

Wyre Local Plan

Sustainability Appraisal – Issues and Options Report

JUNE 2024

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Wyre Local Plan

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This report dated 28 June 2024 has been prepared for Wyre Council (the “Client”) in accordance with the terms and conditions of appointment dated 12 May 2022 (the “Appointment”) between the Client and Arcadis Consulting (UK) Limited (“Arcadis”) for the purposes specified in the Appointment. For avoidance of doubt, no other person(s) may use or rely upon this report or its contents, and Arcadis accepts no responsibility for any such use or reliance thereon by any other third party.

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Abbreviations

A&E	Accident and Emergency
ALC	Agricultural Land Classification
AONB	Area of Outstanding Natural Beauty (now National Landscapes)
AQMA	Air Quality Management Area
BHS	Biological Heritage Site
BNG	Biodiversity Net Gain
CO ₂	Carbon dioxide
GP	General Practice
ha	hectare
HRA	Habitats Regulations Assessment
IDP	Infrastructure Delivery Plan
IMD	Indices of Multiple Deprivation
LGS	Local Geological Site
LNR	Local Nature Reserve
LSOA	Lower layer Super Output Area
MCZ	Marine Conservation Zone
NHS	National Health Service
NNR	National Nature Reserve
NO ₂	Nitrogen dioxide
PM _{2.5}	Particulate matter
PPG	Planning Practice Guidance
PRoW	Public Right of Way
SA	Sustainability Appraisal
SAC	Special Areas of Conservation
SCI	Sites of Community Importance
SEA	Strategic Environmental Assessment
SPA	Special Protection Areas
SSSI	Siet of Special Scientific Interest
SuDS	Sustainable Drainage Systems

1 Introduction

1.1 Background to Wyre

1.1.1 Wyre is one of 14 local authorities situated within Lancashire¹ (see Figure 1.1). The authority covers 283 km² (land cover only) and is characterised by a distinct geographical division, with the urban concentration situated in the west of the borough and an expanse of rural area to the east², which is bisected north to south by the M6 motorway (see Figure 1.2). The urban area to the west of the River Wyre is situated on a peninsula and comprises the coastal towns of Fleetwood, Thornton and Cleveleys and to the south, slightly inland, lies the market town of Poulton-le-Fylde. The main rural area settlements of Wyre include Garstang, Catterall, Knott End-on-Sea, Preesall and Hambleton. Wyre borough contains 24 wards. According to the 2021 Census, Wyre has a population of 111,900³. It is estimated that between 2018 and 2043 the population of Wyre will increase by 10.3%, which is above the 7.2% predicted for the Lancashire-14 area and is equal to the England figure².



Figure 1.1: Local Authorities in Lancashire

¹ Please note: administrative Lancashire does not include Blackpool or Blackburn with Darwen as they are unitary authorities.

² Lancashire County Council. Wyre district. Available at: <https://www.lancashire.gov.uk/lancashire-insight/area-profiles/local-authority-profiles/wyre-district/> [Accessed: 19/04/24]

³ ONS (2022) Population and household estimates, England and Wales: Census 2021, unrounded data. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/bulletins/populationandhouseholdestimatesenglandandwales/census2021unroundeddata> [Accessed: 19/04/24]

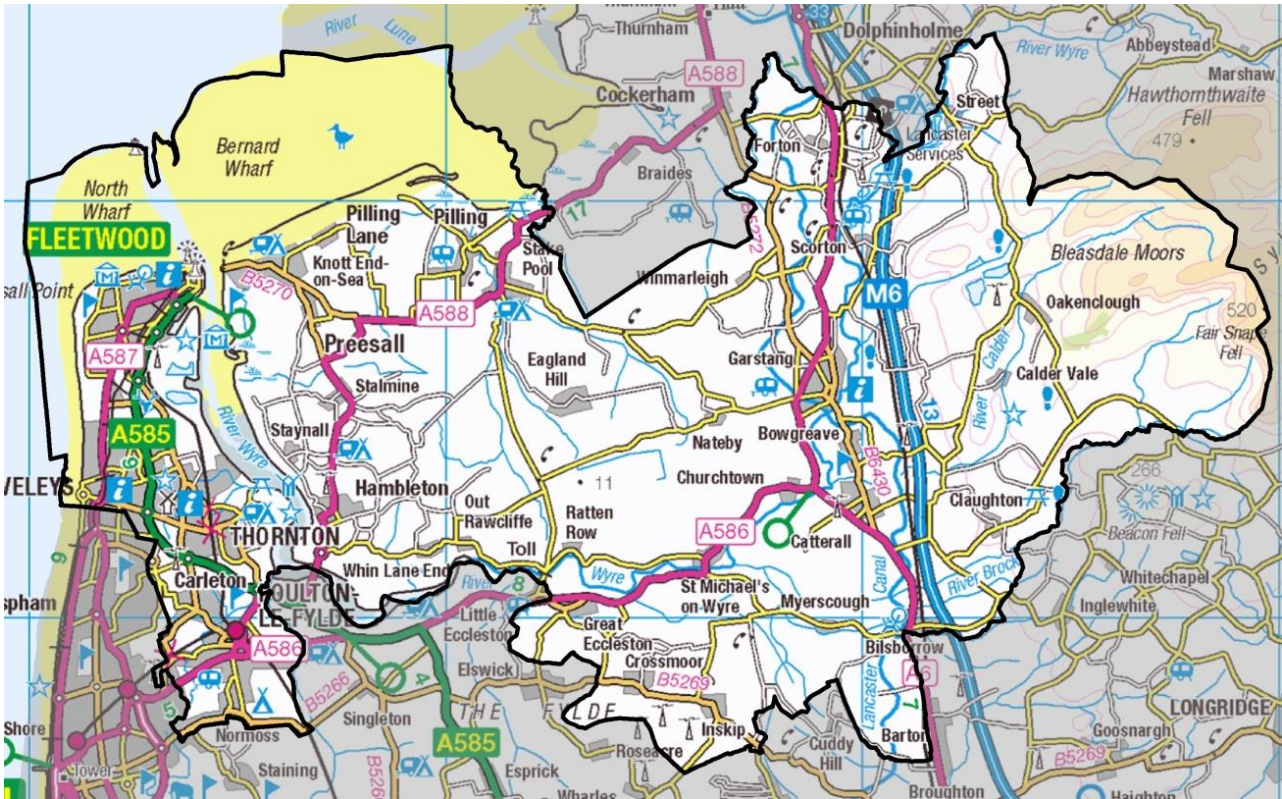


Figure 1.2: Wyre Borough Boundary

1.2 Background to the Wyre Plan 2022 - 2040

- 1.2.1 Wyre Council is preparing a new Local Plan, which will provide a planning and development strategy to guide future development in Wyre. It will establish a vision for the Borough up to 2040 and the strategy for delivering that vision; and identify the overall level of different types of development (including housing, employment and retail) that is envisaged during that period, and the general geographical distribution of that development. The Local Plan will also allocate sites for certain types of development; designate areas for protection; and set out policies to manage development in the Borough. It will cover the period from 2022 to 2040 and, once adopted, will supersede the Wyre Local Plan (2011-2031) (incorporating partial update of 2022) (Adopted January 2023). The Local Plan provides the statutory planning framework for all development within the Borough, except for minerals and waste⁴.
- 1.2.2 The Council undertook a Local Plan scoping consultation between January and March 2022 to ask the community and other stakeholders to identify the issues that the new local plan should address and identify the evidence required to support the local plan's preparation. A summary of the responses received to the consultation was published in July 2022⁵.

⁴ The development plan for minerals and waste is the Joint Lancashire Minerals and Waste Local Plan: Local planning policy for minerals and waste - Lancashire County Council. Available at: <https://www.lancashire.gov.uk/council/planning/local-planning-policy-for-minerals-and-waste/> [Accessed: 19/04/24]

⁵ Wyre Council (2022) Summary of Responses to the Regulation 18 Scoping Consultation July 2022. Available at: <https://www.wyre.gov.uk/downloads/file/1515/wyre-local-plan-full-review-summary-of-responses-to-the-regulation-18-consultation-july-2022> [Accessed: 19/04/24]

- 1.2.3 The Council has been gathering a wide range of evidence on a range of topics to support the new Local Plan. Some of the evidence is still emerging. The Council ran two wide ranging ‘call for sites’ in 2022 and 2023, and a specific ‘call for sites’ for onshore wind energy in 2023. Wyre Council published the sites submitted to the consultation on an interactive map. These were an important opportunity for the community and other stakeholders to suggest sites, land or buildings that could have the potential for future development or designation. The complete set of evidence will be published alongside the Final Draft Local Plan and will inform its development as it emerges.

1.3 Strategic Environmental Assessment and Sustainability Appraisal

- 1.3.1 Sustainability Appraisal (SA) is a process for assessing the social, economic and environmental impacts of a plan and aims to ensure that sustainable development is at the heart of the plan-making process. It is a legal requirement that Local Plans are subject to SA, under the Planning and Compulsory Purchase Act 2004. This Act stipulates that the SA must comply with the requirements of the SEA Regulations. Strategic Environmental Assessment (SEA) is a systemic process for evaluating the environmental consequences of plans and programmes to ensure that environmental issues are integrated and assessed at the earliest opportunity in the decision-making process.
- 1.3.2 This SA is being produced in accordance with the SEA Directive⁶ which is transposed directly into UK law through the SEA Regulations⁷.
- 1.3.3 National Planning Policy Guidance (PPG)⁸ states that SA should incorporate the requirements of SEA into one coherent process. This is because of the similarities between SA and SEA and the opportunities an integrated approach provides for avoiding repetition. This SA of the Local Plan therefore integrates the requirements of SEA (and is from here on referred to in this report simply as the SA). The SA process will appropriately culminate in the Publication SA Report that also satisfies the requirements of an SEA Environmental Report. As this document is only an Issues and Options SA Report it is not intended, and is not able, to fully satisfy the requirements of an SEA Environmental Report at this stage. In addition to PPG, this integrated SA/SEA process is in accordance with ‘A Practical Guide to the Strategic Environmental Assessment Directive’ published by the Office of the Deputy Prime Minister in 2005⁹.

1.4 Habitats Regulations Assessment

- 1.4.1 Under Article 6 of the European Council Directive 92/43/EEC on the Conservation of natural habitats and of wild flora and fauna (the ‘Habitats Directive’)¹⁰, transposed into English law by means of the

⁶ Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment. Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32001L0042> [Accessed: 19/04/24]

⁷ The Environmental Assessment of Plans and Programmes Regulations 2004. Available at: <https://www.legislation.gov.uk/uksi/2004/1633/contents/made> [Accessed: 19/04/24]

⁸ DLHC (2020) Guidance: Strategic environmental assessment and sustainability appraisal. Available at: <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal> [Accessed: 23/05/24]

⁹ Available at: [A Practical Guide to the Strategic Environmental Assessment Directive \(publishing.service.gov.uk\)](https://publishing.service.gov.uk) [Accessed 23/05/24]

¹⁰ Habitats Directive. Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:31992L0043> [Accessed: 19/04/24]

Conservation of Habitats and Species (Amendment) Regulations 2017¹¹, an assessment is required where a land use plan may give rise to significant effects upon a site which is part of the National Site Network, previously known as a 'European site' in the UK or a 'Natura 2000 site' in Europe. These designated sites form part of the National Site Network, which is a network of areas designated to conserve natural habitats and species that are rare, endangered, vulnerable or endemic within the European Community. This includes Special Areas of Conservation (SACs), designated under the Habitats Directive for their habitats and/or species of European importance, and Special Protection Areas (SPAs), classified under Directive 2009/147/EC on the Conservation of Wild Birds (the codified version of Directive 79/409/EEC as amended) for rare, vulnerable and regularly occurring migratory bird species and internationally important wetlands.

- 1.4.2 In addition, it is a matter of law that candidate SACs (cSACs) and Sites of Community Importance (SCI) are considered in this process; furthermore, it is Government policy that sites designated under the 1971 Ramsar Convention for their internationally important wetlands (Ramsar sites) and potential SPAs (pSPAs) are also considered.
- 1.4.3 A separate Habitats Regulations Assessment (HRA) screening exercise will consider the options which are developed for the Local Plan to determine whether the Local Plan, either in isolation and/or in combination with other plans or projects, would generate an adverse impact upon the integrity of a site which is part of National Site Network, in terms of its conservation objectives and qualifying interests. This process will be documented in an HRA Screening Report that will be submitted to Natural England. If the Screening Report identifies that significant effects are likely, then the Local Plan must be subject to Appropriate Assessment.

1.5 Purpose of the SA Issues & Options Report

- 1.5.1 The Council has prepared the Wyre Local Plan Issues and Options document as part of the Local Plan-making process. The purpose of this report is to provide an appraisal of each option in the Council's Issues and Options document to identify their likely sustainability impacts on each objective of the SA Framework. This will help the Council to identify the most sustainable options and to prepare a Local Plan which is economically, environmentally and socially sustainable.

1.6 Consultation

- 1.6.1 This Issues and Options SA Report will be consulted upon in accordance with the requirements of Regulation 13(1) of the SEA Regulations. The SA Issues and Options Report will, therefore, be issued alongside the Wyre Local Plan Issues and Options document to the statutory consultation bodies Historic England, Natural England and the Environment Agency for a minimum six-week period.

¹¹ The Conservation of Habitats and Species Regulations 2017. Available at: <https://www.legislation.gov.uk/uksi/2017/1012/contents/made> [Accessed: 19/04/24]

2 The SA Process

2.1 Stages in the SA process

2.1.1 Planning Practice Guidance (PPG)¹² subdivides the SA process into a series of stages. While each stage consists of specific tasks, the intention should be that the process is iterative. Figure 2-1 presents the key stages in the SA process as they correspond with the stages of the Local Plan plan-making process.

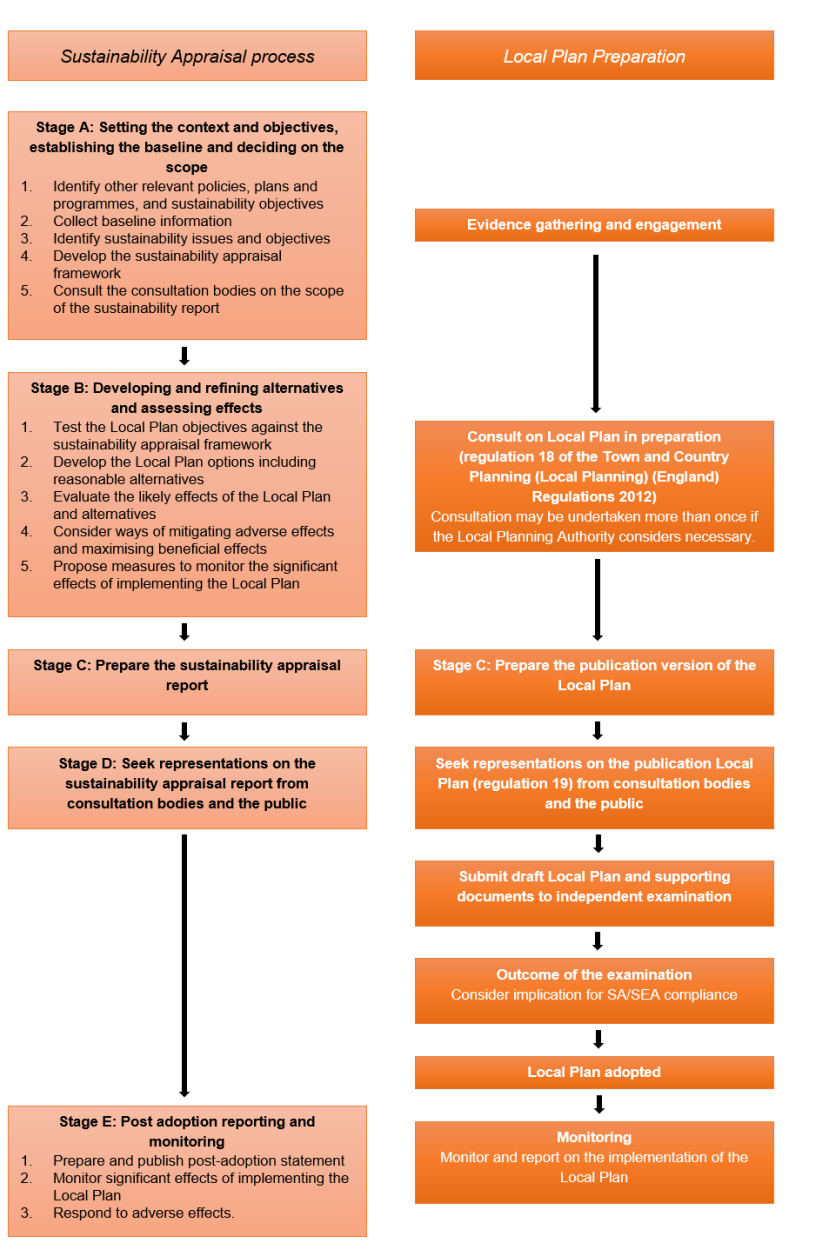


Figure 2.1: Stages in the SA Process

¹² MHCLG. Planning Practice Guidance. Strategic Environmental Assessment and Sustainability Appraisal. Available at: <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal> [Accessed: 19/04/24]

2.1.2 Details of the completed Stage A can be found in section 3.1 below. The SA Issues and Options stage (this stage) corresponds with Stage B of Figure 2-1. Table 2-1 demonstrates how each of the tasks within Stage B are linked to the preparation and development of the Local Plan and where that information can be found in this report.

Table 2-1: Task within each SA stage

SA Stage	Section of the Report (where applicable)	Application to the Wyre Local Plan
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope		
A1: Identifying other relevant policies, plans and programmes and sustainability objectives	Chapter 3 and Appendix A of the SA Scoping Report	Stage A corresponds to the scoping stage of the SA and the findings of this stage are presented in the Scoping Report.
A2: Collecting baseline information	Chapter 4 and Appendix B of the SA Scoping Report	
A3: Identifying environmental problems	Chapter 4 of the SA Scoping Report	
A4: Developing SA objectives	Chapter 5 of the SA Scoping Report	
A5: Consulting on the scope of the SA	The Scoping Report has been consulted upon for 5 weeks with the statutory consultation bodies.	
Stage B: Developing and Refining Options and Assessing Effects		
B1: Testing the plan or programme objectives against the SA objectives	These stages will be documented in this SA Issues and Options Report.	Stage B is linked to the overall production of the Wyre Local Plan. There should be a considerable degree of interaction between the plan-making and SA teams during this stage in the process to enable potential adverse effects of the Wyre Local Plan to be avoided/ minimised and potential sustainability benefits maximised.
B2: Developing strategies alternatives		
B3: Predicting the effects of the plan or programmes, including alternatives		
B4: Evaluating the effects of the plan or programme, including alternatives		
B5: Mitigating adverse effects	These stages will be set out in the SA Publication Report.	
B6: Proposing measures to monitor the environmental effects of the plan or programme implementation		
Stage C: Preparing the SA Report		
C1: Preparing the SA Report	-	An SA Report and Non-Technical Summary documenting the effects of the Wyre Local Plan will be prepared and will include an assessment of the options considered during the development of the Strategy.
Stage D: Consulting on the draft plan or programme and the SA Report		
D1: Consulting the public and Consultation Bodies on the draft plan or programme and the SA Report	-	The SA Report will be consulted upon alongside the draft Wyre Local Plan.
D2: Assessing significant changes		Following the receipt of consultation feedback, the SA Report and the Wyre Local Plan may need to be updated to reflect comments received.
D3: Making decisions and providing information		
Stage E: Monitoring the significant effects of implementing the plan or programme on the environment		
E1: Developing aims and methods for monitoring	-	Monitoring will commence once the Wyre Local Plan has been adopted.
E2: Responding to adverse effects		

3 SA Methodology

3.1 Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

- 3.1.1 The SA Scoping Report represented Stage A of the SA process (see Figure 2.1), and presents information in relation to:
- Identifying other relevant plans, programmes and environmental protection objectives;
 - Collecting baseline information;
 - Identifying sustainability problems and key issues;
 - Preparing the SA Framework; and
 - Consultation arrangements on the scope of SA with the consultation bodies.
- 3.1.2 A key output of the Scoping Stage was the SA Framework. The SA Framework underpins the assessment methodology and comprises a series of Sustainability Objectives (covering social, economic and environmental issues) that are used to test the performance of the plan being assessed. Whilst the SEA Regulations do not require the use of Sustainability Objectives, they are a recognised tool for undertaking the assessment and are aspirations/goals that the Local Plan should work towards achieving.
- 3.1.3 The SA Framework (Table 3-1) is the main assessment tool used during the SA and comprises a series of 14 Objectives covering social, economic, cultural and environmental issues. These Objectives will be used to test the sustainability performance of the Local Plan. Each Objective links to the baseline information; key sustainability issues and opportunities in Wyre; and other plans, programmes and strategies relevant to the Local Plan. These subsequently form the basis of the assessment.
- 3.1.4 The topics listed in the Regulations were carried through into the SA Objectives set out in the SA Framework. The SA Objectives go beyond the SEA topics to also factor in social and economic elements that are not a focus of the SEA Regulations but are a key element of SA.
- 3.1.5 The intention of the SA is to enable the principles of sustainable development to be embedded into the Local Plan from the outset. The appraisal framework of objectives and sub-objectives has been designed to embed the principles of sustainable development, in the context of what the Local Plan could potentially achieve. Each stage of the SA will be undertaken using an iterative process, with feedback and communication between the planning and SA teams. This process enables the Local Plan to take a more sustainable direction in its development.
- 3.1.6 The basic principles of the approach to the appraisal are outlined in the SA Scoping Report and are reflective of the requirements in the SEA Practical Guide (see footnote 10 in section 1.3). In summary, the appraisal would be primarily qualitative and undertaken by professional SA practitioners. It is noted that the approach is reflective of the requirements of the SEA Regulations.

Geographical Scope

- 3.1.7 The geographical scope of the SA has been driven by the geographical scope of the Local Plan, i.e. the whole of the Wyre borough area.

Temporal Scope

3.1.8 The Local Plan is intended to apply until 2040. This timescale has been reflected in the SA of the Local Plan. If there are likely to be any sustainability effects of the Local Plan that would last longer than this, these would also be considered at a later date, through an update to this report.

SA Framework

3.1.9 Following the SA Scoping consultation, comments were received from the Environment Agency, Historic England and Natural England. These responses, and how we have responded to them, are presented in **Appendix A**. The SA Framework has been updated in light of these comments, where appropriate.

