km of sustainable transport opportunities.	+	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The extent of green infrastructure proposed is unknown at this stage - brownfield site.			
8	Biodiversity	-	Key reason:	Site is within 500 m of a BHS (not adjacent) – local wildlife designation	-	S-LT	L
			Other info:	Site is on brownfield land. Site is at low risk of affecting protected or priority species. Site is unlikely to affect habitat connectivity significantly. The extent of green infrastructure proposed is unknown at this stage - brownfield site.			
9	Landscape / Townscape	+	Key reason:	Site would result in the redevelopment of a derelict urban brownfield site with opportunities to improve local character. Site would result in the redevelopment of a derelict brownfield site with opportunities to improve local character.	+	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The extent of green infrastructure proposed is unknown at this stage - brownfield site.			
10	Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	S-LT	H
11	Water	--	Key reason:	Site is adjacent to a water body. Site falls entirely within EA Flood Zone 3 - high risk.	-	S-MT	L
			Other info:	Site is not within a groundwater Source Protection Zone. Site is not at risk of surface water flooding.			

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SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
		-	Mitigation:	<i>Site is FZ3 and therefore requires an FRA and potential for incorporating green infrastructure and sustainable drainage. Incorporate green infrastructure and sustainable drainage. Ensure site drainage is designed to account for the flow of domestic pollutants away from the water body and to an appropriate water treatment method.</i>			
12	Climate Change	+	Key reason:	<i>Site located within 1 km of sustainable transport opportunities.</i>	+	S-LT	L
13	Air Quality	0	Key reason:	<i>Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.</i>	0	N/A	M
14	Waste and resources	-	Key reason:	<i>Site increases demand and use of raw materials.</i>	0	S-LT	L
			Other info:	<i>Site is on brownfield land.</i>			
			Mitigation:	<i>Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.</i>			
<p>Cumulative Comments: As there is only one site proposed in Pilling it is deemed unlikely that any significant cumulative effects would occur.</p>							

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Site Name and Ref	North of Norcross Lane	Existing Land-use:	Brownfield
Site Location:	Thornton	Proposed Use:	Mixed Use
Site Area:	13.58 ha	Proposed No. Dwellings	300

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertain
1	Crime	O	Key reason:	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	M
2	Education	+	Key reason:	Site is located within 1 km of a primary school.	+	M-LT	M
3	Health	++	Key reason:	Site is within 1 km of a GP surgery. Site is located within 500 m of a play area or sports facility.	++	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is a housing site in close proximity to an existing community			
4	Housing	++	Key reason:	Site provides 300 new homes, including for a range of needs (e.g. affordable, social housing etc.).	++	ST	L
5	Access	++	Key reason:	Site is located within 500 m of the countryside or open coast. Site is within 500 m of a bus service / stop or railway station.	++	S-LT	M
			Other info:	Site is unlikely to have a discernible effect on levels of walking or cycling. Site is within 1 km of a local or key service centre. Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc. Site is within 1 km of a designated historic asset (see SA Objective 10).			
6	Economy	++	Key reason:	Site is a large employment site (1 ha +). Site is located within 1 km of key employment area. Site is an employment site located within 1km of an area of high employment deprivation (bottom 30%) Site is an employment site located within 1km of a residential area	++	S-LT	M
			Other info:	Site is an employment site but the range and type of businesses is currently unknown.			
7	Urban Renaissance	-	Key reason:	The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha).	O	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. Site would result in the redevelopment of a derelict urban brownfield site with opportunities to improve local character. Site located adjacent to sustainable transport opportunities. Site located within 1 km of sustainable transport opportunities.			
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment.			
8	Biodiversity	-	Key reason:	Site may reduce habitat connectivity, such as by increasing distances between habitats or agricultural areas in any direction (north-south, east-west, etc.).	O	S-LT	M
			Other info:	Site is not in close proximity to a designated nature conservation site. Site is at low risk of affecting protected or priority species. Site is on brownfield land. The extent of green infrastructure proposed is unknown at this stage - brownfield site.			
			Mitigation:	Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost, or enhance nearby habitats.			

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SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
9	Landscape / Townscape	+	Key reason:	Site would result in the redevelopment of a derelict urban brownfield site with opportunities to improve local character. Site would result in the redevelopment of a derelict brownfield site with opportunities to improve local character.	+	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The extent of green infrastructure proposed is unknown at this stage - brownfield site.			
10	Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	S-LT	H
11	Water	--	Key reason:	Small area of site is within EA Flood Zone 3 - high risk.	-	S-MT	L
			Other info:	Site is not within a groundwater Source Protection Zone. Site is not at risk of surface water flooding.			
			Mitigation:	Site is FZ3 and therefore requires an FRA and potential for incorporating green infrastructure and sustainable drainage. Incorporate green infrastructure and sustainable drainage. Ensure site drainage is designed to account for the flow of domestic, commercial and/or industrial pollutants away from the water body and to an appropriate water treatment method.			
12	Climate Change	++	Key reason:	Site located adjacent to sustainable transport opportunities.	++	S-LT	L
			Other info:	Site located within 1 km of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage.			
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).			
13	Air Quality	-	Key reason:	Site has potential to moderately increase emissions to air	O	N/A	M
			Mitigation:	Encourage the use of sustainable transport and increase sustainable transport provisions/ opportunities in the local area and to key services/ amenities.			
14	Waste and resources	-	Key reason:	Site increases demand and use of raw materials.	O	S-LT	L
			Other info:	Site is on brownfield land.			
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.			

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SA Objective Topics (See SA Framework)	Score	Supporting Information	Residual Score	Timing	Uncertain
<p><u>Cumulative Comments:</u> Site is one of four sites in the Thornton area all of which are in relatively close proximity to each other. Cumulatively, the activity generated by these sites will cause increased traffic congestion particularly at peak times on main roads passing through or by Thornton, given the cumulative scale of residential/employment developments proposed this is likely to cause a significant impact. It is likely that the large size of the developments will cause a cumulative impact on local landscape/ townscape character of Thornton. Green infrastructure and sensitive design measures have been proposed in order to ensure these effects are mitigated against. Cumulatively, it is likely that local emissions to air will increase due to the heavy use of private cars moving in/out of residential developments, increased sustainable transport provisions have been recommended in order to help maintain current air quality standards. Local and neighbouring educational facilities are likely to experience negative cumulative effects by increased demand for schooling due to the large amount of people that development of this area will attract. Sustainable transport provisions should be increased to key service areas in order to allow easier access to educational facilities and key amenities. Furthermore, consideration should be given to commissioning additional educational facilities in the local area.</p>					

Sustainability Appraisal Addendum – Post Submission Main Modifications

Site Name and Ref	Inskip Extension	Existing Land-use:	Greenfield
Site Location:	Inskip	Proposed Use:	Residential
Site Area:	9.46ha	Proposed No. Dwellings	155