Table 3-1: SA Framework of Assessment Objectives, Indicators and Targets

SA Objective and Sub-Objectives	Indicators (including those from the Outcome Indicator Framework from the 25 Year Environment Plan)
1. To reduce crime, disorder and fear of crime	
<ul style="list-style-type: none"> ▪ To reduce levels of crime ▪ To reduce the fear of crime ▪ To reduce levels of anti-social behaviour ▪ To encourage Secured by Design principles 	<p>Number and distribution of wards with LSOAs in the bottom 10% most deprived for crime deprivation.</p> <p>% Increase in developments incorporating measures in line with Secured by Design principles.</p> <p>Number of new regeneration projects in areas of high crime.</p>
2. To improve levels of educational attainment for all age groups and all sectors of society	
<ul style="list-style-type: none"> ▪ To improve access to and involvement in lifelong learning opportunities ▪ To improve access to and the provision of education and training facilities 	<p>Number of wards in the bottom 10% for education, skills and training deprivation.</p> <p>Number of educational establishments within the borough.</p> <p>% developments that contribute to educational provision within the borough</p> <p>% developments that increase accessibility to education through direct or indirect means</p>
3. To improve physical and mental health and wellbeing for all and reduce health inequalities	
<ul style="list-style-type: none"> ▪ To improve access to health and social care services especially in isolated areas ▪ To reduce health inequalities amongst different groups in the community ▪ To promote healthy lifestyles ▪ Encourage the development of strong, cohesive communities ▪ Improve access to open space 	<p>Number of wards in the bottom 10% for health deprivation and disability.</p> <p>Percentage resident population who consider themselves to be in good health.</p> <p>Proportion of population within 1km of a GP surgery</p> <p>Proportion of population within 500m of a green space.</p> <p>G3: Enhancement of green and blue infrastructure</p> <p>G4: Engagement with the natural environment</p> <p>G7: Health and wellbeing benefits</p>
4. To ensure housing provision meets local needs	
<ul style="list-style-type: none"> ▪ Ensure that there is sufficient housing to meet identified needs in all areas. ▪ Ensure that housing meets acceptable standards. ▪ Increase the availability of affordable housing. 	<p>Percentage split of dwelling types in new developments in comparison to housing need requirements.</p> <p>Average house price across the borough.</p> <p>Number of affordable housing completions as a proportion of need.</p>

SA Objective and Sub-Objectives	Indicators (including those from the Outcome Indicator Framework from the 25 Year Environment Plan)
	Supply of permanent pitch provision for Gypsy and Travellers and plot provision for Travelling Showpeople.
5. To improve sustainable access to basic goods, services and amenities for all groups	
<ul style="list-style-type: none"> ▪ Ensure that public transport services meet people's needs and are accessible ▪ Ensure that infrastructure for Non-Motorised Users (NMUs) is prioritised ▪ Promote the use of sustainable travel modes and reduce dependence on the private car ▪ Improve access to cultural and recreational facilities ▪ Maintain and improve access to essential services and facilities, including in rural areas 	<p>Journey to work by mode.</p> <p>Number of wards in bottom 10% of most deprived in terms of barriers to housing and services provision.</p> <p>Percentage of new houses built within 1km of five basic services.</p> <p>Quality, connectedness and length of public footpaths and cycleways.</p>
6. To encourage sustainable economic growth, inclusion and business development across the borough	
<ul style="list-style-type: none"> ▪ To diversify and increase employment opportunities ▪ To encourage new business formation and inward investment ▪ To encourage sustainable tourism ▪ To reduce levels of unemployment in areas most at need 	<p>Location of new development in relation to areas of key industries and major employers.</p> <p>Percentage take up of employment land compared to supply.</p> <p>Number of wards with LSOAs in the bottom 10% most deprived for employment deprivation.</p> <p>Percentage increases in visitor numbers and tourist revenue data.</p>
7. To deliver urban renaissance	
<ul style="list-style-type: none"> ▪ Improve the vitality and vibrancy of town centres ▪ Improve access within urban areas by sustainable means ▪ Promote adjacency of employment, recreation and residential areas in urban areas ▪ Support the conservation and / or development of a high quality built environment ▪ Protect and enhance townscape character and quality ▪ Promote the development of multi-functional green and blue infrastructure in urban areas ▪ Enhance the reputation of urban areas as places to live, work and visit 	<p>Total amount of floor space developed for town centre use.</p> <p>Percentage of residents using sustainable transport modes.</p> <p>Percentage of floor space developed in defined town and local centres.</p> <p>Change in townscape characterisation.</p> <p>Number and location of Conservation Areas.</p> <p>Percentage increase of new green or blue infrastructure within Wyre.</p>
8. To protect, restore and enhance biodiversity, and prevent impacts where possible	
<ul style="list-style-type: none"> ▪ Protect, restore and enhance designated sites of nature conservation importance in line with the Conservation Objectives for the European Sites and Marine Conservation Zones and support the restoration of SSSIs to achieve or maintain favourable condition 	<p>D1: Quantity, quality and connectivity of habitats</p> <p>D2: Extent and condition of protected sites – land, water and sea</p> <p>D3: Area of woodland in England</p> <p>D4: Relative abundance and/or distribution of widespread species</p> <p>D5: Conservation status of our native species</p>

SA Objective and Sub-Objectives	Indicators (including those from the Outcome Indicator Framework from the 25 Year Environment Plan)
<ul style="list-style-type: none"> ▪ Protect, restore and enhance wildlife especially rare and endangered species, supporting and enhancing species recovery ▪ Protect, restore and enhance habitats and wildlife corridors ▪ Protect, restore and enhance ecosystem functions and services ▪ Provide opportunities for people to access wildlife and open green spaces ▪ Protect, restore and enhance geodiversity ▪ Promote nature friendly agricultural practices to enhance and restore the surrounding biodiversity and habitat ▪ Ensure current ecological networks are not compromised, and future improvements in habitat connectivity are not prejudiced 	<p>D6: Relative abundance and distribution of priority species in England</p> <p>D7: Species supporting ecosystem functions</p> <p>G3: Enhancement of green and blue infrastructure</p> <p>G4: Engagement with the natural environment</p> <p>Amount of public open space lost to new development (ha).</p> <p>Percentage of Biodiversity Net Gain delivered through new developments.</p>
9. To protect and enhance the borough's landscape and townscape character and quality	
<ul style="list-style-type: none"> ▪ To protect and enhance landscape character and quality ▪ To protect and enhance townscape character and quality ▪ To protect the green belt and enhance Green & Blue Infrastructure ▪ Protect and enhance the provision of open or green spaces, ▪ Avoid impacts on the quality of existing recreational resources ▪ Conserve and enhance opportunities for public access to the countryside and coast ▪ To promote local distinctiveness ▪ To minimise noise pollution ▪ To minimise light pollution 	<p>Percentage of eligible open spaces managed to Green Flag standards.</p> <p>Distribution and area of National Parks and National Landscapes.</p> <p>G1: Changes in landscape and waterscape character</p> <p>Percentage increase in experienced noise pollution</p> <p>Percentage increase in experienced air pollution</p>
10. To protect and enhance the cultural heritage resource	
<ul style="list-style-type: none"> ▪ To conserve, protect and enhance the historic environment, heritage assets and their setting ▪ To conserve, protect and enhance historic landscape/townscape value 	<p>Changes to the number, condition and distribution of Listed Buildings, Scheduled Monuments, Conservation Areas and Registered Parks and Gardens.</p> <p>G2: Condition of heritage features including designated geological sites and scheduled monuments</p>
11. To protect and enhance the quality of water features and resources and reduce the risk of flooding	
<ul style="list-style-type: none"> ▪ To protect and enhance ground and surface water quality ▪ To protect and enhance coastal waters ▪ To improve flood resilience and resilience to coastal erosion 	<p>Occurrence of coastal flooding events.</p> <p>Percentage of rivers with good/fair chemical and biological water quality.</p> <p>Daily domestic water use (per capita consumption, litres).</p>

SA Objective and Sub-Objectives	Indicators (including those from the Outcome Indicator Framework from the 25 Year Environment Plan)
<ul style="list-style-type: none"> ▪ Encourage sustainable use of water resources ▪ Encourage the inclusion of flood mitigation measures such as SuDs ▪ Reduce and manage flooding ▪ Avoid inappropriate development in areas of high risk of flooding both now and in the future 	<p>Number of planning applications granted permission contrary to EA advice.</p> <p>B3: State of the water environment</p> <p>B4: Condition of bathing waters</p> <p>B5: Water bodies achieving sustainable abstraction criteria</p> <p>E8: Efficient use of water</p> <p>F1: Disruption or unwanted impacts from flooding or coastal erosion</p> <p>F2: Communities resilient to flooding and coastal erosion</p>
12. To limit and adapt to climate change	
<ul style="list-style-type: none"> ▪ To reduce greenhouse gas emissions ▪ To reduce the demand for energy and increase energy efficiency ▪ To increase the use of renewable energy ▪ To reduce CO₂ emissions from the transport sector ▪ To incorporate nature-based solutions to support climate change mitigation 	<p>Total CO₂ emissions per capita.</p> <p>Total CO₂ emission from the transport sector</p> <p>Annual average domestic gas and electricity consumption per consumer.</p> <p>Annual gas and electricity consumption in the commercial/industrial sector.</p> <p>Number of applications for commercial renewable and low carbon energy developments.</p> <p>Number of planning applications for the development of nature-based solutions including wetlands.</p> <p>Proportion of new developments that generate energy from renewable resources.</p> <p>Number of new public electric vehicle charging points.</p> <p>J1: Carbon footprint and consumer buying choices</p>
13. To protect and improve air quality	
<ul style="list-style-type: none"> ▪ To protect and improve local air quality 	<p>Number and distribution of AQMAs.</p> <p>Combined Air Quality Indicator Scores for LSOAs in Wyre.</p> <p>A1: Emissions for five key air pollutants</p> <p>A2: Emissions of greenhouse gases from natural resources</p> <p>A3: Concentrations of fine particulate matter (PM_{2.5}) in the air</p> <p>A5: Roadside nitrogen dioxide (NO₂) concentrations</p> <p>A6: Exceedance of damaging levels of nutrient nitrogen deposition on ecosystems</p>
14. To ensure sustainable use of natural resources	
<ul style="list-style-type: none"> ▪ Reduce the demand for raw materials ▪ Promote the use of recycled and secondary materials in construction ▪ Reduce the amount of derelict and vacant land ▪ Ensure that existing contaminated land is remediated and prevent the contamination of greenfield sites ▪ Encourage development of brownfield land where appropriate and available 	<p>Percentage of housing completions on previously developed land where appropriate and available.</p> <p>Number and condition of Local Geological Site</p> <p>Percentage of employment development on previously developed land.</p> <p>Key sources of contaminated land.</p> <p>Area of previously developed vacant land, vacant buildings and derelict land and buildings.</p>

SA Objective and Sub-Objectives	Indicators (including those from the Outcome Indicator Framework from the 25 Year Environment Plan)
<ul style="list-style-type: none"> ▪ Maintain and enhance soil quality ▪ Increase the proportion of waste recycling and re-use ▪ Reduce the production of waste ▪ Reduce the proportion of waste landfilled 	<p>E1: Area of productive agricultural land</p> <p>Area of productive agricultural land lost to new development</p>

3.2 Stage B: Developing Alternatives and Assessing Effects Rationale

- 3.2.1 During Stage B of SA, options being considered in the Local Plan are appraised using the SA Framework in order to predict and evaluate their likely sustainability effects. Appraisal results are shared and discussed with the Council, along with recommendations for avoiding, mitigating or enhancing effects, through an iterative process in order to ensure that environmental and sustainability considerations are factored into their decision-making process from the onset.
- 3.2.2 The approach has included the following steps (refer to Figure 2-1 and boxes below):
- B1: Testing the plan objectives against the SA Objectives;
 - B2: Developing the plan options;
 - B3: Predicting the effects (including cumulative and secondary effects) of plan options and alternatives;
 - B4: Evaluating the effects (including cumulative and secondary effects) of plan options and alternatives;
 - B5: Consider ways of mitigating negative effects and maximising beneficial effects; and
 - B6: Proposing measures to monitor the significant effects of the plan's implementation.

Task B1: Testing the plan objectives against the SA Objectives

The Objectives of the Local Plan should be tested for the compatibility with, and likely effects on, each SA Objective and identifying other options or opportunities to refine options.

Task B2: Developing the options

Task B2 involves identifying and considering various options that would help to contribute towards the SA Objectives. This can be seen as being the identification and consideration of preferred options, and alternatives to these options, in the Plan. In light of the likely effects of each option, as identified and described through the iterative SA process, the plan maker is equipped to refine and select options for the Plan so as to achieve sustainable development.

Task B3&4: Predicting and evaluating the effects of the Plan

Tasks B3 and B4 of the SA process involve helping to develop the Plan by predicting and evaluating its effects on the economic, environmental and social sustainability of the Plan-area. Government guidance states that the potential effects should be quantified, or a judgement made where this is not possible.

Sustainability effects are predicated, with a focus on their likelihood, scale, duration, timing and whether they are positive or adverse. These predictions are then evaluated using professional judgement in order to identify cumulative, synergistic and secondary effects, as well as conflicts and limitations of Plan policies.

Task B5: Considering ways of mitigating negative effects and maximising beneficial effects

Mitigation involves putting in place measures to prevent, reduce or offset any identified adverse sustainability effects. Mitigation measures may also include recommendations for enhancing positive effects. The first priority should, however, be avoidance of adverse effects. Only when all alternatives that might avoid an adverse effect have been exhausted, should mitigation be sought to reduce the harmful effect.

Task B6: Proposing measures to monitor the significant effects of the Plan

A monitoring system should be prepared and proposed that, if adopted and followed, would enable the plan maker to ensure that the Local Plan is resulting in the predicted effects and that avoidance, mitigation or compensation measures that were adopted are working as planned. This provides the opportunity to alter measures to make them more effective.

- 3.2.3 The Vision, Objectives, Spatial and Policy Options of the Local Plan have been tested for their compatibility with the SA Framework in order to identify potential gaps or conflicts (B1). The Site Options have been assessed in detail (B3 and B4) for their potential effects on each SA Objective.
- 3.2.4 Assessments in the SA follow an integrated approach. It primarily relies on the SA Framework, which sets out 14 SA Objectives. The assessments predict and evaluate the likely minor and significant positive and negative (including direct, indirect, secondary and cumulative) effects on each SA Objective.
- 3.2.5 Task B1 of the SA process is 'Testing the plan objectives against the SA Objectives'. As part of this, the Local Plan Vision, Objectives, Spatial and Policy Options should be tested for the compatibility with, and likely effects on, each SA Objective. The compatibility methodology symbols are set out below.

Compatible	✓
Incompatible	X
Neutral	○
Uncertain	?

- 3.2.6 The assessment for tasks B2-B4 are presented in assessment matrices. The matrix is an established method for clearly analysing the performance of a proposal and helps meet the requirements of The Environmental Assessment of Plans and Programmes Regulations 2004 requirements by ensuring that the following elements are considered. This will enable significant effects to be identified:
 - Effect – whether the effect will be positive, negative or neutral when assessed against the SA Objectives.
 - Temporal scale – whether the impact will be short-term (within 5 years), occur in the medium term (5 – 10 years) or occur in the long-term (10 years +).
 - Spatial scale – where the impacts will occur within the area. Any transboundary effects outside of the study area would also be considered.
 - Permanency – whether effects will be permanent or temporary.
 - Level of certainty – the level of certainty in the prediction will be classified as low, medium or high.
 - Cumulative and synergistic effects.
- 3.2.7 Where negative effects are identified, measures have been proposed to offset, avoid or otherwise mitigate for the impact. In addition, measures which may further enhance benefits were also identified, as appropriate.

3.2.8 The scoring used for the appraisal of a site proposals is defined below:

Table 3-2: Notations used in the SA assessment

Impact	Description	Symbol
Major Positive Impact	The proposal contributes strongly to the achievement of the SA Objective.	++
Positive Impact	The proposal contributes partially to the achievement of the SA Objective.	+
No Impact/ Neutral	There is no clear relationship between the proposal and/or the achievement of the SA Objective or the relationship is negligible.	0
Negative Impact	The proposal partially detracts from the achievement of some elements of the SA Objective.	-
Major Negative Impact	The proposal strongly detracts from the achievement of all elements of the SA Objective.	--
Uncertain impact – more information required	It is not possible to determine the nature of the impact as there may be too many external factors that would influence the appraisal, or the impact may depend heavily upon implementation at the local level.	?
Positive and Negative Impacts	The proposal has a combination of both positive and negative contributions to the achievement of the SA Objective.	+/-

3.3 Consideration of reasonable alternatives

3.3.1 A key tenet of SA is the consideration of reasonable alternatives, as The Environmental Assessment of Plans and Programmes Regulations 2004:

Part 3 (12):

(2) The report shall identify, describe and evaluate the likely significant effects on the environment of —
 (a) implementing the plan or programme; and
 (b) reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme.

Schedule 2:

(8) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.

3.3.2 In practice, the requirements stated above necessitate:

- That the SA describes the reasonable alternatives to the Local Plan and predicts and evaluates their likely sustainability impacts to the same level of detail as all options being appraised;
- That the SA outlines the reasons for which reasonable alternatives were considered to be 'reasonable' whilst other options were not; and
- That the SA provides a justification for the selection of the preferred approach in light of the alternatives dealt with.

3.3.3 Determining if an alternative is reasonable is typically an evaluative and qualitative assessment for the planning authority. SEA Guidance states that “*only reasonable, realistic and relevant alternatives need to be put forward*”.

4 Strategic Options Assessment

4.1 Overview

- 4.1.1 The assessment of the Vision and Objectives represent Task B1 of the assessment: testing the plan objectives against the SA Objectives. This is a high-level and iterative assessment that seeks to help guide the direction of the Local Plan.

4.2 Vision

Wyre 2040 – a vision statement:

There will be balanced sustainable growth to make Wyre in 2040 an attractive place to live, work, visit and do business.

Wyre's distinctive urban and rural communities from our coast to countryside, alongside its rich heritage, rural landscapes and valued biodiversity that is unique to Wyre, will be protected and where opportunities arise, will be enhanced.

The borough will have risen to the challenge of climate change, it will have mitigated, adapted and improved its resilience to climate change. New development has been located in areas with lower risk from flooding or coastal change. Opportunities for appropriate low carbon and renewable energy will have been harnessed.

The borough will see sustainable economic growth that retains and attracts new businesses and provides the environment to support local businesses to establish and grow. Opportunities for a wide choice of jobs across the borough will be created and our workforce will be retained and upskilled to be adaptable and resilient to the changing economy. Changing working practices will be facilitated. We will support Wyre's growing tourism economy and promote our coast to countryside offer, supporting appropriate tourism businesses and attractions.

Wyre has attracted new investment at Hillhouse Technology Enterprise Zone to make a valuable contribution to the overall Fylde coast economy. Regeneration at Fleetwood Port and Dock will be realised.

Our town and retail centres will have adapted to changes in retailing and be a vibrant welcoming place to live, work and visit. They will provide community hubs to meet the needs of our residents and visitors, providing employment, retail, leisure and community facilities.

Our communities will have access to the same opportunities to live in thriving, safe, welcoming communities and feel empowered. The quality of life will be improved and provide opportunities for people to lead healthy and active lifestyles by ensuring our leisure facilities and parks and open spaces are integrated into our communities for everyone to enjoy.

Environmentally sustainable communities have been created. Sustainably located good quality housing that provides affordable and market housing options to meet the needs of the whole community, will be provided, with a range of size, type and tenure. Provision of accommodation appropriate for older people and people with disabilities has been delivered, to meet the housing needs of an ageing population and free up family housing.

Development has taken place in a co-ordinated manner and is supported by necessary infrastructure. Substantial improvements to highways have been made including the A585(T) and local network in Poulton-le-Fylde to ease congestion. The Poulton-Fleetwood rail line has reopened. Enhanced walking and cycling routes have strengthened links within and between settlements.

4.2.1 This vision sets out the Council's clear objective to conserve and enhance important aspects of the Plan area's housing, infrastructure, economic growth and environmental protection. By pursuing this vision, the Council has placed sustainable development at the core of their Plan making process. It is expected that this will help to ensure the Council's decision-making process seeks out and maximises opportunities for protecting and enhancing the natural environment, economic growth and social cohesion. This will be likely to be positively compatible with each SA Objective.

Vision	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
	0	0	0	0	0	0	0	✓	0	0	✓	✓	0	0

4.3 Local Plan Objectives

Objective 1:	Tackling the climate emergency – to ensure all new development contributes to the borough achieving net zero by 2050 and that we mitigate, adapt and improve our resilience to climate change, including flood risk and coastal change.
Objective 2:	Designing beautiful communities – to protect, enhance and promote the borough's varied and high quality environment, including its rich heritage, local character and identity.
Objective 3:	Natural environment – to protect, enhance and promote the borough's varied and outstanding natural environment, landscapes, habitats and biodiversity, and our network of green infrastructure and open space.
Objective 4:	Supporting jobs and the economy – to support business investment and job creation opportunities to support a resilient economy to deliver prosperity for the whole community.
Objective 5:	Promoting vibrant town and retail centres – to encourage investment and ensure vitality to meet the needs of our communities and visitors.
Objective 6:	Meeting future housing needs – to provide housing to meet people's needs, including affordable housing, which meets a range of needs over people's lifetime.
Objective 7:	Promoting sustainable transport – to promote sustainable modes of travel by locating development sustainably, enhancing travel networks for walking, cycling and public transport to provide a range of transport choice.
Objective 8:	Infrastructure – collaborative working with partners and stakeholders to secure necessary infrastructure needed at an appropriate time to support new development.
Objective 9:	Designing healthy environments – to ensure new buildings and open spaces encourage active and healthy lifestyles to support the health and wellbeing of our communities and reduce inequalities.
Objective 10:	Minimise environmental impact – including flood risk and pollution and where necessary ensure appropriate mitigation, compensation and enhancement measures.

4.3.1 The primary aim of Objective 1 is to help tackle the climate emergency by supporting low carbon developments and developments that are resilient to climate change. Energy efficient and low carbon

homes could be encouraged through design principles, helping reduce carbon emissions and flood risk. Many measures that seek to reduce flood risk involve blue infrastructure, which would be expected to have secondary benefits in relation to biodiversity networks in Wyre. This Objectives would have positive compatibility with SA Objectives 8, 11 and 12.

- 4.3.2 Objective 2 seeks to ensure new development within Wyre corresponds to good design and creates a distinctive sense of place, promoting the area's historic and landscape character. Good design in-keeping with the surrounding could help encourage community cohesion and a sense of place, benefiting personal wellbeing. This Objective is expected to lead to positive compatibility with SA Objectives 3, 9 and 10.
- 4.3.3 Objective 3 seeks to protect, enhance and promote the natural environment. Key aims of the objective include protecting Wyre's natural environment, landscapes, and habitats. Enhancements to the natural environment, including green infrastructure and open space networks, could also be expected to lead to improvements in air quality, reducing flood risk, carbon sequestration and protecting soil resources. This would be expected to lead to positive compatibility with SA Objectives 3, 8, 9, 10, 11, 12, 13 and 14.
- 4.3.4 Objective 4 aims to support local economic prosperity. This will be through supporting a wide range of business investment and employment opportunities. Therefore, Objective 4 would be expected to result in a positive compatibility to SA Objectives 6 and 7.
- 4.3.5 The aim of Objective 5 is to encourage local investment by promoting vibrant town and retail centres. By encouraging local investment, this Objective could lead to the development of local employment opportunities, supporting the local economy and promoting a sense of community. By meeting the needs of communities and visitors, it is assumed that essential services will be accessible to all. This Objective would be expected to have positive compatibility in relation to SA Objectives 3, 5, 6 and 7.
- 4.3.6 The aim of Objective 6 is to deliver a range of character, types, densities and tenure of housing to meet the needs of local residents. A range of homes are also proposed to be accessible and adaptable to the population's future needs, ensuring homes are available for older people or those with restricted mobility, with benefits to wellbeing, as well as supporting community cohesion and socialisation. This Objective would be expected to have a positive compatibility with SA Objectives 3, 4, and 7.
- 4.3.7 Objective 7 seeks to promote sustainable transport, which aims to improve local connectivity through enhanced roads, pedestrian links, cycle paths and public transport networks. The Objective seeks to promote sustainable transport modes over private car use, which will help reduce air pollution and carbon emissions. Promoting active travel and the interconnectivity of communities will also have benefits to physical and mental wellbeing. The improved transport routes could connect local services such as schools, healthcare, shops, community facilities, open spaces and employment opportunities. By supporting active travel, the Objective will reduce reliance on private vehicles and would therefore have a positive effect on air quality and biodiversity, as emissions would be reduced. This Objective would be expected to have positive compatibility with SA Objectives 2, 3, 5, 6, 7, 8, 12, and 13.
- 4.3.8 Objective 8 seeks to ensure the delivery of infrastructure across the area to meet the needs of new developments. The delivery of infrastructure could ensure educational and community facilities are created and support the needs of the residents. This may, along with the opportunities to provide residential development, provide additional job and educational opportunities to help support the local economy. This Objective would be likely to have positive compatibility in relation to SA Objectives 2, 3 and 6.

4.3.9 Objective 9 aims to ensure new development encourages active and healthy lifestyles for local residents. The Objective seeks to support local communities and reduce local inequalities. The Objective would be expected to have positive compatibility in relation to SA Objectives 3 and 7.

4.3.10 Objective 10 seeks to minimise environmental impact, in relation to reducing flood risk and pollution. The Objective is expected to result in positive compatibility in relation to SA Objectives 11 and 12. The Objective references the use of appropriate mitigation, compensation and enhancement measures; however, it is recommended that compensation measures are not referred to in the objective to ensure that the mitigation hierarchy is followed wherever possible.

Local Plan Objective	SA Objective													
	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
1	○	○	○	○	○	○	○	✓	○	○	✓	✓	○	○
2	○	○	✓	○	○	○	○	○	✓	✓	○	○	○	○
3	○	○	✓	○	○	○	○	✓	✓	✓	✓	✓	✓	✓
4	○	○	○	○	○	✓	✓	○	○	○	○	○	○	○
5	○	○	✓	○	✓	✓	✓	○	○	○	○	○	○	○
6	○	○	✓	✓	○	○	✓	○	○	○	○	○	○	○
7	○	✓	✓	○	✓	✓	✓	✓	○	○	○	✓	✓	○
8	○	✓	✓	○	○	✓	○	○	○	○	○	○	○	○
9	○	○	✓	○	○	○	✓	○	○	○	○	○	○	○
10	○	○	○	○	○	○	○	○	○	○	✓	✓	○	○

4.4 Growth Options

4.4.1 The Council has used the Standard Method for calculating the housing need in Wyre over the plan period: minimum of **275 homes per year, the equivalent of 4,950 homes between 2022 and 2040**. Although no definition of exceptional circumstances is provided, the PPG does provide a number of paragraphs where an alternative approach could be justified, such as where plans cover more than one area; where strategic policy-making authorities boundaries do not align with local authority boundaries; where data is not available; or where there are re-organised local authorities. For Wyre, there are none of the circumstances listed above present. Nor does the Council consider there to be exceptional circumstances to justify planning for a higher housing need figure than standard method. The PPG does provide a number of paragraphs where an alternative approach could be justified, such as where there are growth strategies for the area, strategic infrastructure improvements or the Council has agreed to take on unmet need from neighbouring authorities. There may, occasionally, also be situations where previous levels of housing delivery in an area, or previous assessments of need are significantly greater than the outcome from the standard method. For Wyre, there are none of the circumstances listed above. Therefore, the Council do not consider there to be exceptional circumstances to justify an alternative approach or constraints, at this stage of the plan making process, to justify setting a lower or higher housing requirement.

4.4.2 The emerging Fylde Coast Employment Land Study (2024) has calculated an objectively assessed employment land need for Wyre of a minimum of 24.15 hectares between 2022 and 2042. The study identifies that Wyre’s current employment supply provides a surplus of between 3.25 and 10.93 hectares.

4.4.3 These proposed figures have been assessed in Chapter 5.

4.5 Spatial Strategy

4.5.1 The four spatial options have been assessed for their compatibility with the SA Objectives. This represents Task B2: developing the options. Compatibility assessments help to identify the likely high-level effects of each option, to help the plan-makers refine and select options as they develop the Local Plan. These are high-level compatibility assessments and use a worse-case scenario without considering potential Local Plan mitigation to provide the basis for comparison between options. The Final Local Plan proposals will be assessed with the consideration of mitigation.

Option 1 – Fylde Coast Peninsula Main Urban Area Focus

This option would focus the majority of new development on the main urban towns on the Fylde Coast Peninsula where there is good access to services and facilities and access to a rail station.

Located on the Fylde Coast Peninsula, Fleetwood, Cleveleys, Thornton and Poulton-le-Fylde are main urban towns. However, there are very limited opportunities for development in Cleveleys and there are limited options in Fleetwood, where viability may also be a constraint.

The use of previously developed land in the Fylde Coast Peninsula main urban towns would be prioritised. Furthermore, land located within existing settlements would also be prioritised where appropriate. This option would also likely need to consider opportunities to increase the density of development. However, given the limited amount of unconstrained land available for development, the delivery of this option would require development of greenfield land located on the edge of existing towns.

The remainder of new development would be split between the settlements on the A6 Corridor, including Cabus, Garstang, Bowgreave, Catterall, Bilsborrow and Barton, and other defined rural settlements.

The development which would be directed to the A6 Corridor would be focused principally on Garstang given that it offers the greater range of services and facilities than the other settlements on the A6 Corridor.

Compared to the other options, Option 1 would result in the lowest levels of development being directed to existing settlements along the A6 Corridor. However, the settlements along the A6 Corridor and in rural areas have limited previously developed land and limited land located within the settlement boundary that could be developed. Given the limited amount of unconstrained land available for development, the delivery of this option would require development of greenfield land located on the edge of existing settlements.

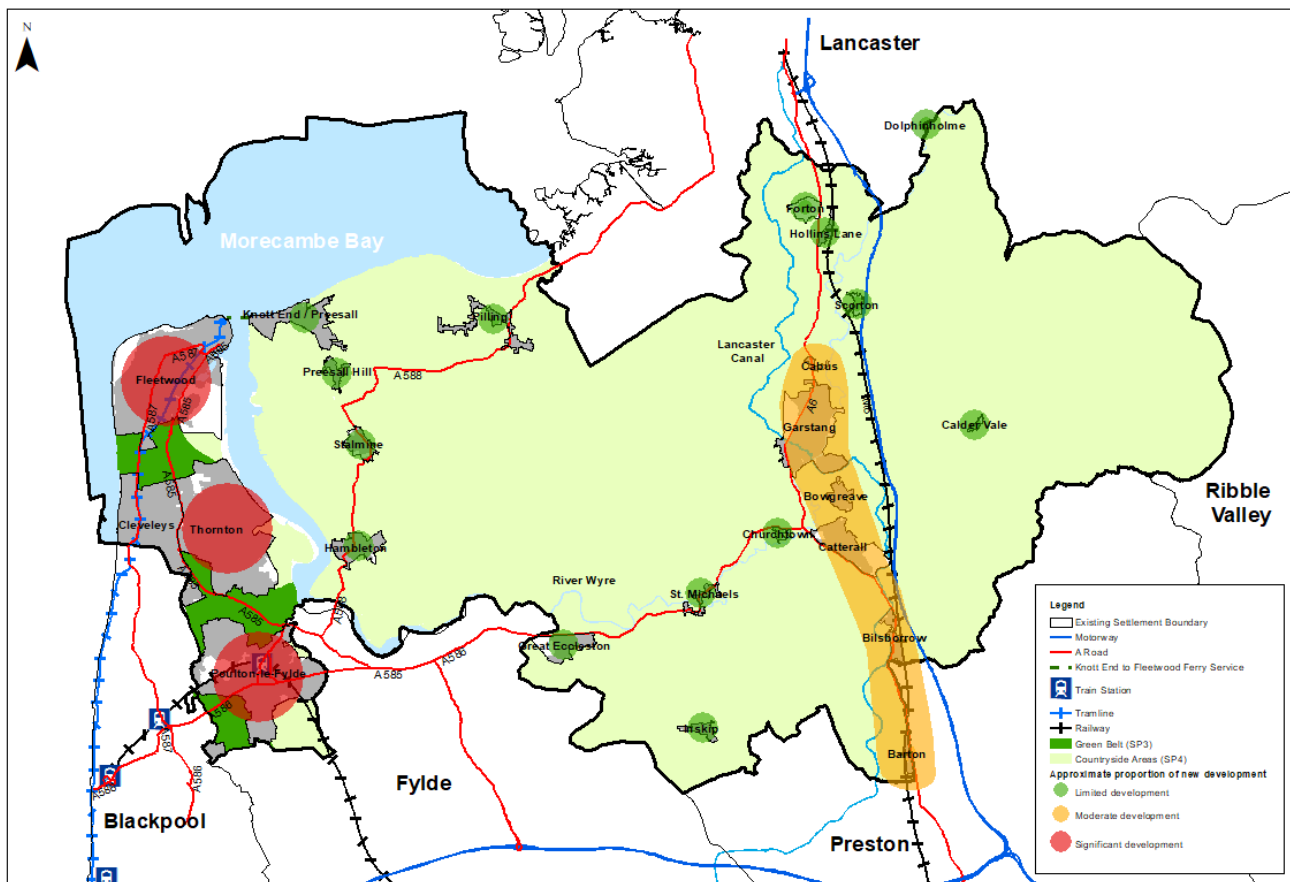


Figure 4.1 Option 1 - Fylde Coast Peninsula Main Urban Area Focus

- 4.5.2 This option would see development directed towards existing urban areas; prioritising brownfield sites, where possible. Some of the development could be directed towards areas of high crime (IMD <20% most deprived for 'crime') and could help discourage antisocial behaviour in these areas through regeneration initiatives. Therefore, this option could have a positive compatibility with SA Objective 1.
- 4.5.3 Option 1 would direct the majority of residents to the existing urban areas and would therefore be likely to be in proximity to existing education facilities. However, it is uncertain on the capacity of the existing schools and by directing housing in these locations could restrict the local schooling capacity to the detriment of existing local residents. Therefore, it is uncertain if a positive or negative compatibility would be likely against SA Objective 2.
- 4.5.4 As there is only one NHS hospital with an A&E department within the borough in Fleetwood - directing development to the main urban areas may enable increased accessibility to this health service. Situating new residents on the edge of existing urban areas may help to ensure they have excellent access to necessary health services, including via foot, cycle and public transport. Access to a diverse range of green spaces, as well as leisure facilities, would also be excellent for most new residents under this option. Therefore, this option would be expected to have positive compatibility against SA Objective 3.
- 4.5.5 This option would direct housing to the main urban areas and would be likely to deliver sufficient affordable housing in the areas where it is required the most. However, this option may not meet the housing needs of rural communities across Wyre. Overall, the option would be positively compatible with SA Objective 4.

- 4.5.6 There is only one railway station in the borough in Poulton-le-Fylde, and therefore, by directing residents to the main urban areas, new communities would be expected to have good access to rail services. There are numerous bus stops across Wyre, and under this option residents would be expected to have good access to these sustainable transport options. Access to the local PRoW network is also excellent throughout the borough. Overall, this option would be expected to have a positive compatibility against SA Objective 5.
- 4.5.7 This option would direct employment floorspace to the main urban areas and would therefore direct employment opportunities to areas where it is required the most and would help enhance the local economy. However, Option 1 may not meet the employment and economic needs of rural communities across Wyre. Overall, Option 1 would be expected to be both positively and negatively compatible with SA Objective 6.
- 4.5.8 By directing development to the main urban areas, Option 1 would enhance the vitality and vibrancy of existing town centres in Wyre, as new residents would be located in areas with existing employment opportunities, services and facilities, which would be boosted by new populations. New development in the existing urban areas would be in-keeping with the existing landscape character. Therefore, this option would be positively compatible with SA Objective 7.
- 4.5.9 Under Option 1, a significant portion of new development in the borough would be directed to one location, which will help to avoid fragmentation of the ecological network in the more rural locations of Wyre. Careful consideration of the potential effects of the new development on the international and national biodiversity designation to the north west of the borough will be required, to take into account potential effects as a result of air pollution, caused by an increase in road transport. However, development would be prioritised on brownfield land and therefore may help reduce the loss of existing vegetation. Overall, it is uncertain if Option 1 would be compatible with SA Objective 8.
- 4.5.10 By focusing new development near existing settlements, this option would help to avoid development in highly sensitive rural locations with long distance views and a sensitive character. By situating new development on the edge of existing towns and cities, it is likely that it will largely be in keeping with the existing setting and built form and there may be good opportunities for utilising infill sites. Therefore, Option 1 would be likely to have a positive compatibility with SA Objective 9.
- 4.5.11 Cultural heritage assets are widely distributed throughout the borough, with a number of Listed Buildings located within the town of Fleetwood. Effects will be largely determined by the precise location, design and layout of development. As brownfield development would be prioritised, potential adverse impacts of new development on heritage settings could be reduced. It is therefore uncertain if Option 1 would be compatible with SA Objective 10.
- 4.5.12 Option 1 would direct development to the existing urban areas primarily to the west of the borough, and therefore would be likely to be within Flood Zones 2 or 3. By directing development to brownfield locations, the effect of flooding may be reduced, as the development may not increase, or may be able to reduce through design, overall runoff rates due to existing hardstanding. Overall, this option is likely to be negatively compatible with SA Objective 11.
- 4.5.13 Under Option 1, by placing the majority of new residents in the main urban areas, this option would be helping to ensure that these residents have excellent access to a wide variety of frequent and affordable public transport links and essential services. This will help to reduce residents' reliance on personal car use and thereby limit increases in road transport associated greenhouse gases emissions. Therefore, Option 1 would be likely to be positively compatible with SA Objective 12.

- 4.5.14 By directing new residents to the main urban areas, this option could expose new residents to noise, air and light pollution associated with the urban roads and services. Therefore, Option 1 is unlikely to be compatible with SA Objective 13.
- 4.5.15 Under Option 1 development of previously developed land in the Fylde Coast Peninsula main urban areas and towns would be prioritised which would help reduce the amount of derelict and vacant land and reduce the volume of soil lost to new development. However, it is noted that development on greenfield land would be required for the settlements along the A6 Corridor and in rural areas. Development on greenfield land would be expected to result in a permanent and irreversible net loss of ecologically and agriculturally valuable soils caused by excavation, compaction, erosion, contamination and removal of vegetation cover (primarily due to the construction phase). Therefore, it is uncertain what the compatibility of this option would be with SA Objective 14.

Option 1	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
	✓	?	✓	✓	✓	?	✓	?	✓	?	X	✓	X	?

Option 2 – A6 Corridor Focus

Option 2 would direct a greater proportion of new development to the A6 corridor in the settlements of Cabus, Garstang, Bowgreave, Catterall, Bilsborrow and Barton. Focusing development on the A6 Corridor would concentrate development in a part of the borough with existing services and facilities and with good access to the motorway network.

The development which would be directed to the A6 Corridor would be focused principally on Garstang given that it offers a greater range of services and facilities than the other settlements on the A6 Corridor.

The use of previously developed land on the A6 Corridor would be prioritised. Furthermore, land located within existing settlements would also be prioritised where appropriate. However, given the limited amount of unconstrained land available for development, the delivery of this option would require development of greenfield land located on the edge of existing settlements. Individual settlements would remain separate. This option does not propose the creation of a new urban conurbation along the A6.

Compared to Option 1, this option would result in less development being directed to the main towns on the Fylde Coast Peninsula. A moderate level of growth would still be directed to this part of the borough, in particular to Poulton-le-Fylde and Thornton, and to a lesser extent Fleetwood.

Option 2 would direct a similar amount of development to other defined rural settlements (excluding A6 settlements) as Spatial Option 1.

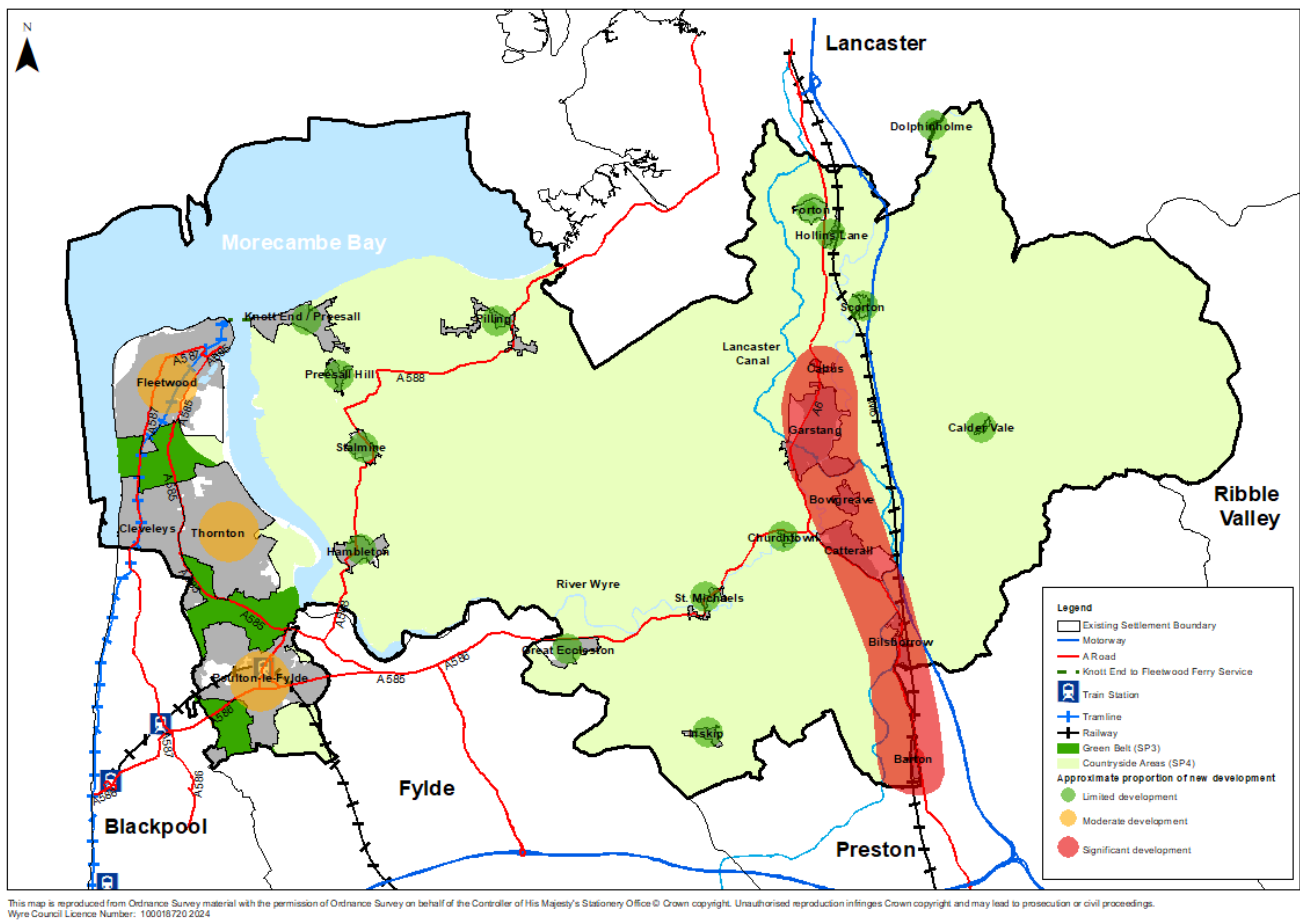


Figure 4.2: Option 2 - A6 Corridor Focus

- 4.5.16 This option would see development focused towards the A6 corridor and surrounding settlements, prioritising previously developed land where possible, but understanding that more greenfield land is likely to be needed as the rural settlements have limited supplies of previously developed land suitable for development. This option is likely to direct less development towards areas of deprivation than Option 1. Therefore, this option could have a neutral compatibility with SA Objective 1.
- 4.5.17 Option 2 would direct the majority of residents to the A6 corridor and existing smaller settlements and may therefore be in proximity to a lower level of existing education facilities. However, it is uncertain on the capacity of the existing schools, in particular Garstang Community Academy. Directing housing to these locations could restrict the local schooling capacity, to the detriment of existing local residents. Therefore, a negative compatibility is predicted against SA Objective 2, assuming no mitigation.
- 4.5.18 As there is only one NHS hospital with an A&E department within the borough, in Fleetwood, the majority of new residents under this option would not be expected to have good sustainable transport access to this hospital. Situating new residents on the edge of existing settlements may help to ensure they have good access to existing GP services, including via foot, cycle and public transport where the facilities are available. Directing development to the A6 corridor may necessitate the creation of new facilities in these expanding areas. Access to a diverse range of open or green spaces would also be excellent for most new residents under this option. Therefore, both positive and potentially negative compatibility has been predicted against SA Objective 3 at this stage.

- 4.5.19 Option 2 would direct housing primarily to the A6 corridor and surrounding settlements, so may help meet the housing needs of these communities and help deliver sufficient affordable housing in the areas where it is required the most. The option would be positively compatible with SA Objective 4.
- 4.5.20 There is only one railway station in the borough in Poulton-le-Fylde, and therefore, by directing residents to the A6 corridor, this option would not promote the use of the rail services and may lead to a reliance on personal car use. There are numerous bus stops across Wyre, and under this option residents would be expected to have good access to these sustainable transport options. Access to the local PRow network is also excellent throughout the borough. Overall, this option may result in unsustainable patterns of development and result in greater reliance on cars and increased commuting and would have a negative compatibility against SA Objective 5.
- 4.5.21 This option would direct employment floorspace primarily to the A6 corridor, and therefore this option would support the economic growth in this area. However, this option may not meet the employment and economic needs of rural communities across Wyre. Overall, Option 2 would be expected to be positively and negatively compatible with SA Objective 6.
- 4.5.22 By directing development to the A6 corridor, Option 2 would enhance the vitality and vibrancy of existing town centres in these areas, but new residents would not be located in areas with existing key employment opportunities which can be found in the main urban areas. It is uncertain if new development would be in-keeping with the existing landscape character. Therefore, it is uncertain the compatibility of this option with SA Objective 7.
- 4.5.23 Under this option, a large portion of new development in the borough would be directed to the A6 corridor, which will help to avoid fragmentation of the ecological network in the more rural locations of Wyre. Careful consideration of the potential impacts of the new development on the international and national biodiversity designation to the east of the borough will be required to take into account potential impacts as a result of air pollution, caused by an increase in road transport. Development would be prioritised on brownfield land but it is expected that greenfield land will be required in these settlements to meet the development need, and would therefore result in the loss of some existing vegetation. Overall, it is uncertain if this option would be compatible with SA Objective 8.
- 4.5.24 By focusing new development near existing settlements along the A6 corridor, this option would help to avoid development in highly sensitive rural locations. However, this area is close to the Forest of Bowland National Landscape and in some greenfield locations, new development may discord with the existing landscape character and alter views experienced from the National Landscape. Therefore, Option 2 would be likely to have a negative compatibility with SA Objective 9.
- 4.5.25 Cultural heritage assets are widely distributed throughout the borough, with a number of Listed Buildings particularly located around Garstang and other settlements within the A6 corridor. These impacts will be largely determined by the precise location, design and layout of development. It is likely that greenfield land would be required for development under this option, which could lead to adverse impacts on the surrounding heritage setting of heritage assets. Option 2 would therefore be likely to have a negative compatibility with SA Objective 10.
- 4.5.26 Option 2 would direct development to the A6 corridor, and therefore would be likely to be within Flood Zones 2 or 3. Under this option, development is likely to be situated on greenfield land, which could exacerbate the risk of flooding in some locations. Therefore, this option is negatively compatible with SA Objective 11.

- 4.5.27 By directing the majority of new residents to the A6 corridor, this option would ensure residents have good access to essential services such as GP surgeries and shops, as well as bus services, but access to railway services and the NHS hospital would be somewhat limited. There may be some reliance on personal car use and some increase in road transport associated greenhouse gases emissions. It is therefore uncertain if Option 2 would be compatible SA Objective 12.
- 4.5.28 By directing new residents to the A6 corridor, this option could expose new residents to noise, air and light pollution associated with the A6 and other infrastructure development in this expanding area. Therefore, Option 2 is unlikely to be compatible with SA Objective 13.
- 4.5.29 There would be fewer opportunities for development on brownfield and under Option 2 than under Option 1. Development on greenfield land would be expected to result in a permanent and irreversible net loss of ecologically and agriculturally valuable soils caused by excavation, compaction, erosion, contamination and removal of vegetation cover (primarily due to the construction phase). Therefore, this option would be negatively compatible with SA Objective 14.

Option 2	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
	O	X	?	✓	-	?	?	?	X	X	X	?	X	X

Option 3 – Sustainable Dispersal

Option 3 would result in development being dispersed more evenly across the borough. A moderate level of development would still be directed to the Fylde Coast Peninsula main urban areas, but this option would result in less development taking place in this part of the borough than under Spatial Option 1.

Option 3 would result in a similar amount of development being directed to the A6 Corridor settlements of Cabus, Garstang, Bowgreave, Catterall, Bilsborrow and Barton as under Option 1 and therefore less than under Option 2.

A significantly greater amount of development would be directed to rural settlements under Spatial Option 3. In particular, the settlements of Great Eccleston, Hambleton and Knott End/Preesall, which have a relatively wider range of services and facilities and could accommodate a greater level of development. The settlement of Stalmine which has some existing services, would also accommodate a greater level of development under this option. Development would be distributed amongst the remaining rural settlements taking into account the existing provision of services and facilities and the potential for settlements to grow sustainably.

As with Option 1 and 2, the use of previously developed land would be prioritised. Furthermore, land located within existing settlements would also be prioritised where appropriate. However, given the limited amount of unconstrained land available for development, the delivery of this option would require development of greenfield land located on the edge of existing settlements.