SA Objective Topics (See SA Framework)	Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	O	Key reason: <i>Site is unlikely to have a discernible effect on levels of crime.</i>	O	N/A	M
2	Education	++	Key reason: <i>Site is located within 500 m of a primary school.</i>	++	M-LT	M
3	Health	-	Key reason: <i>Site is located more than 4 km from a GP surgery.</i>	O	ST	M
			Other info: <i>Site is unlikely to have a discernible effect on health inequalities. Site is located within 500 m of a play area or sports facility. Site is a housing site in close proximity to an existing community</i>			
			Mitigation: <i>Consider commissioning new healthcare facilities and strengthening sustainable transport provisions to nearest surgery.</i>			
4	Housing	++	Key reason: <i>Site provides 155 new homes, including for a range of needs (e.g. affordable, social housing etc.).</i>	++	ST	L
5	Access	++	Key reason: <i>Site is located within 500 m of the countryside or open coast. Site is located within 500 m of a designated nature conservation site. Site is within 500 m of a bus service / stop or railway station. Site is within 500 m of a place of worship, town or village hall. Site is within 500 m of a designated historic asset (see SA Objective 10).</i>	++	S-LT	M
			Other info: <i>Site is unlikely to have a discernible effect on levels of walking or cycling. Site is unlikely to have a discernible effect on access to other cultural or leisure facilities.</i>			
6	Economy	++	Key reason: <i>Site is located within 1 km of an employment site.</i>	++	N/A	M
			Other info: <i>Site has no discernible effect on employment diversification. Site is unlikely to have a discernible effect on the variety of employment opportunity.</i>			
7	Urban Renaissance	--	Key reason: <i>Potential to have a major adverse effect on townscape character or views.</i>	O	S-LT	H
			Other info: <i>The broad proposed design or appearance is unknown at this stage. The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha). Site located adjacent to sustainable transport opportunities.</i>			
			Mitigation: <i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment.</i>			
8	Biodiversity	--	Key reason: <i>Site may sever the connection between two areas of habitat, with no alternative linkage or path around the site.</i>	O	S-LT	M
			Other info: <i>Within 500m of an BHS (not adjacent) - local wildlife designation. Site can affect priority or protected species, as it is agricultural (e.g. breeding birds). Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha).</i>			
			Mitigation: <i>Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost, or enhance nearby habitats.</i>			

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SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertain
9	Landscape / Townscape	--	Key reason:	<i>Potential to have a major adverse effect on townscape character or views. Potential to have a major adverse effect on landscape character or views.</i>	O	S- LT	H
			Other info:	<i>The broad proposed design or appearance is unknown at this stage. The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha). Site would result in the loss of a greenfield site or other local landscape feature.</i>			
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the landscape/ townscape.</i>			
10	Heritage	-	Key reason:	<i>Site is within 300 m of a Listed Building (all grades).</i>	O	S- LT	H
			Mitigation:	<i>Ensure that design avoids potential impacts on the historic setting of any nearby heritage features and the historic landscape, or if not possible, minimises this impact. This may require a combination of building and landscape design.</i>			
11	Water	--	Key reason:	<i>There are water bodies within the site. Site is adjacent to a water body.</i>	O	S- MT	L
			Other info:	<i>Site is not within a groundwater Source Protection Zone. The Site includes a small area of land within EA Flood Zones 2 and 3. Site is in an area of medium surface water flood risk.</i>			
			Mitigation:	<i>A small area of the Site is within FZ3. The Site area also exceeds the 1ha threshold set out by the NPPF and therefore requires a mandatory FRA and potential mitigation need for SuDS in drainage strategy. Ensure site drainage is designed to account for the flow of domestic pollutants away from the water body and to an appropriate water treatment method.</i>			
12	Climate Change	++	Key reason:	<i>Site located adjacent to sustainable transport opportunities.</i>	++	S- LT	L
			Other info:	<i>The potential for energy efficiency or renewable energy sources is unknown at this stage.</i>			
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).</i>			
13	Air Quality	-	Key reason:	<i>Site has potential to moderately increase emissions to air</i>	O	N/A	M
			Mitigation:	<i>Encourage the use of sustainable transport and increase sustainable transport provisions/ opportunities in the local area and to key services/ amenities.</i>			
14	Waste and resources	-	Key reason:	<i>Site is a large greenfield site (>0.4 ha). Site increases demand and use of raw materials.</i>	O	S- LT	L
			Mitigation:	<i>Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.</i>			
<p>Cumulative Comments: This is the only site proposed for Inskip therefore it is deemed unlikely that any significant cumulative effects would occur in Inskip.</p>							

Sustainability Appraisal Addendum – Post Submission Main Modifications

Site Name and Ref	West of Cockerham	Existing Land-use:	Greenfield
Site Location:	Garstang	Proposed Use:	Residential
Site Area:	14.52 ha	Proposed No. Dwellings	260

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertain
1	Crime	O	Key reason:	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	M
2	Education	+	Key reason:	Site is located within 1 km of a primary school.	+	M-LT	M
3	Health	++	Key reason:	Site is within 1 km of a GP surgery.	++	ST	M
			Other info:	Site achieves at least 1 major positive impacts under relevant health criteria (see other impacts) in an area of moderate health deprivation (IMD 20-40% most deprives for 'health and disability'). Site is located within 1 km of a play area or sports facility. Site is a housing site in close proximity to an existing community			
4	Housing	++	Key reason:	Site provides 260 new homes, including for a range of needs (e.g. affordable, social housing etc.).	++	ST	L
5	Access	++	Key reason:	Site is located within 500 m of the countryside or open coast. Site is within 500 m of a bus service / stop or railway station. Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall. Site is within 500 m of a designated historic asset (see SA Objective 10).	++	S-LT	M
			Other info:	Site is unlikely to have a discernible effect on levels of walking or cycling. Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.			
6	Economy	++	Key reason:	Site is located within 1 km of key employment area.	++	S-LT	M
			Other info:	Site has no discernible effect on employment diversification. Site is unlikely to have a discernible effect on the variety of employment opportunity.			
7	Urban Renaissance	-	Key reason:	Potential to have a moderate effect on townscape character or views. The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha).	O	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. Site located adjacent to sustainable transport opportunities. Site located within 1 km of sustainable transport opportunities.			
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment.			
8	Biodiversity	-	Key reason:	Site can affect priority or protected species, as it is agricultural (e.g. breeding birds). Site may reduce habitat connectivity, such as by increasing distances between habitats or agricultural areas in any direction (north-south, east-west, etc.). Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha).	O	S-MT	H
			Other info:	Site is not in close proximity to a designated nature conservation site.			
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment.			

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SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertain ^{4,7}
9	Landscape / Townscape	-	Key reason:	<i>Potential to have a moderate effect on townscape character or views. The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha). Site would result in the loss of a greenfield site or other local landscape feature. Potential to have a moderate effect on landscape character or views.</i>	O	S-LT	H
			Other info:	<i>The broad proposed design or appearance is unknown at this stage.</i>			
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the landscape/ townscape.</i>			
10	Heritage	O	Key reason:	<i>Site is unlikely to have a significant impact on the historic environment.</i>	O	S-LT	H
11	Water	--	Key reason:	<i>There are water bodies within the site. Site is in an area of high surface water flood risk.</i>	O	S-MT	L
			Other info:	<i>Site is not within a groundwater Source Protection Zone. Site is within EA Flood Zone 1 - low risk. Site is in an area of medium surface water flood risk.</i>			
			Mitigation:	<i>Although site lies within FZ1, it exceeds the 1ha threshold set out by the NPPF and therefore requires a mandatory FRA. Incorporate green infrastructure and sustainable drainage. Ensure site drainage is designed to account for the flow of domestic pollutants away from the water body and to an appropriate water treatment method.</i>			
12	Climate Change	++	Key reason:	<i>Site located adjacent to sustainable transport opportunities.</i>	++	S-LT	L
			Other info:	<i>Site located within 1 km of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage.</i>			
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).</i>			
13	Air Quality	-	Key reason:	<i>Site has potential to moderately increase emissions to air</i>	O	N/A	M
			Mitigation:	<i>Encourage the use of sustainable transport and increase sustainable transport provisions/ opportunities in the local area and to key services/ amenities.</i>			
14	Waste and resources	-	Key reason:	<i>Site is a large greenfield site (>0.4 ha). Site increases demand and use of raw materials.</i>	O	S-LT	L
			Mitigation:	<i>Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.</i>			