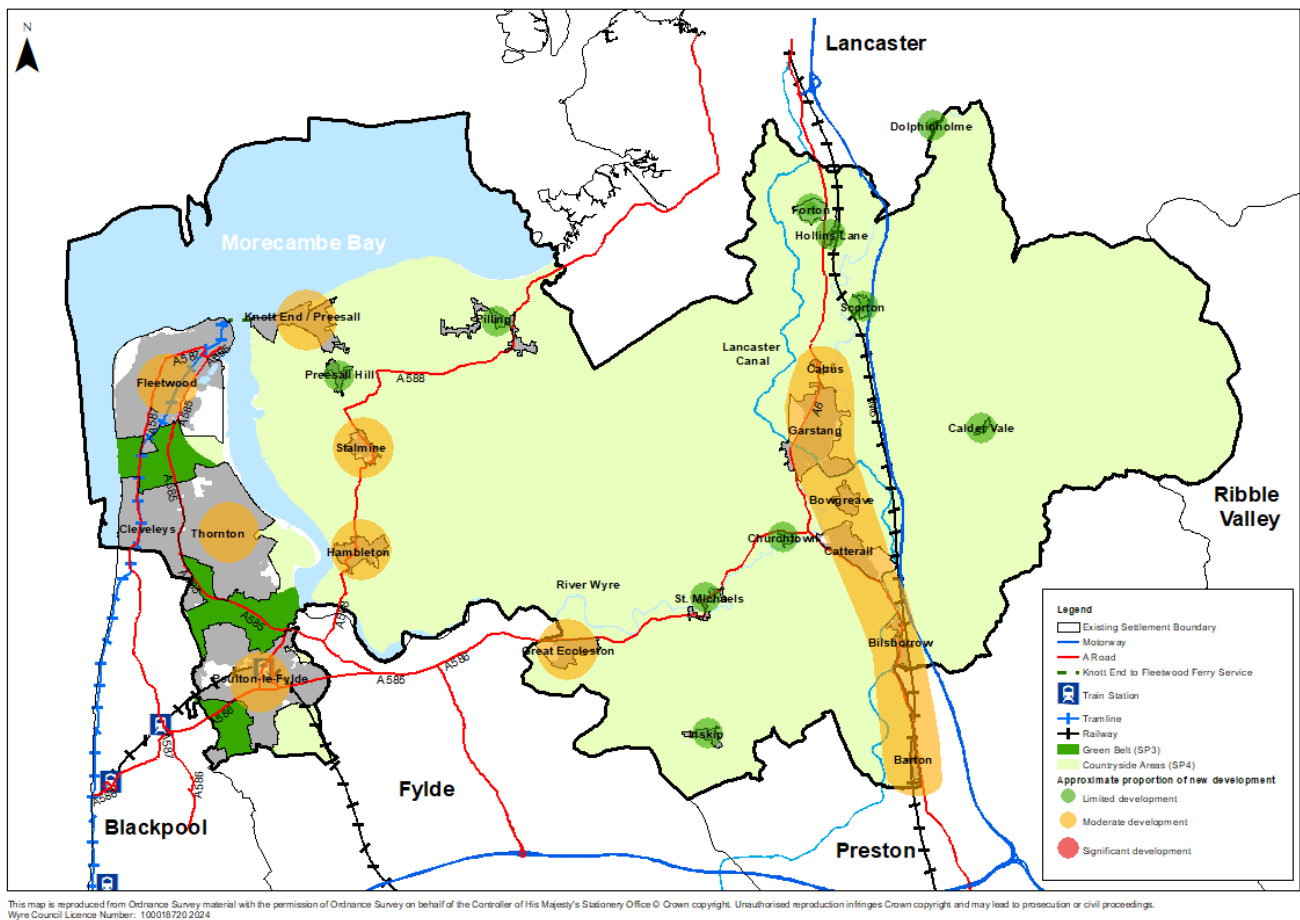


Figure 4.3: Option 3 - Sustainable Borough Dispersal

- 4.5.30 This option would see development dispersed across the existing settlements, prioritising brownfield sites where possible, but understanding that many greenfield sites are likely to be needed as many more rural settlements have limited brownfield locations available for development. This option is likely to direct less development towards areas of deprivation than Option 1. Therefore, this option could have a neutral compatibility with SA Objective 1.
- 4.5.31 Option 3 would disperse development across the existing settlements. Some of these more urban settlements would provide residents with access to educational facilities, but more rural locations would have limited availability to existing educational facilities. In addition, by directing housing in these locations could restrict the local schooling capacity to the detriment of existing local residents. The capacity of existing schools is uncertain. Therefore, a negative compatibility is predicted against SA Objective 2, using the precautionary principle.
- 4.5.32 As there is only one NHS hospital with an A&E department within the borough in Fleetwood, the majority of new residents under this option would not be expected to have good sustainable transport access to this hospital. Dispersing new development across the borough may help to ensure most new residents have good access to existing GP services and reduce the pressure on urban GP services, including access via foot, cycle and public transport where the facilities are available. Directing development to the A6 corridor and rural settlements in Wyre could necessitate the creation of new facilities in these areas. Access to a diverse range of habitats would also be excellent for most new

residents under this option. Therefore, it is uncertain if this option would have positive or negative compatibility against SA Objective 3.

- 4.5.33 This option would disperse housing across Wyre and therefore be expected to help meet the housing needs of local communities and help deliver some affordable housing, although not as much as other options. Overall, the option would be positively compatible with SA Objective 4.
- 4.5.34 There is only one railway station in the borough in Poulton-le-Fylde. Dispersing new housing development across Wyre, would not improve access to rail services and may lead to a reliance on personal car use. There are numerous bus stops across Wyre, and under this option residents would be expected to have good access to these sustainable transport options. Access to the local PRoW network is also excellent throughout the borough. This option may result in unsustainable patterns of development and result in greater reliance on cars and increased commuting. Overall, this option would have negative compatibility against SA Objective 5.
- 4.5.35 This option would disperse employment floorspace across the borough and therefore has the opportunity to direct employment opportunities to areas where it is required the most and would help enhance the local economy especially of rural communities. Overall, Option 3 would be expected to be positively compatible with SA Objective 6.
- 4.5.36 By dispersing development across settlements in Wyre, Option 3 would not significantly enhance the vitality and vibrancy of existing town centres in Wyre, and new residents would not primarily be located in areas with existing employment opportunities, services and facilities. New development in rural locations would be expected to be located in greenfield locations, and therefore the proposals may create a discord with the existing landscape character. Therefore, this option would be negatively compatible with SA Objective 7.
- 4.5.37 Option 3 would offer some flexibility over the location of sites. It is therefore likely that development could be directed away from sensitive international and national biodiversity designations, in line with national planning policy. However, this option would lead to development at a larger number of locations with options for developing on brownfield and previously developed sites very limited. Development at a large number of greenfield sites would be expected to result in a net loss in vegetation cover in the Plan area whilst also contributing to further fragmentation of local ecological networks. Therefore, this option could be negatively compatible with SA Objective 8.
- 4.5.38 It is unlikely that minor developments dispersed across the borough would significantly affect the existing character of the local area in terms of scale. However, this option may direct new development to rural settlements close to the Forest of Bowland National Landscape and in some greenfield locations, new development may negatively alter the existing landscape character and views experienced from the National Landscape. Therefore, Option 3 would be likely to have a negative compatibility with SA Objective 9.
- 4.5.39 Cultural heritage assets are widely distributed throughout the borough, many of which are associated with historic settlements. It is considered to be likely that some of the development sites delivered under this option would be relatively close to a heritage asset. Effects will be largely determined by the precise location, design and layout of development. However, the development sites would be relatively small or medium sized and there would be good scope for avoiding or mitigating potential adverse impacts on cultural heritage. It is therefore uncertain if Option 3 would be compatible with SA Objective 10.

- 4.5.40 This option would disperse development across the borough and therefore would be likely to be greater scope for directing development towards land not at risk of flooding. Under this option, development is likely to be situated on greenfield land, which could exacerbate the risk of flooding in some locations due to an increase in surface water runoff. Therefore, this option is likely to be negatively compatible with SA Objective 11.
- 4.5.41 By dispersing residents across the borough, access to sustainable transport options and essential services would be varied, with those in urban areas having good access and those in rural areas having limited access. There may therefore be some reliance on personal car use and an overall increase in road transport associated greenhouse gases emissions. Option 2 would therefore, overall, likely to be negatively compatible with SA Objective 12.
- 4.5.42 The development of rural greenfield locations under this option would be expected to exacerbate air pollution, including GHG emissions and particulate matter, as it would be expected to new transport infrastructure would be required to connect these expanding rural settlements with the wider area. Therefore, Option 3 is unlikely to be compatible with SA Objective 13.
- 4.5.43 Under this option development would be required on greenfield land. Development on greenfield land would be expected to result in a permanent and irreversible net loss of ecologically and agriculturally valuable soils caused by excavation, compaction, erosion, contamination and removal of vegetation cover (primarily due to the construction phase). Therefore, this option would be negatively compatible with SA Objective 14.

Option 3	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
	O	X	?	?	X	?	X	X	X	?	X	X	X	X

Option 4 – New Settlement/Urban Extension

This option proposes the creation of a new settlement or urban extension in the borough, which would be the focus for the majority of new development.

The location of the new settlement or urban extension is unknown at this stage, although the whole borough would be an area of search and it is likely that the location would be influenced by opportunities to co-locate near to existing communities where existing services and transport provision could be further enhanced. The availability of land and ability for it to be brought forward as part of a comprehensive development would be necessary.

There are limited opportunities on the Fylde Coast Peninsula, except for land to the south-east of Poulton, where there is potential land to accommodate an urban extension to Poulton. Along the A6 corridor, there is potential land to accommodate new settlement/urban extension to the west of Garstang; on land between Barton and Bilsborrow; or land south of Forton and Hollins Lane. Due to current infrastructure provision and areas at higher risk of flooding, it is unlikely that Over Wyre, which includes Hambleton, Stalmine, Preesall Hill, Knott End/Preesall and Pilling or rural south, including Great Eccleston, Inskip, St Michaels and Churchtown/Kirkland could accommodate a new settlement/urban extension. Limited existing infrastructure is also likely to prevent rural east, including Calder Vale and the wider Forest of Bowland area being considered.

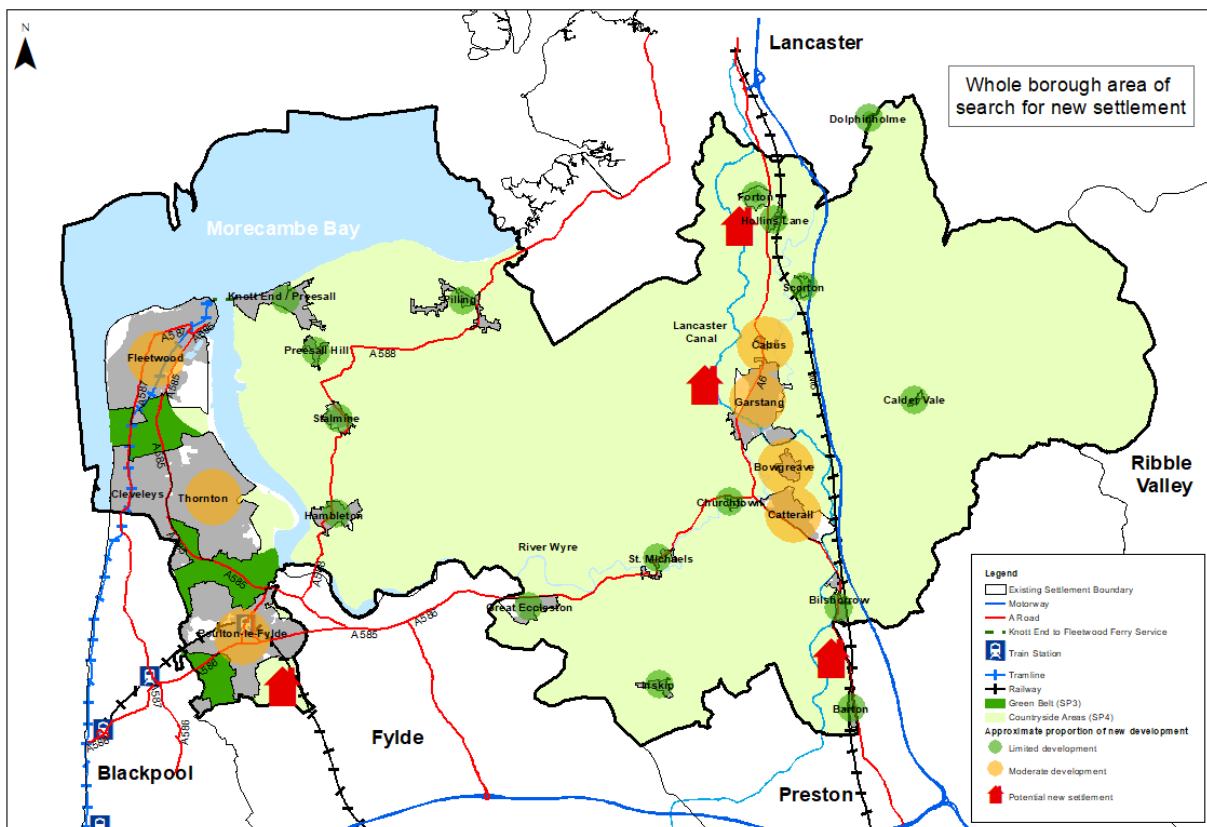
The delivery of the new settlement would require significant new infrastructure provision, this could include a new village centre with supporting community facilities, education provision, medical facilities, provision of new and enhanced open space and the provision of new sustainable transport and new road/highway improvements.

To deliver a new settlement, a greater amount of new development would be needed that significantly exceeds that necessary to meet the borough's housing and employment need for the whole plan period 2022-2040. This is needed to provide a critical mass to deliver necessary services and facilities to sustain the new community. The new settlement would likely provide a longer-term focus for new development beyond the new plan period 2022-2040 and support future local plan updates.

For the existing settlements, new development would still be needed to ensure their continued sustainability. Development on the Fylde Coast Peninsula main urban towns and towards the A6 Corridor, focused around Cabus, Garstang, Bowgreave and Catterall would occur. There would be limited development in rural settlements similar to Options 1 and 2.

Compared to the other options, Option 4 would need significant public and private sector investment to deliver the necessary infrastructure for a new community. To be cost effective and overcome constraints that make such projects difficult to fund, the new settlement would need a significant level of development (circa 3,000-6,000 new homes), that significantly exceeds the housing need for the whole of the borough over the plan period 2022-2040. This would be in addition to development needed to support existing communities in the borough to remain sustainable.

Option 4 would result in the least amount of previously developed land being prioritised. To deliver a new settlement, the delivery of this option would require significant development of greenfield land. Unlike other options, greenfield development would not be restricted to edge of settlement and is likely to need considerable greenfield and agricultural land in the open countryside.



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Figure 4.4: Option 4 - New Settlement

- 4.5.44 The four potential locations for a new settlement are not expected to be in areas of high crime (IMD <20% most deprived for 'crime'). As a greenfield site in a countryside location, a new settlement is likely to have a neutral compatibility with SA Objective 1.
- 4.5.45 The construction of a new settlement is a good opportunity to provide new education facilities. This would help to ensure new residents have excellent access to primary and secondary schools whilst also increasing the local schooling capacity to the benefit of existing local residents. The potential locations for new settlements are likely to result in good public transport options to secondary schools. Positive compatibility is expected against SA Objective 2.
- 4.5.46 As there is only one NHS hospital with an A&E department within the borough, a new settlement would be likely to have poor access to an NHS hospital via public transport. It is assumed that, along with the construction of a new settlement, necessary services including a medical centre or GP surgery would be provided. This strategy would therefore help to ensure new residents have excellent access to health services and could also help improve the accessibility for existing local residents. It is therefore uncertain if Option 4 would have positive or negative compatibility against SA Objective 3.
- 4.5.47 This option may deliver significantly more housing than required to meet the local housing need, and deliver sufficient affordable housing required in the borough. However, it would require longer lead in times for the proposed development and by directing all most of the development to one location, this option may not meet the needs of local communities across Wyre. Overall, the option would be compatible with SA Objective 4.
- 4.5.48 The four locations being considered under this option for a new settlement would be in proximity to bus routes that cover Wyre. There is only one railway station in Wyre, and therefore the new settlement is unlikely to be within a sustainable distance. It is expected that the new settlement would provide several links to frequent and affordable bus routes. Access onto the local PRow network is excellent throughout the borough, including at the locations where a new settlement would be considered under this option. The development of a new settlement may help to reduce the pressure on existing services in Wyre. Overall, Option 4 could potentially have a positive compatibility against SA Objective 5.
- 4.5.49 A new settlement would be expected to increase local employment opportunities by providing employment floorspace, such as new shops and services, within the new settlement. However, it is uncertain if new residents would be located within an accessible distance to existing employment opportunities and may reduce economic opportunity in the existing towns. Therefore, it is uncertain if Option 4 would be positively or negatively compatible with SA Objective 6.
- 4.5.50 The development of a new settlement would not enhance the vitality and vibrancy of existing town centres in Wyre, and new residents would not be located in areas with existing employment opportunities. A new settlement would be expected to be located in a greenfield location, and therefore the proposals may create a discord with the existing landscape character. Therefore, this option would be negatively compatible with SA Objective 7.
- 4.5.51 The construction of a new settlement would keep a significant portion of new development in the borough in one location, which will help to avoid fragmentation of the ecological network in many locations. Careful consideration of the potential impacts of the new settlement on the international and national biodiversity designation to the north west and east of the borough will be required to take into account potential impacts as a result of air pollution, caused by an increase in road transport. The development of a new settlement could support the design that supports the creation of high-quality wildlife assets that protect, restore and enhance biodiversity. It is considered to be likely that a new

settlement would result in a net loss of vegetation cover within the site perimeter, although there will be a requirement to deliver Biodiversity Net Gain on the site. Overall, Option 4 is unlikely to be compatible with SA Objective 8.

- 4.5.52 The potential adverse impacts on landscape character and views would be limited to one main location in the borough under this option. The construction of a new settlement could potentially create a discord within the local area in terms of scale, particularly if it is situated in a predominantly rural location. Therefore, Option 4 may not be compatible with SA Objective 9.
- 4.5.53 Heritage assets are widely distributed throughout the borough, and it is considered likely that a new settlement would alter the setting of a limited number of these heritage assets to some extent. Given the scale of development there would be little scope for mitigating this effect. Careful consideration of the potential effects of development on above and below ground archaeology, including that which is as yet undiscovered, would be required for this option. Overall, Option 4 would be likely to be negatively compatible with SA Objective 10.
- 4.5.54 It is assumed that the development of a new settlement would be directed away from areas at risk of fluvial flooding and this strategy could therefore help to ensure that a significant portion of new residents would not be exposed to fluvial flood risk. However, the construction of a new settlement at a predominantly previously undeveloped location would result in a net loss of permeable soils and vegetative cover, potentially altering flood risk from surface water in some locations. Therefore, Option 4 may not be compatible with SA Objective 11.
- 4.5.55 The construction of a new settlement on previously undeveloped land would be expected to result in a net increase in the carbon footprint of the local area in relation to current levels. However, the development of a new settlement is a good opportunity to develop a well-designed urban area of high quality and well-integrated green and blue infrastructure that will help attenuate temperature rises caused by climate change. The compatibility of this option against the SA Objective 12 is uncertain.
- 4.5.56 The construction and occupation of large freestanding new settlements in these locations would be expected to exacerbate air pollution, including GHG emissions and particulate matter, as it would be expected new transport infrastructure would be required to connect the new settlement with the wider area. Therefore, Option 4 is unlikely to be compatible with SA Objective 13.
- 4.5.57 The development of a new settlement would be expected to result in the loss of a significant quantity of greenfield land, which may be identified as best and most versatile (BMV) soil. The construction of a large quantity of new development which would be required for this option would increase demand and use of raw materials and waste generation. Therefore, this option would be likely be negatively compatible with SA Objective 14.

Option 4	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
	O	✓	?	✓	✓	?	X	X	X	X	X	?	X	X

5 Policy Options Assessment

5.1 Introduction

- 5.1.1 This high-level assessment corresponds to SA Stage B: Developing and Refining Options and Assessing Effects, i.e. the initial component of Stage B which involves developing Plan options that would help to contribute towards the SA Objectives. In this section, Policy Options (displayed within grey boxes) have been assessed for their compatibility with each SA Objective. Once options are refined and selected, a detailed assessment will be undertaken which shall predict and evaluate effects while also proposing mitigation, enhancements and monitoring as appropriate.

5.2 Objectively Assessed Employment Land Need

We consider the objectively assessed employment land need for Wyre is a minimum of 24.15 hectares between 2022 and 2042.

- 5.2.1 The proposed approach is informed by the emerging Fylde Coast Employment Land Study being prepared in 2024. It is expected that this would help to ensure sufficient employment land is allocated to encourage sustainable economic growth across the borough. In summary, positive compatibility would be expected for the proposed approach in relation to SA Objective 6.

Employment Need	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
	○	○	○	○	○	✓	○	○	○	○	○	○	○	○

5.3 Retail Hierarchy

Hierarchy	Centre
Town centre	Fleetwood, Cleveleys, Poulton-le-Fylde, Garstang
District centre	Victoria Road East, Thornton; Marsh Mill, Thornton; Knott End; Great Eccleston.
Local centre	Broadway/Poulton Road, Fleetwood; Larkholme Parade, Fleetwood; Broadpool Lane, Hambleton; Castle Gardens, Poulton-le-Fylde; Normoss Road, Normoss; Catterall*
Neighbourhood centre/parade	Chatsworth Avenue, Fleetwood; Broadwater, Fleetwood; Manor Road, Fleetwood; Poulton Road, Fleetwood; Hatfield Avenue/ Highbury Avenue, Fleetwood; North Drive, Cleveleys; Rossall Road, Cleveleys; Blackpool Old Road, Poulton-le-Fylde; Highcross Road, Poulton-le Fylde; Beechwood Drive, Thornton; Lawsons Road, Thornton; Linden Avenue, Thornton; Croston Road, Garstang; Forton*

*Proposed centres to be developed during the plan period (2011-2031) of the adopted local plan

- 5.3.1 Local authorities are required to set out a hierarchy of retail centres, which is used to direct new retail development to appropriate locations, with the scale of new retail provision being commensurate with the centre’s position and function in the hierarchy. The hierarchy is based on four tiers, i.e. town centres, district centres, local centres and neighbourhood centres. The proposed retail hierarchy includes a new local centre at Catterall and a new neighbourhood centre at Forton.
- 5.3.2 In summary, positive compatibility would be expected for the proposed approach in relation to SA Objectives 5, 7, 12, 13. The proposed approach is expected to support the delivery of urban renaissance and improve sustainable access to goods, services and amenities for all groups. In turn, this could help to reduce private vehicle use and therefore facilitate improvements in local air quality.

Retail Hierarchy	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
	○	○	○	○	✓	○	✓	○	○	○	○	✓	✓	○

5.4 Retail Policy

We propose to consider whether we should:

- Continue to prioritise our retail centres for retail uses;
- More actively embrace and promote a wider range of commercial, community and residential activity in our retail centres;
- Continue to protect our traditional retail centres from out of centre retail development
- Do nothing and let the market decide, although it would risk losing retail uses altogether

- 5.4.1 A greater diversity of local services/activities including commercial, community and residential would be directed to centres, as a result of the proposed approach. This would help to reduce private vehicle trips and help to support community cohesion. Furthermore, prioritising retail centres for retail uses is expected to lead to a more viable and sustainable community by improving the local economy, local employment opportunities and reducing the requirement to travel outside of the borough for essential services.
- 5.4.2 The proposed approach would continue to support traditional centres from out-of-centre retail development, which is in line with the NPPF policy of ensuring the vitality of centres. This encourages the grouping of retail facilities together in easily accessible locations and reduces dependence on private transport for shopping trips, while also helping to develop sustainable communities. However, this is to be balanced with the need to maintain and improve access to essential services and facilities in rural areas. It is acknowledged by the council that by not intervening and letting market forces determine retail provision, this is likely to risk losing retail uses and thus would not meet the needs of local communities and businesses.
- 5.4.3 In summary, while this approach is largely positively compatible with SA Objectives 5, 6 and 7, the proposed intention to ‘do nothing and let the market decide, although it would risk losing retail uses altogether’ is considered to be negatively compatible with these SA Objectives. It is anticipated that this would negatively affect economic growth, the delivery of urban renaissance, and sustainable access to goods, services and amenities. Recommendations are set out below to help improve the current retail policy proposals.