Sustainability Appraisal Addendum – Post Submission Main Modifications

SA Objective Topics (See SA Framework)	Score	Supporting Information	Residual Score	Timing	Uncertain
<p><u>Cumulative Comments:</u> Site is one of six sites in Garstang all of which are in close proximity to each other. Cumulatively, the activity generated by these sites will cause increased traffic congestion on local roads particularly at peak times in and around central Garstang and along the stretch of A6, given the scale of housing/ employment proposed this is likely to cause a significant adverse impact. It is likely that the large size of the developments will cause a cumulative impact on local landscape/ townscape character of Garstang. Green infrastructure and sensitive design measures have been proposed in order to ensure these effects are mitigated against. Cumulatively, it is likely that local emissions to air will increase due to the heavy use of private cars moving in/out of employment and residential developments, increased sustainable transport provisions have been recommended in order to help maintain current air quality standards. Negative cumulative effects are likely to occur for the local Primary school and neighbouring schools due to the large amount of people that development of this area will attract. Sustainable transport provisions should be increased to key service areas in order to allow easier access to educational facilities and key amenities. Furthermore, consideration should be given to commissioning additional educational facilities in the local area.</p>					

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Site Name and Ref	Land South of Prospect Farm, West of A6	Existing Land-use:	Greenfield
Site Location:	Garstang	Proposed Use:	Residential
Site Area:	4.66 ha	Proposed No. Dwellings	70

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	<i>Site is unlikely to have a discernible effect on levels of crime.</i>	O	N/A	M
2	Education	++	Key reason:	<i>Site is located within 500 m of a primary school.</i>	++	M-LT	M
			Other info:	<i>Site is located within 2 km of a secondary school or other further educational facility.</i>			
3	Health	++	Key reason:	<i>Site is within 1 km of a GP surgery. Site is located within 500 m of a play area or sports facility.</i>	++	ST	M
			Other info:	<i>Site achieves at least 1 major positive impacts under relevant health criteria (see other impacts) in an area of moderate health deprivation (IMD 20-40% most deprives for 'health and disability'). Site is a housing site in close proximity to an existing community</i>			
4	Housing	+	Key reason:	<i>Site provides 70 new homes, including for a range of needs (e.g. affordable, social housing etc.).</i>	+	ST	L
+	Access	++	Key reason:	<i>Site is located within 500 m of the countryside or open coast. Site is within 500 m of a bus service / stop or railway station. Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall. Site is within 500 m of a designated historic asset (see SA Objective 10).</i>	++	S-LT	M
			Other info:	<i>Site is unlikely to have a discernible effect on levels of walking or cycling. Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.</i>			
6	Economy	++	Key reason:	<i>Site is located within 1 km of key employment area.</i>	++	S-LT	M
			Other info:	<i>Site has no discernible effect on employment diversification. Site is unlikely to have a discernible effect on the variety of employment opportunity.</i>			
7	Urban Renaissance	-	Key reason:	<i>Potential to have a moderate effect on townscape character or views. The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha).</i>	O	S-LT	H
			Other info:	<i>The broad proposed design or appearance is unknown at this stage. Site located adjacent to sustainable transport opportunities. Site located within 1 km of sustainable transport opportunities.</i>			

Sustainability Appraisal Addendum – Post Submission Main Modifications

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the townscape.</i>			
8	Biodiversity	-	Key reason:	<i>Site is within 500m of a BHS (local wildlife designation).</i>	O	S-MT	H
			Other info:	<i>Site can affect priority or protected species, as it is agricultural (e.g. breeding birds). Site may reduce habitat connectivity, such as by increasing distances between habitats or agricultural areas in any direction (north-south, east-west, etc.). Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha).</i>			
			Mitigation:	<i>Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost, or enhance nearby habitats.</i>			
9	Landscape / Townscape	-	Key reason:	<i>Potential to have a moderate effect on townscape character or views. The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha). Site would result in the loss of a greenfield site or other local landscape feature. Potential to have a moderate effect on landscape character or views.</i>	O	S-LT	H
			Other info:	<i>The broad proposed design or appearance is unknown at this stage.</i>			
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the landscape/ townscape.</i>			
10	Heritage	O	Key reason:	<i>Site is unlikely to have a significant impact on the historic environment.</i>	O	S-LT	H
11	Water	O	Key reason:	<i>No water bodies within 100 m of the site. Site is not within a groundwater Source Protection Zone. Site is within EA Flood Zone 1 - low risk. Site is not at risk of surface water flooding.</i>	O	S-LT	M
12	Climate Change	++	Key reason:	<i>Site located adjacent to sustainable transport opportunities.</i>	++	S-LT	L
			Other info:	<i>Site located within 1 km of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage.</i>			

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SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).</i>			
13	Air Quality	-	Key reason:	<i>Site has potential to moderately increase emissions to air</i>	O	N/A	M
			Mitigation:	<i>Encourage the use of sustainable transport and increase sustainable transport provisions/ opportunities in the local area and to key services/ amenities.</i>			
14	Waste and resources	-	Key reason:	<i>Site is a large greenfield site (>0.4 ha). Site increases demand and use of raw materials.</i>	O	S-LT	L
			Mitigation:	<i>Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.</i>			
<p>Cumulative Comments: Site is one of six sites in Garstang all of which are in close proximity to each other. Cumulatively, the activity generated by these sites will cause increased traffic congestion on local roads particularly at peak times in and around central Garstang and along the stretch of A6, given the scale of housing/ employment proposed this is likely to cause a significant adverse impact. It is likely that the large size of the developments will cause a cumulative impact on local landscape/ townscape character of Garstang. Green infrastructure and sensitive design measures have been proposed in order to ensure these effects are mitigated against. Cumulatively, it is likely that local emissions to air will increase due to the heavy use of private cars moving in/out of employment and residential developments, increased sustainable transport provisions have been recommended in order to help maintain current air quality standards. Negative cumulative effects are likely to occur for the local Primary school and neighbouring schools due to the large amount of people that development of this area will attract. Sustainable transport provisions should be increased to key service areas in order to allow easier access to educational facilities and key amenities. Furthermore, consideration should be given to commissioning additional educational facilities in the local area.</p>							

Sustainability Appraisal Addendum – Post Submission Main Modifications

Site Name and Ref	South of Kepple Lane	Existing Land-use:	Greenfield
Site Location:	Garstang	Proposed Use:	Residential
Site Area:	4.31 ha	Proposed No. Dwellings	125

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	<i>Site is unlikely to have a discernible effect on levels of crime.</i>	O	N/A	M
2	Education	++	Key reason:	<i>Site is located within 500 m of a primary school.</i>	++	M-LT	M
			Other info:	<i>Site is located within 2 km of a secondary school or other further educational facility.</i>			
3	Health	++	Key reason:	<i>Site is within 1 km of a GP surgery. Site is located within 500 m of a play area or sports facility.</i>	++	ST	M
			Other info:	<i>Site achieves at least 1 major positive impacts under relevant health criteria (see other impacts) in an area of moderate health deprivation (IMD 20-40% most deprives for 'health and disability'). Site is a housing site in close proximity to an existing community</i>			
4	Housing	++	Key reason:	<i>Site provides 125 new homes, including for a range of needs (e.g. affordable, social housing etc.).</i>	++	ST	L
5	Access	++	Key reason:	<i>Site is located within 500 m of the countryside or open coast. Site is within 500 m of a bus service / stop or railway station. Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall. Site is within 500 m of a designated historic asset (see SA Objective 10).</i>	++	S-LT	M
			Other info:	<i>Site is unlikely to have a discernible effect on levels of walking or cycling. Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.</i>			
6	Economy	++	Key reason:	<i>Site is located within 1 km of key employment area. Site is located within 1 km of key employment area.</i>	++	S-LT	M
			Other info:	<i>Site has no discernible effect on employment diversification. Site is unlikely to have a discernible effect on the variety of employment opportunity.</i>			
7	Urban Renaissance	-	Key reason:	<i>Potential to have a moderate effect on townscape character or views. The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha).</i>	O	S-LT	H
			Other info:	<i>The broad proposed design or appearance is unknown at this stage. Site located adjacent to sustainable transport opportunities. Site located within 1 km of sustainable transport opportunities.</i>			
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment.</i>			
8	Biodiversity	-	Key reason:	<i>Site is within 500m of a BHS (local wildlife designation)</i>	O	S-MT	H
			Other info:	<i>Site can affect priority or protected species, as it is agricultural (e.g. breeding birds). Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha). Site is unlikely to affect habitat connectivity significantly.</i>			
			Mitigation:	<i>Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost, or enhance nearby habitats.</i>			

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SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
9	Landscape / Townscape	-	Key reason:	<i>Potential to have a moderate effect on townscape character or views. The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha). Site would result in the loss of a greenfield site or other local landscape feature.</i>	O	S- LT	H
			Other info:	<i>The broad proposed design or appearance is unknown at this stage.</i>			
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the landscape/ townscape.</i>			
10	Heritage	-	Key reason:	<i>Site is within 300 m of a Listed Building (all grades). Site is within 300 m of a Conservation Area.</i>	O	S- LT	H
			Mitigation:	<i>Ensure that design avoids potential impacts on the historic setting of any nearby heritage features and the historic landscape, or if not possible, minimises this impact. This may require a combination of building and landscape design.</i>			
11	Water	--	Key reason:	<i>There are water bodies within the site. Large area of site is within EA Flood Zone 3 - high risk. Site is in an area of high surface water flood risk.</i>	-	S- MT	L
			Other info:	<i>Site is not within a groundwater Source Protection Zone. Small area of site is within EA Flood Zone 2 - moderate risk. Site is in an area of medium surface water flood risk.</i>			
			Mitigation:	<i>Site is FZ2 and FZ3 and therefore requires an FRA and potential for incorporating green infrastructure and sustainable drainage. Incorporate green infrastructure and sustainable drainage. Ensure site drainage is designed to account for the flow of domestic pollutants away from the water body and to an appropriate water treatment method.</i>			
12	Climate Change	++	Key reason:	<i>Site located adjacent to sustainable transport opportunities.</i>	++	S- LT	L
			Other info:	<i>Site located within 1 km of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage.</i>			
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).</i>			
13	Air Quality	-	Key reason:	<i>Site has potential to moderately increase emissions to air</i>	O	N/A	M
			Mitigation:	<i>Encourage the use of sustainable transport and increase sustainable transport provisions/ opportunities in the local area and to key services/ amenities.</i>			
14	Waste and resources	-	Key reason:	<i>Site is a large greenfield site (>0.4 ha). Site increases demand and use of raw materials.</i>	O	S- LT	L
			Mitigation:	<i>Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.</i>			

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SA Objective Topics (See SA Framework)	Score	Supporting Information	Residual Score	Timing	Uncertainty
<p><u>Cumulative Comments:</u> Site is one of six sites in Garstang all of which are in close proximity to each other. Cumulatively, the activity generated by these sites will cause increased traffic congestion on local roads particularly at peak times in and around central Garstang and along the stretch of A6, given the scale of housing/ employment proposed this is likely to cause a significant adverse impact. It is likely that the large size of the developments will cause a cumulative impact on local landscape/ townscape character of Garstang. Green infrastructure and sensitive design measures have been proposed in order to ensure these effects are mitigated against. Cumulatively, it is likely that local emissions to air will increase due to the heavy use of private cars moving in/out of employment and residential developments, increased sustainable transport provisions have been recommended in order to help maintain current air quality standards. Negative cumulative effects are likely to occur for the local Primary school and neighbouring schools due to the large amount of people that development of this area will attract. Sustainable transport provisions should be increased to key service areas in order to allow easier access to educational facilities and key amenities. Furthermore, consideration should be given to commissioning additional educational facilities in the local area.</p>					

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Site Name and Ref	Bowgreave House Farm	Existing Land-use:	Greenfield
Site Location:	Bowgreave	Proposed Use:	Residential
Site Area:	1.32 ha	Proposed No. Dwellings	27

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	<i>Site is unlikely to have a discernible effect on levels of crime.</i>	O	N/A	M
2	Education	++	Key reason:	<i>Site is located within 1 km of a secondary school or other further educational facility.</i>	++	M-LT	M
3	Health	++	Key reason:	<i>Site is located within 500 m of a play area or sports facility.</i>	++	S-LT	M
			Other info:	<i>Site is within 1 -4 km of a GP surgery. Site is unlikely to have a discernible effect on health inequalities. Site is a housing site in close proximity to an existing community</i>			
4	Housing	+	Key reason:	<i>Site provides 27 new homes, including for a range of needs (e.g. affordable, social housing etc.).</i>	+	ST	L
5	Access	++	Key reason:	<i>Site is located within 500 m of the countryside or open coast. Site is within 500 m of a bus service / stop or railway station. Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall. Site is within 500 m of a designated historic asset (see SA Objective 10).</i>	++	S-LT	M
			Other info:	<i>Site is unlikely to have a discernible effect on levels of walking or cycling. Site is unlikely to have a discernible effect on access to other cultural or leisure facilities.</i>			
6	Economy	++	Key reason:	<i>Site is located within 1 km of key employment area.</i>	++	S-LT	M
			Other info:	<i>Site has no discernible effect on employment diversification. Site is unlikely to have a discernible effect on the variety of employment opportunity.</i>			
7	Urban Renaissance	-	Key reason:	<i>The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha).</i>	O	S-LT	H
			Other info:	<i>The broad proposed design or appearance is unknown at this stage. Site would have a neutral effect on townscape character assuming mitigation in place. Site located adjacent to sustainable transport opportunities. Site located within 1 km of jobs/services.</i>			
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the townscape.</i>			
8	Biodiversity	-	Key reason:	<i>Site can affect priority or protected species, as it is agricultural (e.g. breeding birds). Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha).</i>	O	S-MT	H
			Other info:	<i>Site is not in close proximity to a designated nature conservation site. Site is unlikely to affect habitat connectivity significantly.</i>			
			Mitigation:	<i>Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost, or enhance nearby habitats.</i>			