- **Recommendation:** Consider investigating current and likely future retail need, which can then be used to inform policy. (It is understood that a Fylde Coast Retail Study was prepared in 2011 and updated in 2013, and that a new retail study will be prepared during summer 2024.)
- **Recommendation:** Consider in what circumstances would a sequential test be required, in line with the NPPF.
- **Recommendation:** Consider monitoring and managing the amount, size and nature of out-of-centre retail provision informed by a needs assessment, in order to minimise competition with, and impact on the vitality and viability of shopping centres identified in the Plan.
- **Recommendation:** Clarify the local planning authority’s requirements relating to applications for out-of-centre retail development, i.e. identify criteria against which proposals would be assessed.
- **Recommendation:** Consider the approach that the local planning authority wish to adopt with regards to applications for change of use from retail to non-commercial use, e.g. residential.
- **Recommendation:** Consider if it would be appropriate to allocate specific areas within strategic sites for retail, where new services and facilities are proposed to be provided.
- **Recommendation:** Consider adopting an approach which would help to improve the vitality and vibrancy of the various centres, while also protecting freestanding convenience shops within urban areas and defined rural settlements.

Retail Policy	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
	○	○	○	○	X	X	X	○	○	○	○	○	○	○

5.5 Number of Homes

We propose to use the Standard Method for calculating the housing need in Wyre over the plan period (The government’s standard method for calculating housing needs generates a housing need figure for Wyre of a minimum of **275 homes per year, the equivalent of 4,950 homes between 2022 and 2040**). We do not consider there to be exceptional circumstances to justify an alternative approach or constraints, at this stage of the plan making process, to justify setting a lower housing requirement.

5.5.1 This approach utilises the ‘Standard Method’ which applies a formula that includes an assessment of current and future demographic trends and market signals to identify the minimum number of homes each local authority should plan for annually. This is expected to provide a sufficient supply of new homes within the borough. The scale of site allocations that are needed for the new Local Plan shall be considered in detail as the plan-making process progresses. In summary, positive compatibility would be expected for the proposed approach in relation to SA Objective 4.

Number of Homes	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
	○	○	○	✓	○	○	○	○	○	○	○	○	○	○

5.6 Affordable Housing

We will consider:

- Preparing an affordable housing delivery programme and strategy
- Requiring a proportion of new homes on schemes of 10 or more (major sites) to be affordable. This proportion may vary across the borough and be dependent upon viability.
- Set out the type of affordable housing needed by size, type and tenure.
- Review the role of First Homes and national prescribed criteria.
- Review the level of discount applied to discount market or First Homes, considering viability.

5.6.1 This approach is informed by the Wyre Local Housing Need Study (2024). It recognises the need for flexibility, for example, the required proportion of affordable housing may vary across the borough and be dependent upon viability. Although details of this are unknown at the present, as a benchmark, Wyre’s current local plan policy seeks to deliver up to 30% of the total homes built on a development as affordable, depending upon the different viability across the borough. The status of and weight to be afforded to the ‘affordable housing delivery programme and strategy’ within the Planning process is unknown at present.

5.6.2 In summary, positive compatibility would be expected for the proposed approach in relation to SA Objective 4. Recommendations are set out below to help improve the current affordable housing proposals.

- **Recommendation:** Consider if it would be appropriate to implement specific percentage and tenure requirements for different parts of the borough
- **Recommendation:** Consider if it would be appropriate to allocate additional small sites for 100% affordable housing in the Local Plan in order to boost supply and enhance the vitality of the borough’s smaller settlements
- **Recommendation:** Consider if it would be appropriate to adopt an Affordable Housing SPD to further clarify the Council’s expectations for the delivery of affordable housing

Affordable Homes	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
	0	0	0	✓	0	0	0	0	0	0	0	0	0	0

5.7 Meeting housing needs for people at all ages of their life

We will consider:

- Establishing housing mix policy for affordable and market housing.
- Subject to viability, require all new dwellings to meet Building Regulation Part M4(2) standards for accessible and adaptable dwellings and a proportion of new homes to meet Part M4(3) wheelchair user dwellings.
- Establishing policies for specialist older person accommodation and vulnerable person accommodation.

- 5.7.1 This approach is informed by the Local Housing Need Study (2024). It would help to ensure that throughout the Plan area, the review of the Local Plan delivers an appropriate mix of housing that meets the varied needs of current and future residents. In addition, this is anticipated to generate benefits related to health and wellbeing as health-related needs would be better catered for within suitable and specialised housing.
- 5.7.2 The Local Housing Need Study (2024) shows that due to demographic change in Wyre, there is a need for a range of house types and sizes, with the majority of need for both market and affordable homes focused on smaller house types (i.e. 1-, 2- and 3-bedroom homes), with the greatest need for two-bedroom homes. Furthermore, the proposed approach responds to the findings that there is a high and growing proportion of older people and a significant proportion of people with a long-term disability in Wyre.
- 5.7.3 In summary, positive compatibility would be expected for the proposed approach in relation to SA Objectives 3 and 4.

Meeting needs	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
	○	○	✓	✓	○	○	○	○	○	○	○	○	○	○

5.8 Providing self and custom build housing plots

To refine the demand for self and custom build and to provide sufficient supply, we will consider:

- Developing a two-part self build register to include a local connection criteria to Wyre and for individuals who can afford to buy a plot of land for self-build.
- How we will support the delivery of self and custom build properties to meet our need.

- 5.8.1 This approach seeks to satisfy the requirement to meet the needs of those wishing to build their own homes. In addition, it is expected to support diversity and innovation in design and housebuilding.
- 5.8.2 In summary, positive compatibility would be expected for the proposed approach in relation to SA Objective 4. Recommendations are set out below to help improve the current self and custom build housing proposals.
- **Recommendation:** Consider if it would be suitable to include appropriate provisions within housing mix policy for new development to have regard of the self-build and custom housebuilding register
 - **Recommendation:** Consider if it would be appropriate to specify a percentage requirement of serviced plots for self and custom housebuilders
 - **Recommendation:** Consider if it would be appropriate to allocate small sites, or parcels within larger strategic sites specifically for self-build and custom housebuilding.

Custom Build	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
	0	0	0	✓	0	0	0	0	0	0	0	0	0	0

5.9 Encouraging small and medium sized builders

We propose to consider increasing the amount of smaller development sites that will be allocated to contribute to meeting our housing requirement that go above the government’s minimum 10% requirement. This will support more smaller and medium sized builders and deliver a greater proportion of smaller site allocations.

- 5.9.1 As stated in the NPPF (2023), small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. The proposed approach promotes diversity in terms of housing sites and could help to support local construction firms that may be more likely to employ local labour. This in turn could also help to support local supply chains and businesses. In summary, positive compatibility would be expected for the proposed approach in relation to SA Objectives 4 and 6.

Small & Medium sized builders	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
	0	0	0	✓	0	✓	0	0	0	0	0	0	0	0

5.10 Accommodation for Gypsy and Traveller and Travelling Showpeople

We propose to seek to identify site allocation(s) to meet the need for 13 plots for Travelling Showpeople over the plan period.

We propose to review and update our current local plan criteria based policy for Gypsy and Travellers and Travelling Showpeople to respond to future windfall applications.

- 5.10.1 The accommodation needs of the Gypsy and Traveller and Travelling Showpeople are part of the overall accommodation needs that local planning authorities should plan for in order to meet the needs of the community. National government planning policy requires the needs of gypsies, travellers and travelling showpeople to be objectively assessed as part of the plan making process. The proposed approach seeks to satisfy this requirement and is informed by the Fylde Coast Gypsy, Traveller and Travelling Showperson Accommodation Assessment 2023/4.
- 5.10.2 In summary, positive compatibility would be expected for the proposed approach in relation to SA Objective 4. A recommendation is set out below to help improve the current Gypsy, Traveller and Travelling Showpeople-related proposals.

- **Recommendation:** The Fylde Coast Gypsy, Traveller and Travelling Showperson Accommodation Assessment 2023/4 recommends criteria-based policies to inform future development. Suggestions are provided which relate to sustainability and minimising environmental impact. The Local Plan Policies should consider incorporating these recommendations.

Gypsy, Traveller & Travelling Showpeople	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
	0	0	0	✓	0	0	0	0	0	0	0	0	0	0

5.11 Ensuring high quality design and promoting local character

We propose to review Policy CDMP3 in the light of the principles established by the National Model Design Guide and National Model Design Code. We proposed to develop a local design code supplementary plan, that will be prepared following the new local plan.

- 5.11.1 Effective design codes can help to ensure new developments are integrated effectively into the local landscape, reinforcing local distinctiveness and conserving cultural and heritage assets. High quality design can enhance the quality of life for residents, create a sense of place, improve the attractiveness of a location and create safer places to live and work. It can also ensure that new development minimises its effect on the environment, as well as adapting to a changing climate. Well-designed places and buildings conserve natural resources including land, water, energy and materials.
- 5.11.2 Local planning authorities are expected to prepare local design advice consistent with the principles set out in the National Design Guide and the accompanying National Model Design Code, and to tailor this to local circumstances. This proposal would fulfil this requirement. The proposals would include developing a local design code Supplementary Plan, which would carry weight in decision making. The development of a local design code would help to ensure development is in keeping with the local landscape and historic character on a site-specific basis whilst still providing some degree of flexibility on a site-by-site basis.
- 5.11.3 In summary, positive compatibility would be expected for the proposed approach in relation to SA Objectives 9, 10 and 14. While there is the potential for these proposals (once developed further) to be positively compatible with a wide variety of SA Objectives as they all relate to high quality design, i.e. SA Objectives 1, 3, 4, 5, 7, 8, 11, 12 and 13.

Design	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
	?	0	?	?	?	0	?	?	✓	✓	?	?	?	✓

5.12 Preserving and enhancing our heritage

We propose that the new Local Plan will also be supported by a comprehensive review of our conservation area appraisals and management plans to ensure the designations remain fit for purpose. We also propose to prepare a local list of non-designated heritage assets.

- 5.12.1 This proposal would establish a comprehensive baseline of heritage assets in the area. This, in turn, is anticipated to help ensure their preservation. It is recognised that the protection of heritage assets and the historic environment may also preserve the setting of these assets by safeguarding the surrounding landscape character.
- 5.12.2 In summary, positive compatibility would be expected for the proposed approach in relation to SA Objectives 9 and 10. A recommendation is set out below to help improve the current heritage proposals.
- **Recommendation:** Adopt a positive strategy for heritage within the new Local Plan and local design code Supplementary Plan. This may include greater emphasis being placed on identifying opportunities for enhancement, while also delivering synergistic benefits relating to public education, green infrastructure and active travel.

Heritage	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
	○	○	○	○	○	○	○	○	✓	✓	○	○	○	○

5.13 Flooding risk

We propose to consider:

- The recommendations of the SFRA, including locating development in areas of lowest risk by allocating sites where there is the least flood risk from all sources
- Reviewing the Coastal Change Management Area (CCMA)

- 5.13.1 The consideration of the recommendations of the latest SFRA which takes into account potential climate change impacts is expected to have a positive compatibility with the SA Water and Climate Objectives. In addition, this approach would help to ensure that housing development meets acceptable standards and local needs by ensuring that vulnerability to flooding and coastal erosion is minimised or avoided and would be expected to ensure the appropriate application of Sustainable Drainage Systems (SuDS).
- 5.13.2 In summary, positive compatibility would be expected for the proposed approach in relation to SA Objectives 4, 11 and 12. Recommendations are set out below to help enhance the current flooding risk proposals.
- **Recommendation:** Emphasise the importance of implementing multi-functional flood protection via, for example, the implementation of SuDS, permeable surfaces and green infrastructure, i.e. areas could also be designed to improve biodiversity, enhance the landscape, provide opportunities for recreation and by implication help to promote wellbeing.

- **Recommendation:** Promote sustainable drainage systems to mimic natural drainage routes and the use of flood management measures (In accordance with the latest Wyre Strategic Flood Risk Assessment)
- **Recommendation:** Incorporate the need to protect and enhance ground and surface water quality

Flooding	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
	○	○	○	✓	○	○	○	○	○	○	✓	✓	○	○

5.14 Green Belt

We do not propose to review the Green Belt as there are no exceptional circumstances to justify a Green Belt review.

- 5.14.1 The latest National Planning Policy Framework (NPPF) (December 2023)¹³ states: ‘Once established, there is no requirement for Green Belt boundaries to be reviewed or changed when plans are being prepared or updated. Authorities may choose to review and alter Green Belt boundaries where exceptional circumstances are fully evidenced and justified...’ The current proposal is therefore informed by national policy. Wyre Council undertook a review of the Green Belt in 2016 to support and inform a previous Local Plan. While not undertaking a new review of the Green Belt the current extent of the Green Belt would be preserved.
- 5.14.2 Allocated Green Belt helps preserve the setting and character of historic towns, safeguards the countryside from encroachment and prevents town merging. It also encourages the redevelopment of urban land to prevent the loss of biodiversity features and some of the borough’s best and most versatile soils. The current proposal is expected to protect the existing extent of the Green Belt. In summary, positive compatibility would be expected for the proposed approach in relation to SA Objectives 8, 9, 10 and 14.

Green Belt	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
	○	○	○	○	○	○	○	✓	✓	✓	○	○	○	✓

¹³ Department for Levelling Up, Housing & Communities, December 2023, National Planning Policy Framework. Available at: https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf [Accessed: 20/05/24]

5.15 Biodiversity Net Gain, local nature recovery and ecology

Option A: Draft a separate policy on Biodiversity Net Gain establishing the council's requirements including identifying areas of strategic importance.

Option B: As above, however introduce a minimum BNG requirement above 10%. Note that this option will require the council to develop a firm evidence base to support this approach as outlined above.

Option C: Maintain the current policy (CDMP4) of protecting areas of habitat value and species, without further amendments.

- 5.15.1 Option A would fulfil the legal requirement for new development to deliver 10% Biodiversity Net Gain (BNG). It would also identify areas of strategic importance. Improvements in biodiversity have been linked to reduced risk of flooding, improved resilience to climate change and benefits to local air quality. The provision of 10% BNG could also provide additional opportunity for recreation and leisure and help increase habitat and ecosystem connectivity.
- 5.15.2 Option B would provide the benefits of Option A but to a greater extent by introducing a minimum BNG requirement above 10%, which would require the council to develop a firm evidence base to support this approach, including but not limited to, any impacts on viability for development. The government's latest planning practice guidance on BNG states that *'Plan-makers should not seek a higher percentage than the statutory objective of 10% biodiversity net gain, either on an area-wide basis or for specific allocations for development unless justified'*¹⁴. This Option is likely to generate the greatest positive compatibility with SA Objective 8.
- 5.15.3 Option C would continue to protect areas of habitat value and species, requiring appropriate mitigation and compensation where loss of habitat is permissible in principle. No policy amendments are proposed; therefore, Option C is considered to be reactive rather than proactive and does not align with the legal requirement specified above. While Option C focuses on protection and conservation, it does not require a positive impact on biodiversity to be delivered, thus does not support biodiversity improvement and enhancement.
- 5.15.4 In summary, positive compatibility would be expected for Options A and B in relation to SA Objectives 3, 5, 8, 9, 11, 12 and 13. However, Option B is expected to generate the greatest benefits. Positive compatibility would be expected for Option C in relation to SA Objectives 3, 8, 9 and 12. Option C is anticipated to deliver the least benefits (on its own) and does not fulfil the legal requirement for 10% BNG, but it provides an important focus on protecting biodiversity.
- 5.15.5 Recommendations are set out below to help improve the current BNG and local nature recovery proposals.
- **Recommendation:** The delivery process of BNG will be crucial to the effectiveness of the Local Plan, thus consider policy options which relate to BNG delivery.
 - **Recommendation:** As the main purpose of Local Nature Recovery Strategies is to identify locations to create or improve habitat most likely to provide the greatest benefit for nature and the wider environment, consider clarifying how biodiversity net gain and local nature recovery can

¹⁴ Gov.uk, May 2024, Planning practice guidance on biodiversity net gain, Available at: <https://www.gov.uk/guidance/biodiversity-net-gain> [Accessed: 20/05/24]

complement each other and how they can be delivered in an integrated way, which delivers even greater positive outcomes.

- **Recommendation:** Consider policy options which support appropriate local offsite biodiversity sites and Local Nature Recovery Strategies.
- **Recommendation:** Consider how areas of greatest potential for nature recovery can be better reflected in planning decisions.
- **Recommendation:** Consider how nature-friendly agricultural practises can be promoted to enhance and restore biodiversity.

Biodiversity	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
A	○	○	✓	○	✓	○	○	✓	✓	○	✓	✓	✓	○
B	○	○	✓	○	✓	○	○	✓	✓	○	✓	✓	✓	○
C	○	○	✓	○	○	○	○	✓	✓	○	○	✓	○	○

5.16 Green Infrastructure

We will consider:

- Developing a more detailed policy to protect green infrastructure and to promote its enhancement based on the principles embodied in the new Green Infrastructure Strategy.
- Revise Policy HP9, amending the standards as explained in Wyre Council's New Local Plan Issues and Options Consultation document, June 2024, i.e.
 - For amenity space, there should be a slight increase in the standard to reflect the level of existing provision
 - There should be a specific standard for provision for older children and young people.
- Developing a separate policy that will set a methodology for securing developer contributions towards new or improved playing pitch and outdoor sport provision.
- Developing a policy requiring new green infrastructure as part of commercial developments.

5.16.1 The proposed approach is informed by a Playing Pitch and Outdoor Sports Study, a Green Infrastructure Audit and a Green Infrastructure Strategy.

5.16.2 This approach would promote the protection and enhancement of green infrastructure. It would also support the development and improvement of open and recreational spaces, which may include allotments and outdoor sports facilities, to encourage outdoor exercise to improve physical and mental health. Furthermore, a mechanism would be established for securing developer contributions towards new or improved playing pitch and outdoor sport provision. In addition to residential developments, green infrastructure would be required as part of commercial developments.

5.16.3 The proposed approach is expected to generate health and wellbeing, biodiversity and landscape benefits and improve access to open space and recreation. Depending on how green infrastructure is planned and implemented, those benefits can be maximised while also contributing to enhancing climate and flood resilience and helping to reduce the 'urban heat island' effect and improve local air quality.

5.16.4 In summary, positive compatibility would be expected for the proposed approach in relation to SA Objectives 3, 5, 8 and 9. The compatibility with SA Objectives 11, 12 and 13 is currently uncertain as this would depend on how green infrastructure is planned and implemented. Recommendations are set out below to help enhance the current green infrastructure proposals.

- **Recommendation:** In order to protect, restore and enhance ecosystem functions and services, consider incorporating an ecosystem approach. This could include the development of sites that could be supported by developers in order to gain BNG credits.
- **Recommendation:** The size and connectivity of green infrastructure has important implications for biodiversity – consider supporting ecological functioning networks and promoting greater connectivity.
- **Recommendation:** Maximising the multi-functionality of green infrastructure would facilitate the creation of a wide range of benefits, thus consider emphasising the importance of multi-functionality.
- **Recommendation:** Consider integrating the protection and enhancement of geodiversity.
- **Recommendation:** Green and blue infrastructure are inextricably linked, therefore the policy could usefully consider incorporating blue infrastructure.

Green Infrastructure	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
	0	0	✓	0	✓	0	0	✓	✓	0	?	?	?	0

5.17 Net zero, the location of development and the promotion of active travel

We will consider:

- Only allow development in sustainable locations, for instance by
 - allocating land for development where it is close to public transport routes and local services;
 - requiring development to create road and footpath connectivity with the surrounding area to support sustainable travel;
 - promoting the development and use of active travel solutions (cycling, walking and wheeling);
 - preferring the allocation of previously developed land before greenfield land.
- Support residential development in town and district centres including the conversion and change of use from non-residential use to residential use.
- Extending existing main settlements which have more services and facilities before the more rural settlements.

5.17.1 This approach would ensure that new development is directed to sustainable locations, which in turn would help to reduce greenhouse gas emissions and is positively compatible with SA Objectives 3, 12 and 13. In addition, this would facilitate sustainable access to goods, services and amenities and would help to deliver urban renaissance, thus is positively compatible with SA Objectives 5 and 7. The preference for new development on previously developed land before greenfield land is positively compatible with SA Objective 14. Promoting the development and use of active travel options, i.e.

increasing opportunities to exercise/be physically active, is likely to have a beneficial impact on health and wellbeing, thus is positively compatible with SA Objective 3.

5.17.2 In summary, positive compatibility would be expected for the proposed approach in relation to SA Objectives 3, 5, 7, 12, 13 and 14. Recommendations are set out below to help enhance the current net zero proposals.

- **Recommendation:** Consider an approach which supports the delivery of net zero buildings and grid decarbonisation.
- **Recommendation:** Consider an approach which takes into account embodied carbon and encourages its reduction.
- **Recommendation:** Consider the role that carbon offsetting and carbon sequestration could play and how they may be supported.

Net Zero	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
	0	0	✓	0	✓	0	✓	0	0	0	0	✓	✓	✓

5.18 Energy Efficiency

Option A: Allow new development to comply with building regulations on energy efficiency without any local plan policy requiring higher standards.

Option B: Require applicants to set out in an Energy Statement how their development is considering energy efficiency by applying the energy hierarchy.

Option C: Require applicants to set out how their development is considering heating and cooling through passive design solutions as set out above.

Option D: Implement a local plan policy that requires development to meet higher energy efficiency standards than that allowed for by the building regulations. Undertake the necessary evidence base research to justify such a policy.

5.18.1 In July 2019, Wyre Council declared an official Climate Emergency. The council has committed to support and work with all other relevant agencies towards making the entire Wyre area zero carbon by 2050. As Option A seeks to remain in line with National building regulations, the compatibility with SA Objective 12 is likely to be positive. However, it is expected that Option A would meet the minimum legislation requirement as set out in the building regulations and would go some way to reducing greenhouse gas emissions.

5.18.2 The Future Homes Standard sets out plans to radically improve the energy performance of new homes, with all homes to be highly energy efficient, with low carbon heating and be 'zero carbon ready' by 2025. The Future Homes Standard consultation proposed new energy efficiency measures through changes to Part L of the Building Regulations (which took effect in June 2022) and covered the wider

impacts of these changes for new homes, including changes to Parts F (ventilation), O (overheating) and S (electric vehicle charging points)¹⁵.

- 5.18.3 Option B is expected to encourage applicants to consider energy efficiency as part of their designs at the outset by applying the energy hierarchy. It would help ensure that energy is an integral part of a development's design and evolution.
- 5.18.4 Option C encourages passive design, which uses layout, fabric and form to reduce or remove mechanical cooling, heating, ventilation and lighting demand. It includes using site layout and building form and orientation to control solar gain, maximise daylighting, facilitate natural ventilation and make effective use of thermal mass to help reduce peak internal temperatures. This is expected to promote a holistic approach to energy efficiency, helping to ensure that solutions to increase energy efficiency and reduce carbon use do not also create other inefficiencies, such as internal overheating.
- 5.18.5 Option D proposes higher energy efficiency standards than those currently required by Building Regulations. This is expected have the greatest positive compatibility with SA Objectives 12 and 14, as this would exceed legal minimum requirements. Evidence base research would need to be undertaken to justify such a policy.
- 5.18.6 In summary, positive compatibility would be expected for all options in relation to SA Objectives 3, 4, 12,13 and 14. Option D is anticipated to generate the greatest positive compatibility, as it extends requirements beyond Building Regulations. Recommendations are set out below to help enhance the current energy efficiency proposals.
- **Recommendation (Option B):** Provide guidance which covers what the council expects with regards to the preparation of an Energy Statement that forms part of a planning application.
 - **Recommendation (Option B):** To enhance the positive compatibility of this option, applicants should be encouraged to challenge 'business as usual' to bring about greater benefits through high-quality, thoughtful and cost-effective design.
 - **Recommendation:** Combining Options B and C would constitute a more comprehensive and holistic approach, maximising compatibility with SA Objectives 3, 4, 12, 13 and 14. If Option D was taken forward this would likely encompass Options B and C and would be expected to fully optimise compatibility.
 - **Recommendation:** Clarify whether options are applicable to the development of all new buildings or just dwellings.