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SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
9	Landscape / Townscape	-	Key reason:	<i>The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha). Site would result in the loss of a greenfield site or other local landscape feature.</i>	O	S- LT	H
			Other info:	<i>The broad proposed design or appearance is unknown at this stage. Site would have a neutral effect on townscape character assuming mitigation in place.</i>			
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the landscape/ townscape.</i>			
10	Heritage	-	Key reason:	<i>Site is within 300 m of a Listed Building (all grades).</i>	O	S- LT	H
			Mitigation:	<i>Ensure that design avoids potential impacts on the historic setting of any nearby heritage features and the historic landscape, or if not possible, minimises this impact. This may require a combination of building and landscape design.</i>			
11	Water	O	Key reason:	<i>No water bodies within 100 m of the site. Site is not within a groundwater Source Protection Zone. Site is within EA Flood Zone 1 - low risk. Site is not at risk of surface water flooding.</i>	O	S- LT	M
12	Climate Change	++	Key reason:	<i>Site located adjacent to sustainable transport opportunities.</i>	++	S- LT	L
			Other info:	<i>Site located within 1 km of jobs/services. The potential for energy efficiency or renewable energy sources is unknown at this stage.</i>			
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).</i>			
13	Air Quality	O	Key reason:	<i>Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.</i>	O	N/A	M
14	Waste and resources	-	Key reason:	<i>Site is a large greenfield site (>0.4 ha). Site increases demand and use of raw materials.</i>	O	S- LT	L
			Mitigation:	<i>Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.</i>			
<p>Cumulative Comments: Site is one of four sites in Bowgreave all of which are in close proximity to each other.</p>							

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SA Objective Topics (See SA Framework)	Score	Supporting Information	Residual Score	Timing	Uncertainty
		<p>Cumulatively, the activity generated by these sites will cause increased traffic congestion on local roads particularly at peak times in and around central Bowgreave and along the stretch of B6430 passing through Bowgreave, given the scale of residential developments proposed this is likely to cause a significant impact. It is likely that the large size of the developments will cause a cumulative impact on local landscape/ townscape character of Bowgreave. Green infrastructure and sensitive design measures have been proposed in order to ensure these effects are mitigated against.</p> <p>Cumulatively, it is likely that local emissions to air will increase due to the heavy use of private cars moving in/out of residential developments, increased sustainable transport provisions have been recommended in order to help maintain current air quality standards.</p> <p>Negative cumulative effects are likely to occur for the local education provisions and neighbouring schools due to the large amount of people that development of this area will attract. Sustainable transport provisions should be increased to key service areas in order to allow easier access to educational facilities and key amenities. Furthermore, consideration should be given to commissioning additional educational facilities in the local area.</p>			

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Site Name and Ref	Land South of Calder House Lane	Existing Land-use:	Greenfield
Site Location:	Bowgreave	Proposed Use:	Residential
Site Area:	3.69 ha	Proposed No. Dwellings	45

SA Objective Topics (See SA Framework)	Score	Supporting Information		Residual Score	Timing	Uncertainty	
1	Crime	0	Key reason:	Site is unlikely to have a discernible effect on levels of crime.	0	N/A	M
2	Education	++	Key reason:	Site is located within 1 km of a secondary school or other further educational facility.	++	M-LT	M
3	Health	++	Key reason:	Site is located within 500 m of a play area or sports facility.	++	S-LT	M
			Other info:	Site is within 1 -4 km of a GP surgery. Site is unlikely to have a discernible effect on health inequalities. Site is a housing site in close proximity to an existing community			
4	Housing	+	Key reason:	Site provides 45 new homes, including for a range of needs (e.g. affordable, social housing etc.).	+	ST	L
5	Access	++	Key reason:	Site is located within 500 m of the countryside or open coast. Site is within 500 m of a bus service / stop or railway station. Site is within 500 m of a place of worship, town or village hall. Site is within 500 m of a designated historic asset (see SA Objective 10).	++	S-LT	M
			Other info:	Site is unlikely to have a discernible effect on levels of walking or cycling. Site is within 1 km of a local or key service centre. Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.			
6	Economy	++	Key reason:	Site is located within 1 km of key employment area.	++	N/A	M
			Other info:	Site has no discernible effect on employment diversification. Site is unlikely to have a discernible effect on the variety of employment opportunity.			
7	Urban Renaissance	-	Key reason:	Potential to have a moderate effect on townscape character or views.	0	S-LT	H
			Other info:	Site located adjacent to sustainable transport opportunities			
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through sitelevel assessment.			
8	Biodiversity	-	Key reason:	Site can affect priority or protected species, as it is agricultural (e.g. breeding birds). Site may reduce habitat connectivity, such as by increasing distances between habitats or agricultural areas in any direction (north-south, east-west, etc.). Site is a large greenfield site (>0.4 ha).	0	S-MT	H
			Mitigation:	Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost, or enhance nearby habitats.			
9	Landscape / Townscape	-	Key reason:	Potential to have a moderate effect on townscape character or views or a small but not significant effect on a Conservation Area. The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha). Site would result in the loss of a greenfield site or other local landscape feature.	0	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage.			

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SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the landscape/ townscape.</i>			
10	Heritage	-	Key reason:	<i>Site is within 300 m of a Listed Building (all grades).</i>	0	S- LT	H
			Mitigation:	<i>Ensure that design avoids potential impacts on the historic setting of any nearby heritage features and the historic landscape, or if not possible, minimises this impact. This may require a combination of building and landscape design.</i>			
11	Water	--	Key reason:	<i>Site is adjacent to a water body. Large area of site is within EA Flood Zone 3 - high risk. Site is in an area of high surface water flood risk.</i>	-	S- MT	L
			Other info:	<i>Site is not within a groundwater Source Protection Zone. Small area of site is within EA Flood Zone 2 - moderate risk. Site is in an area of medium surface water flood risk.</i>			
			Mitigation:	<i>Site is FZ2 and FZ3 and therefore requires an FRA and potential for incorporating green infrastructure and sustainable drainage. Incorporate green infrastructure and sustainable drainage. Ensure site drainage is designed to account for the flow of domestic pollutants away from the water body and to an appropriate water treatment method.</i>			
12	Climate Change	++	Key reason:	<i>Site located within 1 km of sustainable transport opportunities. Site located within 1 km of jobs/services.</i>	++	S- LT	L
			Other info:	<i>The potential for energy efficiency or renewable energy sources is unknown at this stage.</i>			
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).</i>			
13	Air Quality	-	Key reason:	<i>Site has potential to moderately increase emissions to air</i>	0	N/A	M
			Mitigation:	<i>Encourage the use of sustainable transport and increase sustainable transport provisions/ opportunities in the local area and to key services/ amenities.</i>			
14	Waste and resources	-	Key reason:	<i>Site is a large greenfield site (>0.4 ha). Site increases demand and use of raw materials.</i>	0	S- LT	L
			Mitigation:	<i>Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.</i>			
<p>Cumulative Comments: Site is one of four sites in Bowgreave all of which are in close proximity to each other. Cumulatively, the activity generated by these sites will cause increased traffic congestion on local roads particularly at peak times in and around central Bowgreave and along the stretch of B6430 passing through Bowgreave, given the scale of residential developments proposed this is likely to cause a significant impact. It is likely that the large size of the developments will cause a cumulative impact on local landscape/ townscape character of Bowgreave. Green infrastructure and sensitive design measures have been proposed in order to ensure these effects are mitigated against. Cumulatively, it is likely that local emissions to air will increase due to the heavy use of private cars moving in/out of residential developments, increased sustainable transport provisions have been recommended in order to help maintain current air quality standards. Negative cumulative effects are likely to occur for the local education provisions and neighbouring schools due to the large amount of people that development of this area will attract. Sustainable transport provisions should be</p>							

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SA Objective Topics (See SA Framework)	Score	Supporting Information	Residual Score	Timing	Uncertainty
<p>increased to key service areas in order to allow easier access to educational facilities and key amenities. Furthermore, consideration should be given to commissioning additional educational facilities in the local area.</p>					

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Site Name and Ref	Daniel Fold Farm	Existing Land-use:	Greenfield
Site Location:	Catterall	Proposed Use:	Residential
Site Area:	5.02 ha	Proposed No. Dwellings	117

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	<i>Site is unlikely to have a discernible effect on levels of crime.</i>	O	N/A	M
2	Education	+	Key reason:	<i>Site is located within 1 km of a primary school.</i>	+	M-LT	M
3	Health	+	Key reason:	<i>Site is within 1 -4 km of a GP surgery. Site is a housing site in close proximity to an existing community</i>	+	ST	M
			Other info:	<i>Site is unlikely to have a discernible effect on health inequalities. Site is unlikely to have a discernible effect on levels of physical activity.</i>			
4	Housing	++	Key reason:	<i>Site provides 117 new homes, including for a range of needs (e.g. affordable, social housing etc.).</i>	++	ST	L
5	Access	++	Key reason:	<i>Site is located within 500 m of the countryside or open coast. Site is within 500 m of a bus service / stop or railway station. Site is within 500 m of a designated historic asset (see SA Objective 10).</i>	++	S-LT	M
			Other info:	<i>Site is unlikely to have a discernible effect on levels of walking or cycling. Site is within 1 km of a place of worship, town or village hall. Site is unlikely to have a discernible effect on access to other cultural or leisure facilities.</i>			
6	Economy	++	Key reason:	<i>Site is located within 1 km of a key employment area</i>	++	S-LT	M
7	Urban Renaissance	-	Key reason:	<i>Potential to have a moderate effect on townscape character or views or a small but not significant effect on a Conservation Area.</i>	O	S-LT	H
			Other info:	<i>Site located adjacent to sustainable transport opportunities.</i>			
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the townscape.</i>			
8	Biodiversity	-	Key reason:	<i>Site can affect priority or protected species, as it is agricultural (e.g. breeding birds). Site may reduce habitat connectivity, such as by increasing distances between habitats or agricultural areas in any direction (north-south, east-west, etc.). Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha).</i>	O	S-MT	H

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SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
			Other info:	Site is not in close proximity to a designated nature conservation site.			
			Mitigation:	Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost, or enhance nearby habitats.			
9	Landscape / Townscape	-	Key reason:	Potential to have a moderate effect on townscape character or views or a small but not significant effect on a Conservation Area. The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha). Site would result in the loss of a greenfield site or other local landscape feature. Potential to have a moderate effect on landscape character or views.	O	S-LT	H
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment.			
10	Heritage	-	Key reason:	Site is within 300 m of a Listed Building (all grades).	O	S-LT	H
			Mitigation:	Ensure that design avoids potential impacts on the historic setting of any nearby heritage features and the historic landscape, or if not possible, minimises this impact. This may require a combination of building and landscape design.			
11	Water	-	Key reason:	Site is within 100 m of a water body, but none adjacent or within the site. Small area of site is within EA Flood Zone 2 - moderate risk. Site is FZ2 and therefore requires an FRA and potential for incorporating green infrastructure and sustainable drainage. Incorporate green infrastructure and sustainable drainage. Ensure site drainage is designed to account for the flow of commercial and/or industrial pollutants away from the water body and to an appropriate water treatment method.	O	S-MT	L
12	Climate Change	++	Key reason:	Site located adjacent to sustainable transport opportunities.	++	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage.			
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).			
13	Air Quality	-	Key reason:	Site has potential to moderately increase emissions to air	O	N/A	M
			Mitigation:	Encourage the use of sustainable transport and increase sustainable transport provisions/ opportunities in the local area and to key services/ amenities.			
14	Waste and resources	-	Key reason:	Site is a large greenfield site (>0.4 ha). Site increases demand and use of raw materials.	O	S-LT	L

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SA Objective Topics (See SA Framework)	Score	Supporting Information		Residual Score	Timing	Uncertainty
		Mitigation:	<i>Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.</i>			
<p>Cumulative Comments:</p> <p>All six sites in Catterall are in close proximity to each other. Cumulatively, the activity generated by these sites will caused increased traffic congestion on local roads particularly at peak times and along the A6 and B6430, given the scale of housing/ employment proposed this is likely to cause a significant adverse impact. It is likely that the large size of the developments will cause a cumulative impact on local landscape/ townscape character of Catterall. Green infrastructure and sensitive design measures have been proposed in order to ensure these effects are mitigated against.</p> <p>It is likely that local emissions to air will increase due to the heavy use of private cars moving in/out of employment and housing developments, increased sustainable transport provisions have been recommended in order to help maintain current air quality standards.</p> <p>Site proposes employment provisions and may therefore have a positive impact on the local economy by attracting further investment in the area. Furthermore, this offers the opportunity to share services, energy etc.</p> <p>Negative cumulative effects are likely to occur for the local Primary school and neighbouring schools due to the large amount of people that development of this area will attract. Sustainable transport provisions should be increased to key service areas in order to allow easier access to educational facilities and key amenities.</p> <p>Furthermore, consideration should be given to commissioning additional educational facilities in the local area.</p>						

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Site Name and Ref	Land West of Great Ecclestone	Existing Land-use:	Greenfield
Site Location:	Great Ecclestone	Proposed Use:	Mixed Use
Site Area:	33.7ha	Proposed No. Dwellings	568

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	<i>Site is unlikely to have a discernible effect on levels of crime.</i>	O	N/A	M
2	Education	++	Key reason:	<i>Site is located within 500 m of a primary school.</i>	++	M-LT	M
3	Health	++	Key reason:	<i>Site is within 1 km of a GP surgery. Site is located within 500 m of a play area or sports facility.</i>	++	ST	M
			Other info:	<i>Site is unlikely to have a discernible effect on health inequalities. Site is a housing site in close proximity to an existing community</i>			
4	Housing	++	Key reason:	<i>Site provides 568 new homes, including for a range of needs (e.g. affordable, social housing etc.).</i>	++	ST	L
5	Access	++	Key reason:	<i>Site is located within 500 m of the countryside or open coast. Site is within 500 m of a bus service / stop or railway station. Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall. Site is within 500 m of a designated historic asset (see SA Objective 10).</i>	++	S-LT	M
			Other info:	<i>Site is unlikely to have a discernible effect on levels of walking or cycling. Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.</i>			
6	Economy	++	Key reason:	<i>Site is a large employment site (1 ha +). Site is an employment site located within 1km of a residential area</i>	++	S-LT	M
			Other info:	<i>Site is an employment site but the range and type of businesses is currently unknown.</i>			
7	Urban Renaissance	--	Key reason:	<i>Potential to have a major adverse effect on townscape character or views.</i>	-	S-LT	H
			Other info:	<i>The broad proposed design or appearance is unknown at this stage. The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha). Site located adjacent to sustainable transport opportunities.</i>			
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment.</i>			
8	Biodiversity	--	Key reason:	<i>Site may sever the connection between two areas of habitat, with no alternative linkage or path around the site.</i>	-	S-LT	M