Energy Efficiency	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
A	○	○	✓	✓	○	○	○	○	○	○	○	✓	✓	✓
B	○	○	✓	✓	○	○	○	○	○	○	○	✓	✓	✓
C	○	○	✓	✓	○	○	○	○	○	○	○	✓	✓	✓
D	○	○	✓	✓	○	○	○	○	○	○	○	✓	✓	✓

¹⁵ Future Homes, 2022, Building regulations and the Future Homes Standard: what's changing for new homes. Available at: <https://www.futurehomes.org.uk/overview-of-changes> [Accessed: 14/05/24]

5.19 Renewable Energy

Option A: Continue with the current positively framed policy clearly supportive of renewable energy development in appropriate circumstances but without identifying specific areas of search or sites. This would involve continuing the current policy of identifying the whole borough as an area of search for wind energy.

Option B: In relation to solar farm development, maintain the current policy of managing the impact on agricultural land but reduce the area of search to Wyre borough from the whole of the Fylde Coast.

Option C: Continue to support renewable energy development as set out in the current policy but identifying specific sites and/or areas of search for commercial scale renewable energy use, based on new evidence.

Option D: Move to a stricter criteria-based policy which would represent a less supportive approach.

- 5.19.1 The use of renewable energy decreases the need for energy generation from unsustainable sources such as fossil fuels and therefore reduces the volume of greenhouse gases emitted. Furthermore, the use of renewable energy would help to improve air quality and thus is expected to generate health benefits.
- 5.19.2 Option D would be negatively compatible with SA Objective 12, as it is anticipated that this could reduce the delivery of renewable energy in the borough. Options A and B provide flexibility in terms of the location of renewable energy development. While Option B limits the area of search from the whole of the Fylde Coast to Wyre borough, this is expected to encourage solar farm developments as applicants would no longer be required to conduct a search for alternative sites across the whole of the Fylde Coast. Option B just relates to one type of renewable energy development, i.e. solar, thus excluding other types. Options A and C are less restricted as they relate to all types of renewable energy development. Option C would help to ensure that renewable energy is delivered in appropriate locations.
- 5.19.3 In summary, positive compatibility has been identified for Options A, B and C in relation to SA Objectives 3, 12 and 13. Negative compatibility has been identified for Option D in relation to SA Objective 3, 12 and 13. A recommendation is set out below to help improve the current renewable energy proposals.

- **Recommendation:** Consider the role that community energy projects could play in renewable energy delivery and how this could be supported.

Renewable Energy	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
A	○	○	✓	○	○	○	○	○	○	○	○	✓	✓	○
B	○	○	✓	○	○	○	○	○	○	○	○	✓	✓	○
C	○	○	✓	○	○	○	○	○	○	○	○	✓	✓	○
D	○	○	X	○	○	○	○	○	○	○	○	X	X	○

5.20 Adaptation and Resilience

Option A: Develop a specific policy requiring applicants to demonstrate how their development supports climate adaptation and resilience for instance through a Climate Change Statement.

Option B: Continue with the current local plan approach of including polices that are relevant to climate adaptation and resilience but without a specific policy.

5.20.1 Options A and B would help to ensure that climate adaptation and resilience are incorporated into new development projects. It is anticipated that Option A would help to encourage a more proactive, comprehensive and holistic approach to climate adaptation and resilience. As climate adaptation and resilience are both multi-disciplinary matters, there is the potential and opportunity for these approaches to be positively compatible with a range of SA Objectives.

5.20.2 In summary, positive compatibility has been identified for Options A and B in relation to SA Objective 12, although Option A is expected to generate a greater positive compatibility. Recommendations are set out below to help enhance the current adaptation and resilience proposals.

- **Recommendation:** Options A and B are considered to be complementary, thus both options could be taken forward.
- **Recommendation:** The Council should consider clarifying their requirements for Climate Change Statements to help ensure that they support a proactive and integrated approach to climate adaptation and resilience.
- **Recommendation:** Climate adaptation and resilience are cross-cutting issues as they are relevant to a number of policy areas including, but not limited to, high-quality design, energy, flooding, biodiversity, transport and travel, air quality, health and wellbeing, housing and infrastructure. Consider improving the integration of climate adaptation and resilience into relevant policy areas to help strengthen delivery and promote a holistic approach.

Adaptation & Resilience	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
A	○	○	?	?	○	○	○	?	○	○	?	✓	?	?
B	○	○	?	?	○	○	○	?	○	○	?	✓	?	?

5.21 Supporting healthy living and active environments

We will consider:

- the location and design of new development to integrate health aspects, including active travel, green infrastructure and access to services and facilities;
- safeguard community facilities and open space, including for recreation and sport;
- protect green infrastructure and enhancing green routes and public rights of way;
- create public spaces and easy and safe walking and cycling routes to promote social interaction and active travel;
- deliver high quality, well-designed homes that can meet the needs of an ageing population;
- requiring developments to plan for climate change adaptation and resilience, including flood risk;

- developing a healthy living and active environment criteria based policy that will require applicants for some developments to provide evidence on how the proposal contributes to healthy living and active places.

5.21.1 This approach is expected to promote and support healthy living and active environments, thus positive compatibility has been identified with SA Objectives that relate to health and wellbeing, biodiversity, climate, water, air quality and access.

5.21.2 In summary, positive compatibility has been identified in relation to SA Objectives 3, 5, 8, 11, 12 and 13. Recommendations are set out below to help enhance the current healthy living proposals.

- **Recommendation:** Consider the role of allotments and community gardens/orchards as part of green infrastructure, as these can also provide wider social benefits for the community.
- **Recommendation:** Provide guidance regarding what is expected from applicants who are required to provide evidence on how a particular proposal contributes to healthy living and active places.
- **Recommendation:** Consider supporting healthy living and active environments by combining this with the delivery of the current Wyre Green Infrastructure Strategy. Promote linkages – the Green Infrastructure Strategy identifies connections to health and wellbeing, active travel, air quality, ‘quality of place and positive development’, flooding, climate, local economic growth and local food production. This highlights the potential multi-functional value of green and blue infrastructure and the importance of encouraging a holistic approach to green and blue infrastructure.

Healthy Living	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
	○	○	✓	○	✓	○	○	✓	○	○	✓	✓	✓	○

5.22 Delivering infrastructure needed to support development

We will prepare a new Infrastructure Delivery Plan working alongside infrastructure providers to support the new local plan.

We will also consider:

- Identifying and protecting sites and routes which could be key to widening sustainable transport choices, such as protecting the disused Fleetwood to Poulton-le-Fylde former railway line;
- Protect existing valued community services and facilities from being lost to other uses. Encourage new community services and facilities to support communities;
- Mechanisms to fund the delivery of new necessary infrastructure.

5.22.1 Infrastructure relates to a wide variety of services and facilities that are needed to support daily activities of communities and the general economy. This includes, but is not limited to, community facilities and services (e.g. education, healthcare), transport, flood risk, utilities, green infrastructure, telecommunications. The proposed approach is expected to help ensure that there are adequate

services for all new residents to the area and could potentially improve the type and range of services available to current residents.

- 5.22.2 Improving the provision of community facilities and services is expected to be positively compatible with SA Objectives that relate to education, health and wellbeing, and sustainable access to goods, services and amenities for all groups. The provision of green infrastructure is anticipated to generate positive benefits related to biodiversity, health and wellbeing, and climate. This approach would help to support the provision of sustainable travel options, which in turn is positively compatible with SA Objectives that relate to health and wellbeing, air quality and climate. Enhancing the provision of flood risk measures including strategic flood defences, flood management schemes and Sustainable Drainage Systems (SuDS) is expected to be positively compatible with SA Objectives that relate to water and climate, and potentially biodiversity (depending on the type of SuDS).
- 5.22.3 The new Infrastructure Delivery Plan (IDP) shall set out the level of new or improved infrastructure required to deliver the growth proposed within the new Local Plan. The council intends to work with infrastructure providers to develop the IDP, identifying key infrastructure needed, costs and gaps in funding.
- 5.22.4 In summary, positive compatibility has been identified in relation to SA Objectives 2, 3, 5, 8, 11, 12 and 13. A recommendation is set out below to help enhance the current infrastructure delivery proposals.
- **Recommendation:** With regards to considering mechanisms to fund delivery, while section 106 agreements are used at present to fund delivery, explore the opportunity of also implementing a Community Infrastructure Levy.

Delivering Infrastructure	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
	○	✓	✓	○	✓	○	○	✓	○	○	✓	✓	✓	○

6 Site Options Assessment

6.1 Overview

- 6.1.1 There are 56 sites being considered by the Council at this Issues and Options stage. These are listed in Table 6-1. The SA does not make any recommendations for enhancement at this stage and will consider the Local Plan policy and site-specific mitigation as part of the detailed site assessments within the Publication SA Report.

6.2 Site assessment methodology

Distances

- 6.2.1 For many of the assessments it is appropriate or necessary to measure the distances between site options and key designations in Wyre Borough, such as the distance between a site proposed for new homes and the nearest educational facilities, to establish a strategic overview of the likely accessibility new residents here would have to education opportunities. All cited distances have been identified using Arcadis' Constraints Proximity Analysis Tool and measured 'as the crow flies'. The site assessment criteria including the search parameters for each designation, are shown in Table 6-2.
- 6.2.2 At this stage of the assessment process, the new services that may be delivered within the Local Plan as part of the Local Plan have not been considered, as their location and certainty of development is unknown.

Certainty

- 6.2.3 The nature of the assessment process involves an inherent degree of uncertainty. The Local Plan is intended to be in place until 2040, over which time could potentially arise unforeseen circumstances as site-level baseline data used in the assessments can be highly changeable. These circumstances are impossible to predict and are an inherent part of the SA and planning processes. The planning system is generally robust enough to deal with such changes by re-assessing the needs of sites/communities at the time applications are made. Uncertainties are dealt with in the SA process by adopting a precautionary approach, wherein the worst-case scenario is assumed (unless reliable evidence suggests otherwise). For each assessment, an indication is given as to the degree of certainty considered to be involved in the identified effect.

Permanence and timescale

- 6.2.4 The permanence and timescale of effects are also described. This is generally presented in the form of short-term, medium-term, long-term or permanent as well as whether these effects are reversible. In many cases, effects of Local Plan proposals are likely to be multiple terms (e.g. arise in the short-term and reside in the long-term). Table 6-3 defines the notation used for describing these terms within the assessments.

Secondary, cumulative and synergistic

- 6.2.5 The SEA Regulations also require the consideration of cumulative, synergistic and secondary effects, which we define as:

- Secondary effects are effects that are not a direct result but occur away from the original effect or as a result of a complex pathway;
- Cumulative effects arise, for instance, where several developments each have insignificant effects but together have a significant effect, or where several individual effects have a combined effect; and
- Synergistic effects interact to produce a total effect greater than the sum of the individual effects, so that the nature of the final impact is different to the nature of the individual impacts.

Assessment tables

- 6.2.6 Each site option listed in Table 6-1 is being considered for residential, employment or mixed uses. Each of these site options have been assessed for its likely effects on each SA Objective. The results of this process are set out in the assessment tables in this Chapter.
- 6.2.7 Each assessment table denotes an overall 'Score' for each site, assessing the likely significant effects against each SA Objective (see Table 6-4). The justification for this Score is presented for each site in the 'assessment' column for each table. The assessment tables also indicate the likely certainty, duration, reversibility and directness of effects, in accordance with the SEA Regulations. A summary of the assessment are shown in Table 6-4, and the full assessment in Appendix B.

Table 6-1: Issues and Options Site Options

Issues & Options Ref.	Category	Greenfield/ Brownfield	Area
I&O - 01	Mixed Use	Brownfield	7.7
I&O - 02	Mixed Use	Brownfield	32.7
I&O - 03	Mixed Use	Brownfield	137.8
I&O - 04	Housing	Brownfield	0.9
I&O - 05	Housing	Greenfield	6.5
I&O - 06	Housing	Greenfield	13.4
I&O - 07	Mixed Use	Greenfield	125.0
I&O - 08	Employment	Greenfield	11.4
I&O - 09	Housing	Greenfield	8.0
I&O - 10	Housing	Greenfield	18.2
I&O - 11	Housing	Greenfield	4.5
I&O - 12	Housing	Greenfield	2.3
I&O - 13	Housing	Greenfield	16.5
I&O - 14	Housing	Greenfield	3.9
I&O - 15	Housing	Greenfield	5.2
I&O - 16	Housing	Greenfield	2.7
I&O - 17	Housing	Greenfield	4.2
I&O - 18	Housing	Greenfield	0.4
I&O - 19	Housing	Greenfield	22.4
I&O - 20	Mixed Use	Greenfield	5.2
I&O - 21	Housing	Greenfield	6.0
I&O - 22	Housing	Greenfield	4.5
I&O - 23	Housing	Greenfield	15.9
I&O - 24	Housing	Greenfield	2.9
I&O - 25	Housing	Greenfield	16.5
I&O - 26	Housing	Greenfield	3.5

Issues & Options Ref.	Category	Greenfield/ Brownfield	Area
I&O - 27	Housing	Greenfield	2.8
I&O - 28	Mixed Use	Greenfield	0.9
I&O - 29	Housing	Greenfield	1.6
I&O - 30	Employment	Greenfield	1.8
I&O - 31	Mixed Use	Greenfield	18.3
I&O - 32	Housing	Greenfield	1.0
I&O - 33	Housing	Greenfield	18.9
I&O - 34	Housing	Greenfield	2.6
I&O - 35	Employment	Greenfield	3.4
I&O - 36	Employment	Greenfield	29.6
I&O - 37	Housing	Greenfield	9.2
I&O - 38	Housing	Greenfield	2.2
I&O - 39	Housing	Greenfield	3.7
I&O - 40	Housing	Greenfield	6.9
I&O - 41	Housing	Greenfield	3.5
I&O - 42	Housing	Greenfield	0.5
I&O - 43	Housing	Greenfield	21.2
I&O - 44	Mixed Use	Greenfield	39.3
I&O - 45	Housing	Greenfield	6.5
I&O - 46	Housing	Greenfield	2.2
I&O - 47	Housing	Greenfield	7.5
I&O - 48	Employment	Greenfield	3.2
I&O - 49	Housing	Greenfield	0.9
I&O - 50	Housing	Greenfield	3.7
I&O - 51	Housing	Greenfield	1.3
I&O - 52	Housing	Greenfield	4.5
I&O - 53	Housing	Greenfield	6.2
I&O - 54	Housing	Greenfield	1.0
I&O - 55	Housing	Greenfield	2.3
I&O - 56	Housing	Greenfield	3.0

Table 6-2: Site assessment criteria

SA Objective	Criterion Topic	Criteria for Assessment
1. To reduce crime, disorder and fear of crime	Crime	++ Site is currently vacant/unused and in an area of high crime (IMD <20% most deprived for 'crime') - development will discourage crime or anti-social behaviour.
		+ Site is currently vacant/unused and in an area of moderate crime (IMD 20-40% most deprived for 'crime') - development may discourage crime or anti-social behaviour.
		○ Site is unlikely to have a discernible effect on levels of crime.
		- Site is a greenfield site within an area of moderate crime (IMD 20-40% most deprived for 'crime').
		-- Site is a greenfield site within an area of high crime (IMD <20% most deprived for 'crime').
2. To improve levels of educational attainment for all age groups and all sectors of society	Proximity to educational facilities	++ Site is located within 500m of a primary school and 1km of a secondary school
		+ Site is located within 500m of a primary school.
		+ Site is located within 1km of a secondary school.
		○ Site is unlikely to have a discernible effect on participation or attainment in education.
		- Site is located within the search parameter of a primary/ secondary school, but not within the search parameter of the other type of school.
		-- Site not within the search parameter of a primary or secondary school
3. To improve physical and mental health and wellbeing for all and reduce health inequalities	Access to health services	++ Site is within the search parameter of a GP surgery, NHS Hospital and open or green space.
		+ Site is within 1km of a GP surgery, 8km of an NHS hospital or within 500m of an open or green space.
		○ Site is unlikely to have a discernible effect on access to health services.
		- Site is located outside of the search parameter for a GP surgery or NHS hospital.
		-- Site would lead to a loss of an existing healthcare facility without replacement.
	Active lifestyles	+ Site is located within 500m of an open or green space.
		○ Site is unlikely to have a discernible effect on levels of access to natural environments.
		- Site is located over 500m away of an open or green space.
4. To ensure housing provision meets local needs	Housing	++ Site is a large housing or mixed use site (>5ha).
		+ Site is a small housing or mixed use site (<5ha).
		○ Site is not a housing allocation.
		- Site promotes use of a small area of housing land (<0.5ha) for a different land use with no other replacement.
		-- Site promotes use of a large area of housing land (>0.5ha) identified to meet need for a different land use with no other replacement.
5. To improve sustainable	Bus / train access	++ Site is within 500m of a bus service and 2km of a railway station.
		+ Site is within 500m of a bus service or 2km of a railway station.

SA Objective	Criterion Topic	Criteria for Assessment
access to basic goods, services and amenities for all groups		○ Site is unlikely to have a discernible effect on access to public transport services.
		- Access from the site to services and facilities is predominately by car.
	Walking and cycling	+ Site is located within 250m of a PRow.
		○ Site is unlikely to have a discernible effect on levels of walking or cycling.
		- Site is located over 250m away of a PRow.
6. To encourage sustainable economic growth, inclusion and business development across the borough	Job creation	++ Site is a large employment site (>5ha).
		+ Site is a small employment site (<5ha).
		○ Site is unlikely to have a discernible effect on the variety of employment opportunity.
		- Site is a housing site which will lead to the loss of a small, active or potentially viable employment site (<1ha).
		-- Site is a housing site which will lead to the loss of a large, active or potentially viable employment site (>1ha).
	Access to jobs	+ Site is located within 5km of key employment area.
		○ Site is unlikely to have a discernible effect on access to jobs.
		- Site is located over away 5km of key employment area.
7. To deliver urban renaissance	Access	+ Site is located within 2km of a train station or 500m of a bus stop.
		○ Site is unlikely to have a discernible effect on access to jobs.
	Townscape	+ Site would result in the redevelopment of a derelict urban brownfield site with opportunities to improve local character.
		○ Site would have a neutral effect on townscape character.
		- Potential to have a moderate effect on townscape character.
	Green infrastructure provision	○ The extent of green infrastructure proposed is unknown at this stage.
	Sustainable transport and GHG emissions	++ Site located adjacent to sustainable transport opportunities.
		++ Site located adjacent to jobs/services.
		+ Site located within 1 km of sustainable transport opportunities.
		+ Site located within 1 km of jobs/services.
		○ Site has limited potential to significantly change sustainable transport uptake.
		- Site located in areas inaccessible to a range of services/places and no on-site services provided.
		-- Site would require complete dependence on the use of the private car.
	8. To protect and enhance biodiversity	Designated nature and geological conservation
- Site is within 10km of an international site (MCZ, SPA, SAC or Ramsar), 2km of a national site (SSSI or NNR), 1km of a local site (LNR, LGS or ancient woodland), or 500m of a BHS.		
-- Contains, lies within, or immediately adjacent to an international, national or local designated biodiversity site.		
9. To protect and enhance the	Landscape Designations	○ Site would have a neutral effect on landscape or townscape character.

SA Objective	Criterion Topic	Criteria for Assessment	
borough's landscape and townscape character and quality		-	Potential to have a small but not significant effect on the special qualities of a National Landscape or National Park (within 5km).
		--	Potential to have a major adverse effect on the special qualities of a National Landscape or National Park.
	Landscape and Townscape	○	Brownfield site unlikely to alter the current landscape and townscape character.
		-	Greenfield site likely to alter the current landscape and townscape character.
10. To protect and enhance the cultural heritage resource	Historic environment	○	Site is unlikely to have a significant impact on the historic environment.
		-	Site is within 1km of a heritage asset
		--	Site contains or is adjacent to a heritage asset.
11. To protect and enhance the quality of water features and resources and reduce the risk of flooding	Surface Water	○	No water bodies within 250m of the site.
		-	Site is within 250m of a water body.
		--	There are water bodies within, or adjacent to, the site.
	Flood risk from rivers and the sea	++	Project includes flood defence measures that will benefit the local area.
		○	Site is within EA Flood Zone 1 - low risk.
		-	Site is within EA Flood Zone 2 - moderate risk.
		--	Site is within EA Flood Zone 3 - high risk.
12. To limit and adapt to climate change	Sustainable transport and GHG emissions	+	Site located within 1km of sustainable transport opportunities, jobs and services.
		○	Site has limited potential to significantly change sustainable transport uptake.
		-	Site located in areas inaccessible to a range of services/places and no on-site services provided.
		--	Site would require complete dependence on the use of the private car.
	Energy efficiency and renewables	++	Site proposes to be an exemplar of energy efficiency, sustainable design and/or renewable energy, or will export renewable energy to the grid.
		+	Site proposes to use high standards of energy efficiency, sustainable design and/or renewable energy, but will not export renewable energy to the grid.
		○	Site has limited potential to significantly change average energy efficiency in the borough.
		○	The potential for energy efficiency or renewable energy sources is unknown at this stage.
		-	Residential development proposals are likely to increase greenhouse gas emissions due to increased private car use and energy use in homes.
13. To protect and improve air quality	Air quality	+	Site has potential to result in fewer emissions to air e.g. from vehicles or businesses.
		○	Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.
		-	Site has potential to moderately increase emissions to air
		--	Site has potential to significantly exacerbate air quality issues, e.g. in an AQMA.

SA Objective	Criterion Topic	Criteria for Assessment	
14. To ensure sustainable use of natural resources	Soil and contaminated land	+	Site is on brownfield land.
		-	Site is a small greenfield site (<20ha) located on best and most versatile agricultural land (Grades 1, 2 or 3 - where Grade 3 could be Grade 3a, which is best and most versatile).
		--	Site is a large greenfield site (>20ha) located on best and most versatile agricultural land (Grades 1, 2 or 3 - where Grade 3 could be Grade 3a, which is best and most versatile).
	Natural resources and waste	++	Site fully promotes the use of recycled and secondary materials during construction and operation.
		+	Site fully promotes the use of both raw and recycled and secondary materials during construction and operation.
		○	Site has no discernible effect on the use of recycled and secondary materials.
		-	Site increases demand and use of raw materials.

Table 6-3: Notation used to describe types of effect

Timing	LT	Long-term effects likely to arise in 10-25 years of Local Plan implementation
	MT	Medium-term effects likely to arise in 5-10 years of Local Plan implementation
	ST	Short-term effects likely to arise in 0-5 years of Local Plan implementation
Certainty	H	High certainty of prediction
	M	Medium certainty of prediction
	L	Low certainty of prediction
Direct	D	Direct effects
	I	Indirect effects
Reversibility	R	Effects are reversible
	IR	Effects are irreversible

Table 6-4: Summary of the site assessments

Parcel Number	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
1	○	-	++	++	+	++	+	--	○	--	--	-	-	-
2	○	-	++	++	+	++	+	--	○	-	--	-	-	-
3	○	-	++	++	+	++	+	--	○	-	--	-	-	-
4	○	-	++	+	-	+	+	-	○	○	-	-	-	-
5	○	--	-	++	++	+	-	--	-	○	--	-	-	-
6	○	--	-	++	++	+	-	--	-	-	--	-	-	-
7	○	++	-	++	++	++	-	-	-	-	--	-	-	--
8	○	--	++	○	+	++	-	-	-	○	--	-	-	-
9	○	-	++	++	+	+	-	-	-	-	--	-	-	-
10	○	-	++	++	+	+	-	-	-	○	--	-	-	-

Parcel Number	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
11	O	-	-	+	-	+	-	-	-	-	-	-	-	-
12	O	-	-	+	+	+	-	-	-	-	-	-	-	-
13	O	-	-	++	+	+	-	-	-	-	--	-	-	-
14	O	-	-	+	+	+	-	-	-	-	-	-	-	-
15	O	-	-	++	+	+	-	-	-	-	--	-	-	-
16	O	-	-	+	-	+	-	-	-	-	--	-	-	-
17	O	++	-	+	+	+	-	-	-	-	--	-	-	-
18	O	++	-	+	+	+	-	-	-	-	O	-	-	-
19	O	-	-	++	+	+	-	-	-	-	--	-	-	--
20	O	-	-	+	+	+	-	-	-	-	-	-	-	-
21	O	-	-	++	+	+	-	-	-	-	--	-	-	-
22	O	-	-	+	+	+	-	-	-	--	-	-	-	-
23	O	-	-	++	+	+	-	-	-	-	--	-	-	-
24	O	--	-	+	+	+	-	-	-	-	-	-	-	-
25	O	-	-	++	+	+	-	-	-	-	--	-	-	-
26	O	--	-	+	+	+	-	-	-	-	--	-	-	-
27	O	-	-	+	+	-	-	-	-	-	-	-	-	-
28	O	-	-	+	+	+	-	-	-	-	O	-	-	-
29	O	-	-	+	+	+	-	-	-	-	--	-	-	-
30	O	--	-	O	-	+	-	-	-	-	--	-	-	-
31	O	--	-	++	-	++	-	-	-	--	--	-	-	-
32	O	--	-	+	+	+	-	-	-	-	O	-	-	-
33	O	-	-	++	+	+	-	-	-	-	--	-	-	-
34	O	--	-	+	+	+	-	-	-	-	--	-	-	-
35	O	--	-	O	+	+	-	-	-	-	--	-	-	-
36	O	--	-	O	-	++	-	-	-	-	--	-	-	-
37	O	-	-	++	+	+	-	-	-	-	--	-	-	-
38	O	-	-	+	+	+	-	-	-	-	--	-	-	-
39	O	-	-	+	+	+	-	-	-	-	--	-	-	-
40	O	-	-	++	+	+	-	-	-	-	-	-	-	-
41	O	++	-	+	+	+	-	-	-	-	--	-	-	-
42	O	++	-	+	+	+	-	-	-	-	-	-	-	-
43	O	-	-	++	+	+	-	-	-	-	--	-	-	-
44	O	--	-	++	+	++	-	-	-	-	--	-	-	-
45	O	--	-	++	+	+	-	-	-	-	--	-	-	-
46	O	--	-	+	+	+	-	-	-	-	-	-	-	-
47	O	--	-	++	+	+	-	-	-	-	-	-	-	-
48	O	--	-	O	+	+	-	-	-	-	-	-	-	-
49	O	-	-	+	+	+	-	-	-	-	-	-	-	-
50	O	-	-	+	+	+	-	-	--	-	-	-	-	-
51	O	-	-	+	+	+	-	-	--	-	--	-	-	-
52	O	--	-	+	+	+	-	-	-	-	-	-	-	-

Parcel Number	1. Crime	2. Education	3. Health	4. Housing	5. Access	6. Economy	7. Urban Renaissance	8. Biodiversity	9. Landscape	10. Heritage	11. Water	12. Climate	13. Air Quality	14. Natural Resources
53	O	-	-	++	+	+	-	-	-	-	-	-	-	-
54	O	-	-	+	+	+	-	-	-	-	-	-	-	-
55	O	-	-	+	-	+	-	-	-	-	-	-	-	-
56	O	-	-	+	+	+	-	-	-	-	-	-	-	-

7 Next Steps

7.1 Stage B: Development Alternatives and Assessing Effects

7.1.1 The SA process accompanying the preparation of the Wyre Local Plan completed the SA Scoping (Stage A) in March 2024. This Issues and Options SA Report is a component of Stage B of the SA process as well as an early version of the SA Report required in Stage C and is intended to accompany the Wyre Local Plan Issues and Options consultation. Following the Wyre Local Plan Issues and Options consultation, options for the Local Plan will be further refined and defined concluding with the publication version. The SA will continue to assist with the refining and defining of options by predicting and evaluating the sustainability impacts of options, alternatives and providing recommendations in an iterative process with the Council. Following the Publication consultation, it is expected that the Local Plan will be amended in light of stakeholder responses and then submitted to the Secretary of State for the examination process. The SA will also be updated in light of stakeholder responses received as well as any changes made to the Local Plan. The Local Plan and its supporting evidence, including the SA Report, will be examined in public led by an Independent Inspector appointed by the Secretary of State.

7.2 Stage C: Prepare Sustainability Appraisal Report

7.2.1 This Issues and Options SA Report will accompany the Wyre Local Plan Issues and Options document prepared by the Council for consultation. This will be refined and defined to become the SA Report accompanying Publication Consultation on the Local Plan. The SA Report will then accompany submission of the Local Plan to the Secretary of State for Examination. It is necessary for the Publication SA Report to satisfy the requirements of an 'Environmental Report' as per the SEA Regulations.

7.3 Stage D: Consultation on Sustainability Appraisal Report

7.3.1 The outcome of the SA Scoping Report (as set out in Stage A above) and has informed the SA of the Local Plan. The SA of the Local Plan will be available for consultation alongside the Issues and Options SA (this report), and the Publication SA Report will be available for consultation alongside the Publication Local Plan. Stakeholders consulted on include, as a minimum, the general public the statutory bodies of Natural England, Historic England and the Environment Agency, as well as other relevant bodies the Council sees value in consulting. Following each round of consultation, responses received from stakeholders are closely reviewed and the SA Report is amended as appropriate. The responses that are received relevant to the SA are included in the appendices of the SA Reports alongside a summary of how and why the SA Report has been, or has not been, amended as a result. Responses received during consultation on the SA Scoping report and a summary of how and why the SA Report has been, or has not been, amended as a result of each comment is provided in Appendix A. Each round of consultation on the SA Report is a component of Stage D of the SA Process. Each round would also be expected to lead to some changes to the Local Plan as a result of stakeholder feedback and the SA Report will be updated and amended to reflect these changes.

7.4 Stage E: Reporting and Monitoring

- 7.4.1 Monitoring, and reporting on the monitoring process, is an essential element of SA to ensure that the effects of the Local Plan, as well as the effectiveness of adopted mitigation or avoidance measures, conform with the predictions and evaluations in SA. It is expected that the monitoring and reporting will be carried out by the Council, likely incorporated into existing monitoring commitments such as the Authority Monitoring Report (AMR). Should unanticipated effects be identified, the proactive monitoring and reporting approach enables the Council to take appropriate remedial actions.

Appendix A

SA Scoping Responses

Statutory Consultee Comment

Arcadis Response

Historic England

Whilst we broadly welcome the content of Objective 10 which will cover the historic environment, the Government's agenda on good design means that there should be reference to it within this section.

The other SA Objectives cover this in relation to heritage, and good design in relation to other topic areas is included elsewhere in the SA Framework.

Environment Agency

SA Objective 11: Within the above overarching objective, we would welcome an additional sub-objective which stipulates that development should be avoided in flood risk areas where possible. The suggested wording of this may be:

New Sub-Objective added to the SA Framework under Objective 11.

- Avoid inappropriate development in areas of high risk both now and in the future.

Natural England

Table 4.1: Biodiversity, Flora and Fauna

Natural England advice this section should be updated to include:

- Reference to Marine Conservation Zones (MCZs). Natural England note whilst this section refers all the European Designated Sites and Sites of Special Scientific Interest (SSSIs) within the plan boundary, it does not reference the MCZs. We advise this section should be updated to reference Wyre-Lune MCZ which is also a nationally Marine Protected Site. Further information on MCZs can be found here.
- Reference to Lancashire Local Nature Recovery Strategy LNRs, especially within the last bullet of the section. This bullet directly links to the aims and ambitions of the LNRs.
- We advise the bullet for opportunities for the condition of SSSIs to be improved should be expanded. Whilst we welcome the opportunity identified to improve the condition of SSSIs, we advise you should

We are not amending Table 4.1 as part of the Issues and Option SA Report.

Consideration of Marine Conservation Zones has been added to consideration of designated biodiversity sites in the assessment process.

LNRs are considered as part of the assessment process and the aims and objectives of each LNR will be taken into account.

The assessment process ensures consideration is taken to the improvement of

Statutory Consultee Comment

also have regard for the condition of the underpinning European Sites and Marine Conservation Zone which have different qualifying features to the SSSIs. The aim should be to improve the condition of all designated sites within the borough. We advise Designated Site Viewer and Conservation objectives for each European site can be used to aid this objective. For a range of sites, Natural England has also produced Conservation Advice Packages. These packages set out the conservation objectives of each site, detailed information on the qualifying features and other useful information. Our Conservation Advice Packages can be found here.

- We further advise there are opportunities to improve Green Infrastructure (GI), and this should be considered a key sustainability issue. GI is a multifunctional tool and refers to the living network of green spaces, water and other environmental features in both urban and rural areas. Please see Annex A for further guidance on GI.

Arcadis Response

existing biodiversity features including designated sites. Improving the condition of international and national designated sites will be considered as part of the assessment process.

Opportunities such as improving green and blue infrastructure will be shared throughout the SA process via the SA recommendations.

Table 4.1: Energy & Climatic Factors

- Natural England advise this section should reference the use of Nature based Solutions (NbS). The use of NbS is a key opportunity, in which Natural England support the use of to support climate change mitigation and adaptation.
- NbS can contribute to reducing net greenhouse gas emissions and carbon sequestration as part of the government's wider strategy for achieving Net Zero Greenhouse Gas emissions by 2050. This will require major changes in the way we manage the natural environment, alongside changes in energy, transport and other sectors. For further information regarding NbS please see Annex B.

We are not amending Table 4.1 as part of the Issues and Option SA Report.

Consideration of Nature-based Solutions will be emended into the assessment process and SA recommendations.

Table 4.1: Soil and Land Quality

- Natural England note this section identifies that there are large areas of Best Most Versatile land within the plan boundary, that should be protected from inappropriate development. Whilst welcome this, there are further opportunities as well for good soil management within development in general.
- There is also opportunity within this section to emphasise importance of peat. Natural England do not support inappropriate development on peat, in light of Natural England's statutory purpose (see s.2 of the Natural Environment and Rural Communities Act 2006) and the Environmental Improvement Plan 2023 - GOV.UK (www.gov.uk) which states that "degraded lowland peat accounts for 3% of England's overall greenhouse gas emissions. Reducing these emissions, by rewetting our agricultural peat soils, is essential to meeting legally binding net zero targets".

We are not amending Table 4.1 as part of the Issues and Option SA Report.

The protection of BMV soil as well as general good soil management and the protection of natural resources is embedded into the assessment process.

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Table 4.1: Human Health

- Natural England advise there are opportunities in this section to acknowledge the intrinsic link between greater access to green and blue spaces, predominately in urban areas, and the improvement to physical and mental wellbeing. Whilst the reference to National Landscapes is welcome, access to wider district areas of blue and green spaces are not readily available for many communities living and operating in urban areas. Acknowledging the importance of local and doorstep-level green and blue space (as per the Accessible Natural Greenspace Standards) to improve human and public health, will strengthen this section.
- We would also welcome specific examples relating to nature connectedness activity and formal green social prescription in the Human Health section. Many communities and vulnerable individuals who suffer from acute mental and/or physical health challenges may benefit from nature-based interventions, as prescribed by health systems. A formal acknowledgement of the importance of working with the health sector to improve an access and therefore benefit from a connection to nature, would strengthen this section.

Table 5:1: Objective 3

We advise this section include a specific point referencing role of Green Social Prescribing as an indicator. e.g. – *'Percentage of patients suffering from poor mental and physical health prescribed into nature-based activities or formal green social prescribing pathways to reduce pressure on primary care systems and GP waiting lists'*.

Table 5.1: Objective 8

Natural England advise the wording of the objective itself should be strengthened, using the wording restore and 'prevent impacts where possible'. This should then be carried on into the sub-objectives. This strengthened wording should then be carried forwarded into the sub-objectives.

We further advise that the sub-objective and indicators should be focused around increasing ecological connectivity of the habitat and wildlife. There is a risk that in some situations, development on land of limited biodiversity value in its own right can lead to the creation of islands of biodiversity, permanently severed from other areas. We thus suggest adding the following sub-objective - *'Ensure current ecological networks are not compromised, and future improvements in habitat connectivity are not prejudiced'*.

To further strengthen this section regarding ecological connectivity, you should also consider:

Arcadis Response

We are not amending Table 4.1 as part of the Issues and Option SA Report.

Opportunities for integrating green and blue infrastructure will be set out as part of the SA recommendations.

Resident and visitor access to open and green spaces is integrated into the assessment process.

Indicator added under SA Objective 3.

Wording of SA Objective 8 strengthened and now reads: 'To protect, restore and enhance biodiversity, and prevent impacts where possible'.

New Sub-Objective added.

Sub-Objective to protect and enhance wildlife amended in line with proposed wording.

Sub-Objective of promoting use of friendly agricultural practices amended in line with proposed wording.

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Arcadis Response

- Re-wording the sub-objective to protect and enhance wildlife to include reference to rare and endangered species and include reference to supporting and enhancing species recovery.
- Expanding the sub-objective of promoting use of friendly agricultural practices to also promoting use of friendly agricultural practices to enhance and restore the surrounding biodiversity and habitat. This will help to support nature recovery in those local areas, for example where peat is shown to be present, the occupier may wish to use wetter agricultural practices and techniques which will help restore the peat in that area. We further advise the sub-objective of protect and enhance designated sites of nature conservation importance could be strengthened and expanded, so its inline with national targets for those sites. We advise this sub-objective should be revised to read - 'Protect and enhance designated sites of nature conservation importance inline with the Conservation Objectives for the European Sites and Marine Conservation Zones and support the restoration of SSSIs to achieve or maintain favourable condition.'

Sub-Objective amended in line with proposed wording.

Table 5.1: Objective 9

We welcome the inclusion within this section on protecting and enhancing green and blue infrastructure, and the provision of recreational resources, but advise it could be expanded to refence avoiding impacts on the quality and extend the existing recreational assets, not just spaces, within the borough such as existing footpath networks.

Sub-objectives enhanced in line with the proposed wording.

Table 5.1: Objective 12

We advise the sub-objectives and indicators should be updated to refer to NbS to support Climate Change Mitigation.

New Sub-Objective added.

Appendix A

Natural England has not reviewed the plans listed. However, we advise that the following types of plans relating to the natural environment should be considered where applicable to your plan area:

- Green infrastructure strategies
- Biodiversity plans
- Rights of Way Improvement Plans
- Shoreline management plans
- Coastal access plans
- River basin management plans

Plans and programmes relevant to the Local Plan have been set out and include currently publicly available documents. When new plans or programmes are available, they will be considered and used to provide baseline information as part of the assessment process.

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- AONB and National Park management plans.
- Relevant landscape plans and strategies

Forest of Bowland Area of Outstanding Natural Beauty (AONB)

Natural England note that references to Forest of Bowland AONB are referenced through out the SA Scoping Report. We advise that since the National Landscape rebrand was launched last year, there has been a change in emphasis for Local Authorities from 'to give regard to' the landscape to 'to further interests of' the landscape. We advise that this document and the upcoming Local Plan can do this by:

- Creating thriving plants and wildlife;
- Mitigating and adapting to climate change; and
- Enhancing beauty, heritage and engagement with the natural environment.

We are also aware that the Forest of Bowland is in the process of creating a new 5 Year Management Plan for the AONB, using recently published guidance. We advise you should have regard for this emerging Management Plan throughout your plan preparation, to ensure that your Plan is based on the most up-to-date information.

We further note there seems to be an emphasis on the tourist and recreational opportunities with the scoping report the Forest of Bowland AONB provides. Whilst there are no national targets around tourism for National Landscapes, we advise you should engage with the Forest of Bowland National Landscape Partnership regarding this as a focus of the AONB is its openness, tranquillity and feeling of quiet, rather than a hotspot for active tourism compared to other nearby National Landscapes, such as the Lake District National Park which has a vast abundance of recreational opportunities. We therefore advise you should ensure you consult with the Forest of Bowland AONB Partnership as the Local Plan develops, to ensure there are no conflicts in the policies and aims of the Local Plan, and the Forest of Bowland AONB Partnership's own.

Monitoring Indicators

As set out in Planning Practice Guidance, you should be monitoring the significant environmental effects of implementing the current local plan. This should include indicators for monitoring the effects of the plan on biodiversity (NPPF para 117).

The natural environment metrics in the baseline information are largely driven by factors other than the plan's performance. They are thus likely to be of little value in monitoring the performance of the Plan. It is important

Arcadis Response

Opportunities for the Local Plan to further the interest of the Forest of Bowland National Landscape will be considered as part of the SA process.

The SA process will take into account any newly published guidance and plans relevant to the Local Plan during its preparation.

Wyre Council are liaising with the Forest of Bowland National Landscape Partnership.

Monitoring indicators will be set out as part of the Submission SA Report. These will take into consideration monitoring currently undertaken by the Council and national indicators.

that any monitoring indicators relate to the effects of the plan itself, not wider changes. Bespoke indicators should be chosen relating to the outcomes of development management decisions.

Whilst it is not Natural England's role to prescribe what indicators should be adopted, the following indicators may be appropriate.

Biodiversity:

- Number of planning approvals that generated any adverse impacts on sites of acknowledged biodiversity importance.
- Percentage of major developments generating overall biodiversity enhancement.
- Hectares of biodiversity habitat delivered through strategic site allocations.

Landscape:

- Amount of new development in AONB/National Park/Heritage Coast with commentary on likely impact.

Green infrastructure:

- Percentage of the city's population having access to a natural greenspace within 400 metres of their home.
 - Length of greenways constructed.
 - Hectares of accessible open space per 1000 population.
-

Appendix B

Site Options Assessments

B.1 I&O - 01

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	The Site is not within the IMD <20% most deprived for 'crime' and is therefore unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located 420m from St Mary's Catholic Primary School, Fleetwood. The Site is not within 1km of a secondary school.	-	ST-LT	M	D	R
3. Health	The Site is located 259m from Fleetwood Health Centre (GP Surgery), 205m from Wyre Hospital, and located within 500m of 28 open or green spaces.	++	ST-LT	M	D	R
4. Housing	The Site is 7.7ha in size and proposed for mixed use development and therefore it would be expected that this Site would enable the delivery of a significant quantity of residential units.	++	ST-LT	M	D	IR
5. Access	The Site is located within 500m of 43 bus stops and within 250m of five public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of six existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion. The Site is 7.7ha in size and proposed for mixed use development and therefore it would be expected that this Site would provide significant employment opportunities within Wyre.	++	ST-LT	L	ID	R
7. Urban Renaissance	The Site is located within the search parameters of sustainable transport opportunities. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage, however, this is a brownfield site with redevelopment opportunities that could improve local townscape character.	+	ST-LT	L	ID	R
8. Biodiversity	The Site is located adjacent to the Wyre-Lune MCZ, 100m from Morecambe Bay Ramsar, SAC, and Morecambe Bay and Duddon Estuary SPA, 100m from Wyre Estuary SSSI, 268m from Lune Estuary SSSI and 441m from Hackensall BWS. The Site is not located within 2km of a NNR, 1km of a LNR, 1km of a LGS or 1km of an ancient woodland.	--	ST-LT	M	ID	R
9. Landscape	The Site is located within the 'Lancashire and Amounderness Plain', but as a brownfield site would not be expected to alter the existing landscape character. The Site is not located within 5km of a National Park or National Landscape.	O	N/A	L	ID	IR
10. Heritage	The Site is located 500m from Fleetwood Memorial Park and 522m from 'The Mount including surrounding cobble wall' Registered Park and Gardens, is within 1km of 33 Listed Buildings and extends in one small area into the Fleetwood Conservation Area. The Site is not located within 1km of a Scheduled Monument.	--	ST-LT	L	ID	IR
11. Water	The Site is located within EA Flood Zones 2 and 3. This Site is located adjacent to the River Wyre. Development at this site may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	Site is a large brownfield site (>20ha) and is located on Agricultural Land Classification (ALC) 'Urban' land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.2 I&O - 02

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	Site is located 845m from Cardinal Allen Catholic High School Fleetwood and 930m from Fleetwood High School. The Site is not within 500m of a primary school.	-	ST-LT	M	D	R
3. Health	Site is located 415m from Fleetwood Health Centre, 758m from Belle Vue Surgery, 758m from Broadway Medical Centre, 758m from The Health Centre, 893m from Wyre Hospital, and located within 500m of 19 open or green spaces.	++	ST-LT	M	D	R
4. Housing	The Site is 32.7ha in size and proposed for mixed use development and therefore it would be expected that this Site would enable the delivery of a significant quantity of residential units.	++	ST-LT	M	D	IR
5. Access	The Site is located within 500m of 61 bus stops and within 250m of three public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of eight existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion. The Site is 32.7ha in size and proposed for mixed use development and therefore it would be expected that this Site would provide significant employment opportunities within Wyre.	++	ST-LT	L	ID	R
7. Urban Renaissance	The Site is located within the search parameters of sustainable transport opportunities. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage, however, this is a brownfield site with redevelopment opportunities that could improve local townscape character.	+	ST-LT	L	ID	R
8. Biodiversity	The Site is located adjacent to Wyre-Lune MCZ, Morecambe Bay SAC and Ramsar, Morecambe Bay and Duddon Estuary SPA, adjacent to a Wyre Estuary SSSI, 1.12km from Lune Estuary SSSI and coincides with Fleetwood Marsh Industrial Lands BHS.	--	ST-LT	M	ID	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
	The Site is not located within 2km of a NNR, 1km of a LNR, 1km of a LGS or 1km of an ancient woodland.					
9. Landscape	The Site is located within the 'Lancashire and Amounderness Plain' but as a brownfield site would not be expected to alter the existing landscape character. The Site is not located within 5km of a National Park or National Landscape.	O	N/A	L	ID	IR
10. Heritage	The Site is located 378m from Fleetwood Memorial Park and 676m from 'The Mount including surrounding cobble wall' Registered Park and Gardens, is located within 1km of 12 Listed Buildings and is 124m from the Fleetwood Conservation Area. The Site is not located within 1km of a Scheduled Monument.	-	ST-LT	L	ID	IR
11. Water	The Site is located within EA Flood Zones 2 and 3 and within 30m of the River Wyre and bounds the Fleetwood Dock and Marina. Development at this site may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	Site is primarily a large brownfield site (>20ha) and is located on ALC Urban land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.3 I&O - 03

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located 155m from Thornton Primary School and 451m from Sacred Heart Catholic Primary School at Thornton Cleveleys. The Site is not within 1km of a secondary school.	-	ST-LT	M	D	R
3. Health	Site is located 871m from The Health Centre (GP Surgery), Thornton Medical Centre and 3.45km from Wyre Hospital and located within 500m of 44 open or green spaces.	++	ST-LT	M	D	R
4. Housing	The Site is 137.8ha in size and proposed for mixed use development and therefore it would be expected that this Site would enable the delivery of a significant quantity residential units.	++	ST-LT	M	D	IR
5. Access	The Site is located within 500m of 44 bus stops and within 250m of six public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of 12 existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic	++	ST-LT	L	ID	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
	inclusion. The Site is 137.8ha in size and proposed for mixed use development and therefore it would be expected that this Site would provide significant employment opportunities within Wyre.					
7. Urban Renaissance	The Site is located within the search parameters of sustainable transport opportunities. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage, however, this is a brownfield site with redevelopment opportunities that could improve local townscape character.	+	ST-LT	L	ID	R
8. Biodiversity	The Site is located 15m from the Wyre-Lune MCZ, 6m from Morecambe Bay Ramsar and Morecambe Bay and Duddon Estuary SPA, 15m from Wyre-Lune MCZ, 3.27km from Morecambe Bay SAC, 6m from Wyre Estuary SSSI. The Site coincides with Fleetwood Railway Branch Line BHS, is located adjacent to Trunnah to Burn Naze BHS, ICI Hillhouse Estuary Banks BHS and Burglars Alley Field BHS, is located 15m from Fleetwood Farm Fields BHS, 230m from Rossall Lane Wood and Pasture BHS, and 466m from Jameson Road Saltmarsh BHS. The Site is not located within 2km of a NNR, 1km of a LNR, 1km of a LGS or 1km of an ancient woodland.	--	ST-LT	M	ID	R
9. Landscape	The Site is located within the 'Lancashire and Amounderness Plain' but as a brownfield site would not be expected to alter the existing landscape character. The Site is not located within 5km of a National Park or National Landscape.	O	N/A	L	ID	IR
10. Heritage	The Site is located within 1 km of three Listed Buildings. The Site is not located within 500m of a Conservation Area, 1km of a Scheduled Monument or 1km of a Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	The Site is located within EA Flood Zones 2 and 3. This Site is located adjacent to the River Wyre. There are also water bodies within the Site. Development at this site may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	Site is primarily a large brownfield site (>20ha) and is located on ALC Urban land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.4 I&O - 04

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located 833m from Thornton Cleveleys Millfield Science & Performing Arts College (Secondary School). The Site is not within 500m of a primary school.	-	ST-LT	M	D	R
3. Health	The Site is located 445m from Beechwood Surgery (GP Surgery), 6.97km from Wyre Hospital, and located within 500m of six open or green spaces.	++	ST-LT	M	D	R
4. Housing	The Site is 0.9ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 500m of eleven bus stops. The Site is not within 2km of a train station or within 250m of a public right of way.	-	ST-LT	L	D	R
6. Economy	The site is located within 5km of eight existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	The Site is located within the search parameters of sustainable transport opportunities. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage, however, this is a brownfield site with redevelopment opportunities that could improve local townscape character.	+	ST-LT	L	ID	R
8. Biodiversity	The Site is located 2.15km from the Wyre-Lune MCZ, 2.12km from Wyre-Lune MCZ, 2.34km from Morecambe Bay Ramsar and Morecambe Bay and Duddon Estuary SPA, and 6.42km from Morecambe Bay SAC. The Site is not located within 2km of a NNR, 2km of a SSSI, 1km of a LNR, 1km of a LGS, 500m of a BHS or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The mainly brownfield Site is located within the 'Lancashire and Amounderness Plain'. The Site is not located within 5km of a National Park or National Landscape. The Site would have a neutral effect on landscape or townscape character.	O	N/A	L	ID	IR
10. Heritage	No heritage assets are located within the search parameter.	O	N/A	L	ID	IR
11. Water	The Site is located 102m from EA Flood Zone 2. This Site is located 355m from a Main River. Development at this site may increase the risk of water pollution through runoff to water resources.	-	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	Site is a small brownfield site and is partially located on ALC Urban land and ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.5 I&O - 05

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	No educational facilities are located within the search parameter.	--	ST-LT	M	D	R
3. Health	The Site is located 817m from Carleton Surgery (GP Surgery) and located within 500m of eight open or green spaces. The Site is not within 8km of an NHS Hospital.	-	ST-LT	M	D	R
4. Housing	The Site is 6.5ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of a significant quantity residential units.	++	ST-LT	M	D	IR
5. Access	The site is located 1.44km from Poulton-le-Fylde Rail Station, within 500m of 15 bus stops, and within 250m of one public right of way.	++	ST-LT	L	D	R
6. Economy	The Site is located within 5km of six existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this mainly greenfield site to alter existing townscape character or views. The Site is located within the search parameters of sustainable transport opportunities. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 2.37km from the Wyre-Lune MCZ, 2.98km from Morecambe Bay Ramsar and Morecambe Bay and Duddon Estuary SPA, 8.01km from Morecambe Bay SAC, adjacent to 'Woodhouse Farm Swamp and adjacent ponds' BHS and 420m from Garstang Road West Field Pond BHS. The Site is not located within 2km of a NNR, 2km of a SSSI, 1km of a LNR, 1km of a LGS, or 1km of an ancient woodland.	--	ST-LT	M	ID	R
9. Landscape	The mainly greenfield Site is located within the 'Lancashire and Amounderness Plain'. The Site is not located within 5km of a National Park or National Landscape.	-	ST-LT	L	ID	IR
10. Heritage	No heritage assets are located within the search parameter.	O	N/A	L	ID	IR
11. Water	The Site is located 296m from a Main River. The Site is located within Flood Zone 1. There are existing water bodies within the Site. Development at this site may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	Site is a mainly greenfield site (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The	-	ST-LT	L	D	IR

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
	construction of the proposed development would increase demand and use of raw materials.					