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SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
			Other info:	Site is not in close proximity to a designated nature conservation site. Site can affect priority or protected species, as it is agricultural (e.g. breeding birds) or contains existing structures (e.g. bats). Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha).			
			Mitigation:	Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost, or enhance nearby habitats.			
9	Landscape / Townscape	--	Key reason:	Potential to have a major adverse effect on townscape character or views. Potential to have a moderate effect on landscape character or views.	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha). Site would result in the loss of a greenfield site or other local landscape feature.			
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the landscape/ townscape.			
10	Heritage	--	Key reason:	Site is adjacent to a Scheduled Monument. Site contains a Listed Building (Grade II).	-	S-LT	H
			Other info:	Site is within 300 m of a Listed Building (all grades).			
			Mitigation:	Ensure that design avoids potential impacts on the historic setting of any nearby heritage features and the historic landscape, or if not possible, minimises this impact. This may require a combination of building and landscape design.			
11	Water	--	Key reason:	There are water bodies within the site. Site is adjacent to a water body.	-	S-MT	L
			Other info:	Site is not within a groundwater Source Protection Zone. Site is within EA Flood Zone 1 - low risk. Site is in an area of medium surface water flood risk.			
			Mitigation:	Although site lies within FZ1, it exceeds the 1ha threshold set out by the NPPF and therefore requires a mandatory FRA and potential mitigation need for SuDS in drainage strategy. Ensure site drainage is designed to account for the flow of domestic, commercial and/or industrial pollutants away from the water body and to an appropriate water treatment method.			
12		++	Key reason:	Site located adjacent to sustainable transport opportunities.	++		L

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SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
	Climate Change		Other info:	<i>The potential for energy efficiency or renewable energy sources is unknown at this stage.</i>			
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).</i>		S-LT	
13	Air Quality	-	Key reason:	<i>Site has potential to significantly exacerbate air quality issues.</i>			
			Mitigation:	<i>Encourage the use of sustainable transport and increase sustainable transport provisions/ opportunities in the local area and to key services/ amenities.</i>	-	N/A	M
14	Waste and resources	-	Key reason:	<i>Site is a large greenfield site (>0.4 ha). Site increases demand and use of raw materials.</i>			
			Mitigation:	<i>Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.</i>	0	S-LT	L
<p>Cumulative Comments: As there is only one site proposed in Great Ecclestone it is deemed unlikely that any significant cumulative effects would occur.</p>							

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Site Name and Ref	Forton Extension	Existing Land-use:	Greenfield
Site Location:	Forton	Proposed Use:	Mixed Use
Site Area:	19.50ha	Proposed No. Dwellings	310

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	M
2	Education	++	Key reason:	Site is located within 500 m of a primary school.	++	M-LT	M
3	Health	-	Key reason:	Site is located more than 4 km from a GP surgery.	O	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is located within 500 m of a play area or sports facility. Site is a housing site in close proximity to an existing community			
			Mitigation:	Consider commissioning additional health facilities in the area.			
4	Housing	++	Key reason:	Site provides 310 new homes, including for a range of needs (e.g. affordable, social housing etc.).	++	ST	L
5	Access	++	Key reason:	Site is located within 500 m of the countryside or open coast. Site is within 500 m of a bus service / stop or railway station. Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall. Site is located within 500 m of the countryside or open coast. Site is within 500 m of a designated historic asset (see SA Objective 10).	++	S-LT	M
			Other info:	Site is unlikely to have a discernible effect on levels of walking or cycling. Site is unlikely to have a discernible effect on access to other cultural or leisure facilities.			
6	Economy	++	Key reason:	Site is a large employment site (1 ha +). Site is an employment site located within 1km of a residential area	++	S-LT	M
			Other info:	Site is an employment site but the range and type of businesses is currently unknown. Site is located 1-4 km away from key employment area.			
7	Urban Renaissance	--	Key reason:	Potential to have a major adverse effect on townscape character or views.	-	S-LT	H
			Other info:	The extent of green infrastructure proposed is unknown at this stage - none assumed on a small greenfield site. Site located adjacent to sustainable transport opportunities.			
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment.			
8	Biodiversity	--	Key reason:	Site may sever the connection between two areas of habitat, with no alternative linkage or path around the site.	-	S-LT	M
			Other info:	Within 500m of an BHS (not adjacent) - local wildlife designation. Site can affect priority or protected species, as it is agricultural (e.g. breeding birds). Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha).			
			Mitigation:	Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost, or enhance nearby habitats.			

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SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
9	Landscape / Townscape	--	Key reason:	Potential to have a major adverse effect on townscape character or views. Potential to have a major adverse effect on landscape character or views.	-	S-LT	H
			Other info:	The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha). Site would result in the loss of a greenfield site or other local landscape feature.			
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout including building size, orientation and road layout, should be designated with considerations to the landscape townscape.			
10	Heritage	-	Key reason:	Site is within 300 m of a Listed Building (all grades). Site is adjacent to a Grade II Listed Building.	O	S-LT	H
			Mitigation:	Ensure that design avoids potential impacts on the historic setting of any nearby heritage features and the historic landscape, or if not possible, minimises this impact. This may require a combination of building and landscape design.			
11	Water	--	Key reason:	There are water bodies within the site. Site is adjacent to a water body.	O	S-MT	L
			Other info:	Site is within 100 m of a water body, but none adjacent or within the site. Site is not within a groundwater Source Protection Zone. Site is within EA Flood Zone 1 - low risk. Site is in an area of medium surface water flood risk.			
			Mitigation:	Although site lies within FZ1, it exceeds the 1ha threshold set out by the NPPF and therefore requires a mandatory FRA. Incorporate green infrastructure and sustainable drainage. Ensure site drainage is designed to account for the flow of domestic pollutants away from the water body and to an appropriate water treatment method.			
12	Climate Change	++	Key reason:	Site located adjacent to sustainable transport opportunities.	++	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage.			
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site, ensuring that national technical standards are met (in line with local policy) and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).			
13	Air Quality	-	Key reason:	Site has potential to moderately increase emissions to air.	O	N/A	M
			Mitigation:	Encourage the use of sustainable transport and increase sustainable transport provisions/ opportunities in the local area and to key services/ amenities.			
14	Waste and resources	-	Key reason:	Site is a large greenfield site (>0.4 ha). Site increases demand and use of raw materials.	O	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.			

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SA Objective Topics (See SA Framework)	Score	Supporting Information	Residual Score	Timing	Uncertainty
<p><u>Cumulative Comments:</u> There are three sites in Hollins Lane and Forton that are in close proximity to each other. Cumulatively, the activity generated by these sites may cause increased traffic congestion on local roads particularly at peak times and along the A6 however, given the scale of housing proposed this is unlikely to cause a significant impact. It is likely that the large size of the developments will cause a cumulative impact on local landscape/ townscape character of Hollins Lane and Forton. Green infrastructure and sensitive design measures have been proposed in order to ensure these effects are mitigated against. Cumulatively, it is likely that local emissions to air will increase due to the heavy use of private cars moving in/out of residential developments, increased sustainable transport provisions have been recommended in order to help maintain current air quality standards. Negative cumulative effects are likely to occur for the local education provisions and neighbouring schools due to the large amount of people that development of this area will attract. Sustainable transport provisions should be increased to key service areas in order to allow easier access to educational facilities and key amenities. Furthermore, consideration should be given to commissioning additional health and educational facilities in the local area.</p>					

Sustainability Appraisal Addendum – Post Submission Main Modifications

Site Name and Ref	Brockholes Industrial Estate Extension	Existing Land-use:	Greenfield
Site Location:	Catterall	Proposed Use:	Development Opportunity
Site Area:	32.51ha		

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	<i>Site is unlikely to have a discernible effect on levels of crime.</i>	O	N/A	M
2	Education	O	Key reason:	<i>Site is unlikely to have a discernible effect on education attainment.</i>	O	M-LT	H
3	Health	O	Key reason:	<i>Site is unlikely to have a discernible effect on health and wellbeing.</i>	O	ST	M
			Other info:	<i>Site is unlikely to have a discernible effect on health inequalities. Site is unlikely to have a discernible effect on levels of physical activity.</i>			
4	Housing	O	Key reason:	<i>Site is not a housing site</i>	O	ST	L
5	Access	++	Key reason:	<i>Site is within 500 m of a bus service / stop or railway station.</i>	++	S-LT	M
6	Economy	++	Key reason:	<i>Site is a large employment site (1 ha +).</i>	++	N/A	M
			Other info:	<i>Site has no discernible effect on employment diversification. Site is unlikely to have a discernible effect on access to jobs.</i>			
7	Urban Renaissance	-	Key reason:	<i>Potential to have a moderate effect on townscape character or views or a small but not significant effect on a Conservation Area. The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha).</i>	O	S-LT	H
			Other info:	<i>The broad proposed design or appearance is unknown at this stage. Site located adjacent to sustainable transport opportunities.</i>			
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the townscape.</i>			
8	Biodiversity	--	Key reason:	<i>Site is adjacent to a BHS- local wildlife designation.</i>	O	S-LT	L
			Other info:	<i>Site can affect priority or protected species, as it is agricultural (e.g. breeding birds). Site may reduce habitat connectivity, such as by increasing distances between habitats or agricultural areas in any direction (north-south, east-west, etc.). Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha).</i>			

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SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
			Mitigation:	<i>Undertake appropriate ecological survey and seek to incorporate green infrastructure into design and where possible recreate the habitat(s) lost, or enhance nearby habitats.</i>			
9	Landscape / Townscape	--	Key reason:	<i>Potential to have a major adverse effect on landscape character or views.</i>	-	S-LT	H
			Other info:	<i>The broad proposed design or appearance is unknown at this stage. Potential to have a moderate effect on townscape character or views or a small but not significant effect on a Conservation Area. The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha). Site would result in the loss of a greenfield site or other local landscape feature.</i>			
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the landscape/ townscape. Although, existing employment uses are already a feature in the local landscape however given the large scale of the site the residual score remains minor negative.</i>			
10	Heritage	-	Key reason:	<i>Site is within 300 m of a Listed Building (all grades). Site is adjacent to a Grade II Listed Building.</i>	0	S-LT	H
			Mitigation:	<i>Ensure that design avoids potential impacts on the historic setting of any nearby heritage features and the historic landscape, or if not possible, minimises this impact. This may require a combination of building and landscape design.</i>			
11	Water	--	Key reason:	<i>There are water bodies within the site.</i>	-	S-MT	L
			Other info:	<i>Site is within the 'outer' groundwater Source Protection Zone. Small area of the site is within EA Flood Zone 3 - high risk.</i>			
			Mitigation:	<i>Site is FZ3 and therefore requires an FRA and potential for incorporating green infrastructure and sustainable drainage. Incorporate green infrastructure and sustainable drainage. Ensure site drainage is designed to account for the flow of commercial and/or industrial pollutants away from the water body and to an appropriate water treatment method.</i>			
12	Climate Change	++	Key reason:	<i>Site located adjacent to sustainable transport opportunities.</i>	++	S-LT	L
			Other info:	<i>The potential for energy efficiency or renewable energy sources is unknown at this stage.</i>			

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SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
			Mitigation:	<i>Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. Pursue the lowest achievable carbon footprint for the site and encouraging the exporting of renewable energy to the Grid, and linking into or combining with other developments to implement communal or district energy schemes (cooling, heating and/or power).</i>			
13	Air Quality	-	Key reason:	<i>Site has potential to moderately increase emissions to air</i>	O	N/A	M
			Mitigation:	<i>Encourage the use of sustainable transport and increase sustainable transport provisions/ opportunities in the local area and to key services/ amenities.</i>			
14	Waste and resources	-	Key reason:	<i>Site is a large greenfield site (>0.4 ha). Site increases demand and use of raw materials.</i>	O	S-LT	L
			Mitigation:	<i>Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible.</i>			
<p>Cumulative Comments:</p> <p>All six sites in Catterall are in close proximity to each other. Cumulatively, the activity generated by these sites will cause increased traffic congestion on local roads particularly at peak times and along the A6 and B6430, given the scale of housing/ employment proposed this is likely to cause a significant impact. It is likely that the large size of the developments will cause a cumulative impact on local landscape/ townscape character of Catterall. Green infrastructure and sensitive design measures have been proposed in order to ensure these effects are mitigated against.</p> <p>It is likely that local emissions to air will increase due to the use of private cars moving in/out of employment and housing developments, increased sustainable transport provisions have been recommended in order to help maintain current air quality standards.</p> <p>Site proposes employment provisions and may therefore have a positive impact on the local economy by attracting further investment in the area. Furthermore, this offers the opportunity to share services, energy etc.</p> <p>Negative cumulative effects are likely to occur for the local Primary school and neighbouring schools due to the large amount of people that development of this area will attract. Sustainable transport provisions should be increased to key service areas in order to allow easier access to educational facilities and key amenities.</p> <p>Furthermore, consideration should be given to commissioning additional educational facilities in the local area.</p>							

5 Policy LPR1

MM/090 sets out the following new policy included in Chapter 10 of the Plan:

“LPR1 – Wyre Local Plan Review

The Local Planning Authority will bring forward a partial review of the plan with the objective of meeting the Full Objectively Assessed Housing Needs. This will commence before the end of 2019 with submission of the review for examination by early 2022. Specific matters to be addressed by the review include the following:

1. An update of Objectively Assessed Housing Needs.
2. A review of transport and highway issues taking into account:
 - (i) housing commitments and updated housing needs;
 - (ii) implemented and committed highway schemes;
 - (iii) the scope for sustainably located sites where the use of sustainable transport modes can be maximised;and,
 - (iv) the additional transport and highways infrastructure that will be needed to meet in full the updated Objectively Assessed Housing Needs.
3. Allocation of sites to meet the Full Objectively Assessed Housing Needs taking into account 2. above.”

Policy LPR1 will commit the Council to preparing a review of the Local Plan with commencement due in 2019. This review will afford the Council the opportunity to ensure that local housing needs are being satisfied in the Borough and that the necessary transport and highway infrastructure for supporting this housing is provided. In so doing this policy would be expected to result in a major positive impact on the Housing SA Objective whilst the ensured provision of the necessary infrastructure for supporting this housing is in accordance with the Access SA Objective. This policy would be likely to result in no or negligible impacts on all other SA Objectives. However, there is some uncertainty surrounding this as at this stage the extent to which the OAN will alter as part of the future review is not known at this stage.

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