B.6 I&O - 06

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	No educational facilities are located within the search parameter.	-	ST-LT	M	D	R
3. Health	Site is located 338m from Queensway Medical Centre (GP Surgery), 499m from Carleton Surgery (GP Surgery), 563m from Lockwood Avenue Surgery (GP Surgery), and located within 500m of 18 open or green spaces. The Site is not located within 8km of a NHS Hospital.	-	ST-LT	M	D	R
4. Housing	The Site is 13.4ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of a significant quantity residential units.	++	ST-LT	M	D	IR
5. Access	The Site is located 616m from Poulton-le-Fylde Rail Station, within 500m of 26 bus stops, and within 250m of one public right of way.	++	ST-LT	L	D	R
6. Economy	The Site is located within 5km of seven existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site (vast majority is greenfield) to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 1.57km from the Wyre-Lune MCZ, 2.2km from Morecambe Bay which is a Ramsar site and SPA site (with Duddon Estuary), 8.22km from the Morecambe Bay SAC and coincides with 'Woodhouse Farm Swamp and adjacent ponds' BHS. The Site is not located within 2km of a NNR, 2km of a SSSI, 1km of a LNR, 1km of a LGS, or 1km of an ancient woodland.	--	ST-LT	M	ID	R
9. Landscape	The mainly greenfield Site is located within the 'Lancashire and Amounderness Plain'. The Site is not located within 5km of a National Park or National Landscape.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located 216m from Poulton Conservation Area. The Site is not located within 1km of a Listed Building, 1km of a Scheduled Monument or a Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	Part of the Site is located within EA Flood Zones 2 and 3. This Site is located adjacent to a Main River. There are existing water bodies within the Site. Development at this site may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy	-	ST-LT	M	D	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
	efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.					
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	Site is a majority greenfield site (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.7 I&O - 07

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	Site is located 275m from Poulton Le Fylde Carr Head Primary School, 587m from Baines School Poulton Le Fylde (secondary school) and 795m Hodgson Academy (secondary school).	++	ST-LT	M	D	R
3. Health	The Site is located within 500m from 10 open or green spaces. The Site is not within 1km of a GP Surgery nor 8km of an NHS Hospital.	-	ST-LT	M	D	R
4. Housing	The Site is 125ha in size and proposed for mixed use development and therefore it would be expected that this Site would enable the delivery of a significant quantity of residential units.	++	ST-LT	M	D	IR
5. Access	The Site is located 1.1km from Poulton-le-Fylde Rail Station, within 500m of 22 bus stops, and within 250m of eleven public rights of way.	++	ST-LT	L	D	R
6. Economy	The Site is located within 5km of five existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion. The Site is 125ha in size and proposed for mixed use development and therefore it would be expected that this Site would provide significant employment opportunities within Wyre.	++	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site (its vast majority is greenfield) to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 1.99km from the Wyre-Lune MCZ, 2.15km from Morecambe Bay Ramsar and SAC, and 9.37km from Morecambe Bay and Duddon Estuary SPA. The Site is not located within 2km of a NNR, 2km of a SSSI, 1km of a LNR, 1km of a LGS, 500m of a BHS or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site (greenfield in its vast majority) is located within the 'Lancashire and Amounderness Plain'. The Site is	-	ST-LT	L	ID	IR

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
	not located within 5km of a National Park or National Landscape.					
10. Heritage	The Site is located within 1km of two Listed Buildings. The Site is not located within 500m of Conservation Area, 1km of a Scheduled Monument or 1km of Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	Part of the Site is located within EA Flood Zones 2 and 3. This Site is located adjacent to a Main River. There are existing water bodies within the site. Development at this site may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	Site is a large greenfield site (vast majority greenfield) (>20ha) and is primarily located on ALC Grade 3 land and partly ALC Grade 2 land, which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	--	ST-LT	L	D	IR

B.8 I&O - 08

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	No educational facilities are located within the search parameter.	--	ST-LT	M	D	R
3. Health	The Site is located at 857m from Over Wyre Medical Centre (Hambleton Surgery), 7.47km from Wyre Hospital, and located within 500m of two open or green spaces.	++	ST-LT	M	D	R
4. Housing	This Site is not a housing allocation and therefore would have no effect on the delivery of residential units.	O	N/A	M	D	IR
5. Access	The Site is located within 500m of four bus stops and within 250m of eight public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of eight existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion. The Site is 11.4ha in size and proposed for employment development and therefore it would be expected that this Site would provide significant employment opportunities within Wyre.	++	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this	-	ST-LT	L	ID	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
	stage. The Site is located within the search parameters of sustainable transport opportunities.					
8. Biodiversity	The Site is located 58m from the Wyre-Lune MCZ, 25m from Morecambe Bay Ramsar and Morecambe Bay and Duddon Estuary SPA, 7.12km from Morecambe Bay SAC, and 25m from Wyre Estuary SSSI. The Site is not located within 2km of a NNR, 1km of a LNR, 1km of a LGS, 500m of a BHS or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain'. The Site is not located within 5km of a National Park or National Landscape.	-	ST-LT	L	ID	IR
10. Heritage	No heritage assets are located within the search parameter.	O	N/A	L	ID	IR
11. Water	Part of the Site is located within EA Flood Zones 2 and 3. This Site is located adjacent to a main river and close to the River Wyre. There is an existing water body within the Site. Development at this site may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	Site is a greenfield site (<20ha) and is partially located on ALC Grade 2 land and partially on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.9 I&O - 09

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	Site is located at 86m from Hambleton Academy (Primary School). The Site is not within 1km of a secondary school.	-	ST-LT	M	D	R
3. Health	The Site is located at 733m from Over Wyre Medical Centre (Hambleton Surgery), 7.08km from Wyre Hospital, and located within 500m of seven open or green spaces.	++	ST-LT	M	D	R
4. Housing	The Site is 8ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of a significant quantity residential units.	++	ST-LT	M	D	IR
5. Access	The Site is located within 500m of two bus stops and within 250m of one public right of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of nine existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 978m from the Wyre-Lune MCZ, 936m from Morecambe Bay Ramsar and Morecambe Bay and Duddon Estuary SPA, 6.62km from Morecambe Bay SAC and 936m from Wyre Estuary SSSI. The Site is not located within 2km of a NNR, 1km of a LNR, 1km of a LGS, 500m of a BHS or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain'. The Site is not located within 5km of a National Park or National Landscape.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of Hambleton Hall, Grade II Listed Building. The Site is not located within 500m of a Conservation Area, 1km of a Scheduled Monument or 1km of a Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	The Site is located 365m from a Main River. There are water bodies within the Site. Development at this site may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	Site is a greenfield site (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.10 I&O - 10

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	Site is located 257m from Hambleton Academy (Primary School). The Site is not within 1km of a secondary school.	-	ST-LT	M	D	R
3. Health	Site is located 528m from Over Wyre Medical Centre (Hambleton Surgery), 6.13km from Wyre Hospital, and located within 500m of ten open or green spaces.	++	ST-LT	M	D	R
4. Housing	The Site is 18.2ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of a significant quantity residential units.	++	ST-LT	M	D	IR

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
5. Access	The Site is located within 500m of eight bus stops and within 250m of four public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of eight existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 497m from the Wyre-Lune MCZ, 546m from Morecambe Bay Ramsar and Morecambe Bay and Duddon Estuary SPA, 5.71km from the Morecambe Bay SAC and 546m from Wyre Estuary SSSI. The Site is not located within 2km of a NNR, 1km of a LNR, 1km of a LGS, 500m of a BHS or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain'. The Site is not located within 5km of a National Park or National Landscape.	-	ST-LT	L	ID	IR
10. Heritage	No heritage assets are located within the search parameter.	O	N/A	L	ID	IR
11. Water	The Site is located within EA Flood Zones 2 and 3. Part of this Site is located adjacent to a Main River. There are water bodies within the Site.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	Site is a greenfield site (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.11 I&O - 11

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located at 237m from Stalmine Primary School. The Site is not within 1km of a secondary school.	-	ST-LT	M	D	R
3. Health	The Site is located at 4.82km from Wyre Hospital and located within 500m of seven open or green spaces. The Site is not within 1km of a GP Surgery.	-	ST-LT	M	D	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
4. Housing	The Site is 4.5ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 500m of ten bus stops. The Site is not within 2km of a train station nor within 250m of a public right of way.	-	ST-LT	L	D	R
6. Economy	The Site is located within 5km of nine existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site (vast majority is greenfield) to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 1.70km from the Wyre-Lune MCZ, 1.69km from Morecambe Bay Ramsar and Morecambe Bay and Duddon Estuary SPA, 4.12km from Morecambe Bay SAC and 1.69m from Wyre Estuary SSSI. The Site is not located within 2km of a NNR, 1km of a LNR, 1km of a LGS, 500m of a BHS or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site (vast majority is greenfield) is located within the 'Lancashire and Amounderness Plain'. The Site is not located within 5km of a National Park or National Landscape.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of Town End Farmhouse, Grade II Listed Building. The Site is not located within 500m of a Conservation Area, 1km of a Scheduled Monument or 1km of a Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	The Site is located 251m from a Main River. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	-	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (in its vast majority) (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.12 I&O - 12

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located at 311m from Stalmine Primary School. The Site is not within 1km of a secondary school.	-	ST-LT	M	D	R
3. Health	Site is located at 4.6km from Wyre Hospital and located within 500m of nine open or green spaces. The Site is not within 1km of a GP Surgery.	-	ST-LT	M	D	R
4. Housing	The Site is 2.3ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 500m of six bus stops and within 250m of one public right of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of eight existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 1.49km from the Wyre-Lune MCZ, 1.48km from Morecambe Bay Ramsar and Morecambe Bay and Duddon Estuary SPA, 3.28km from the Morecambe Bay SAC and 1.48m from Wyre Estuary SSSI. The Site is not located within 2km of a NNR, 1km of a LNR, 1km of a LGS, 500m of a BHS or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain'. The Site is not located within 5km of a National Park or National Landscape.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of Town End Farmhouse, Grade II Listed Building. The Site is not located within 500m of a Conservation Area, 1km of a Scheduled Monument or 1km of a Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	The Site is located within 100m of waterbodies. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	-	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is primarily located on ALC Grade 3 land and partly ALC Grade 2 land, which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.13 I&O - 13

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located 401m from Stalmine Primary School. The Site is not within 1km of a secondary school.	-	ST-LT	M	D	R
3. Health	The Site is located 4km from Wyre Hospital and located within 500m of ten open or green spaces. The Site is not within 1km of a GP Surgery.	-	ST-LT	M	D	R
4. Housing	The Site is 16.5ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of a significant quantity residential units.	++	ST-LT	M	D	IR
5. Access	The Site is located within 500m of six bus stops and within 250m of three public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of nine existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 1.28km from the Wyre-Lune MCZ, 1.27km from Morecambe Bay Ramsar and Morecambe Bay and Duddon Estuary SPA, 3.28km from Morecambe Bay SAC and 1.27km from Wyre Estuary SSSI. The Site is not located within 2km of a NNR, 1km of a LNR, 1km of a LGS, 500m of a BHS or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain'. The Site is not located within 5km of a National Park or National Landscape.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of three Listed Buildings. The Site is not located within 500m of a Conservation Area, 1km of a Scheduled Monument or 1km of a Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	The northern edge of the Site is located within EA Flood Zones 2 and 3. This Site is 120m from a Main River. There are water bodies within the Site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield site (in its vast majority) (<20ha) and is located on ALC Grade 2 land, which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.14 I&O - 14

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located 182m from Stalmine Primary School. The Site is not within 1km of a secondary school.	-	ST-LT	M	D	R
3. Health	The Site is located 4.59km from Wyre Hospital and is located within 500m of nine open or green spaces. The Site is not within 1km of a GP Surgery.	-	ST-LT	M	D	R
4. Housing	The Site is 3.9ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 500m of eight bus stops and within 250m of two public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of nine existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 2.01km from the Wyre-Lune MCZ, 2.03km from Morecambe Bay Ramsar and Morecambe Bay and Duddon Estuary SPA and 3.6km from Morecambe Bay SAC. The Site is not located within 2km of a NNR, 2km of a SSSI, 1km of a LNR, 1km of a LGS, 500m of a BHS or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain'. The Site is not located within 5km of a National Park or National Landscape.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of two Listed Buildings. The Site is not located within 500m of a Conservation Area, 1km of a Scheduled Monument or 1km of a Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	The Site is located 152m from a Main River. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	-	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is primarily located on ALC Grade 3 land and partly ALC Grade 2 land, which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.15 I&O - 15

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located 465m from Stalmine Primary School. The Site is not within 1km of a secondary school.	-	ST-LT	M	D	R
3. Health	The Site is located 4.16km from Wyre Hospital and located within 500m of nine open or green spaces. The Site is not within 1km of a GP Surgery.	-	ST-LT	M	D	R
4. Housing	The Site is 5.2ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of a significant quantity residential units.	++	ST-LT	M	D	IR
5. Access	The Site is located within 500m of six bus stops and within 250m of two public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of nine existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 1.77km from the Wyre-Lune MCZ, 1.76km from Morecambe Bay Ramsar and Morecambe Bay and Duddon Estuary SPA, 3.23km from Morecambe Bay SAC and 1.76km from Wyre Estuary SSSI. The Site is not located within 2km of a NNR, 1km of a LNR, 1km of a LGS, 500m of a BHS or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain'. The Site is not located within 5km of a National Park or National Landscape.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of two Listed Buildings. The Site is not located within 500m of a Conservation Area, 1km of a Scheduled Monument or 1km of a Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	The northern extent of the Site is located within Flood Zones 2 and 3. This Site is 71m from a Main River. There are water bodies within the site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 2 land, which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.16 I&O - 16

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located 420m from Saint Aidans Church of England High School. The Site is not within 500m of a primary school.	-	ST-LT	M	D	R
3. Health	The Site is located 3.31km from Wyre Hospital and located within 500m of five open or green spaces. The Site is not within 1km of a GP Surgery.	-	ST-LT	M	D	R
4. Housing	The Site is 2.7ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 500m of eight bus stops. The Site is not within 2km of a train station nor within 250m of a public right of way.	-	ST-LT	L	D	R
6. Economy	The Site is located within 5km of nine existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 1.50km from the Wyre-Lune MCZ, 1.4km from Morecambe Bay Ramsar and Morecambe Bay and Duddon Estuary SPA, 2.33km from Morecambe Bay SAC, 349m from ICI Salt Pools BHS and 1.4km from Wyre Estuary SSSI. The Site is not located within 2km of a NNR, 1km of a LNR, 1km of a LGS or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain'. The Site is not located within 5km of a National Park or National Landscape.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of Preesall Mill, Grade II Listed Building. The Site is not located within 500m of a Conservation Area, 1km of a Scheduled Monument or 1km of a Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	There is a water body within the Site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.17 I&O - 17

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located 332m from Preesall Fleetwoods Charity Church of England Primary School and 138m from Saint Aidans Church of England High School.	++	ST-LT	M	D	R
3. Health	The Site is located 3.1km from Wyre Hospital and located within 500m of seven open or green spaces. The Site is not within 1km of a GP Surgery.	-	ST-LT	M	D	R
4. Housing	The Site is 4.2ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 500m of nine bus stops and within 250m of one public right of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of nine existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 1.49km from the Wyre-Lune MCZ, 1.39km from Morecambe Bay Ramsar and Morecambe Bay and Duddon Estuary SPA, 2.02km from Morecambe Bay SAC, 1.39km from Wyre Estuary SSSI and 245m from ICI Salt Pools BHS. The Site is not located within 2km of a NNR, 1km of a LNR, 1km of a LGS or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain'. The Site is not located within 5km of a National Park or National Landscape.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of two Listed Buildings. The Site is not located within 500m of a Conservation Area, 1km of a Scheduled Monument or 1km of a Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	There is a water body within the Site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.18 I&O - 18

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	Site is located 121m from Preesall Fleetwoods Charity Church of England Primary School and 216m from Saint Aidans Church of England High School.	++	ST-LT	M	D	R
3. Health	Site is located 2.95km from Wyre Hospital and located within 500m of eight open or green spaces. The Site is not within 1km of a GP Surgery.	-	ST-LT	M	D	R
4. Housing	The Site is 0.4ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 500m of thirteen bus stops and within 250m of six public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of eight existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site (greenfield in its vast majority) to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 1.66km from the Wyre-Lune MCZ, 1.57km from Morecambe Bay SAC and Ramsar, and Morecambe Bay and Duddon Estuary SPA, 1.56km from Wyre Estuary SSSI, 1.75km from SSSI Lune Estuary SSSI and 212m from ICI Salt Pools BHS. The Site is not located within 2km of a NNR, 1km of a LNR, 1km of a LGS or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	This mainly greenfield Site is located within the 'Lancashire and Amounderness Plain'. The Site is not located within 5km of a National Park or National Landscape.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of 6, Mill Street, a Grade II Listed Building. The Site is not located within 500m of a Conservation Area, 1km of a Scheduled Monument or 1km of a Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	The Site is located within Flood Zone 1 and is 291m from a Main River.	O	N/A	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is greenfield (in its majority) (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.19 I&O - 19

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located 108m from Great Eccleston Copp Church of England Primary School. The Site is not within 1km of a secondary school.	-	ST-LT	M	D	R
3. Health	The Site is located 907m from The Health Centre (GP Surgery) and located within 500m of seven open or green spaces. The Site is not within 8km of an NHS Hospital.	-	ST-LT	M	D	R
4. Housing	The Site is 22.4ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of a significant quantity residential units.	++	ST-LT	M	D	IR
5. Access	The Site is located within 500m of six bus stops and within 250m of three public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of four existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 759m from the Wyre-Lune MCZ, 2.24km from Morecambe Bay Ramsar and Morecambe Bay and Duddon Estuary SPA and 9.3km from Morecambe Bay SAC. The Site is not located within 2km of a NNR, 2km of a SSSI, 1km of a LNR, 1km of a LGS, 500m of a BHS or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain'. The Site is not located within 5km of a National Park or National Landscape.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of three Listed Buildings and 460m from Scheduled Monument at Dovecote at Great Eccleston. The Site is not located within 500m of a Conservation Area or 1km of a Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	There are waterbodies within the Site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a large greenfield (>20ha) and is located partly on ALC Grade 3 land and partly ALC Grade 2 land, which is BMV land.	--	ST-LT	L	D	IR

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
	The construction of the proposed development would increase demand and use of raw materials.					

B.20 I&O - 20

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located at 33m from Great Eccleston Copp Church of England Primary School. The Site is not within 1km of a secondary school.	-	ST-LT	M	D	R
3. Health	The Site is located at 796m from The Health Centre (GP Surgery) and located within 500m of eight open or green spaces. The Site is not within 8km of an NHS Hospital.	-	ST-LT	M	D	R
4. Housing	The Site is 5.2ha in size and proposed for mixed use development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 500m of seven bus stops and within 250m of one public right of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of two existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion. The Site is 5.2ha in size and proposed for mixed use development and therefore it would be expected that this Site would provide employment opportunities within Wyre.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site (mostly greenfield) to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 1.14km from the Wyre-Lune MCZ, 2.91km from Morecambe Bay Ramsar and Morecambe Bay and Duddon Estuary SPA and 9.88km from Morecambe Bay SAC. The Site is not located within 2km of a NNR, 1km of a LNR, 1km of a LGS, 2km of a SSSI, 500m of a BHS or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The mostly greenfield Site is located within the 'Lancashire and Amounderness Plain'. The Site is not located within 5km of a National Park or National Landscape.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of two Listed Buildings and 437m from Scheduled Monument at Dovecote at Great Eccleston. The Site is not located within 500m of Conservation Area or 1km of Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	There are waterbodies within 100m of the Site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	-	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage.	-	ST-LT	M	D	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
	Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.					
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a mostly greenfield site (<20ha) also containing some brownfield and is located on ALC Grade 2 land, which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.21 I&O - 21

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located 53m from St Marys Catholic Primary School Great Eccleston. The Site is not within 1km of a secondary school.	-	ST-LT	M	D	R
3. Health	The Site is located 226m from The Health Centre (GP Surgery) and located within 500m of eleven open or green spaces. The Site is not within 8km of a NHS Hospital.	-	ST-LT	M	D	R
4. Housing	The Site is 6ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of a significant quantity residential units.	++	ST-LT	M	D	IR
5. Access	The Site is located within 500m of twelve bus stops and within 250m of six public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of three existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 640m from the Wyre-Lune MCZ, 3.46km from Morecambe Bay Ramsar and Morecambe Bay and Duddon Estuary SPA and 9.6km from Morecambe Bay SAC. The Site is not located within 2km of a NNR, 1km of a LNR, 1km of a LGS, 2km of a SSSI, 500m of a BHS or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain'. The Site is not located within 5km of a National Park or National Landscape.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of five Listed Buildings and 225m from Scheduled Monument at Dovecote at Great	-	ST-LT	L	ID	IR

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
	Eccleston. The Site is not located within 500m of Conservation Area or 1km of Registered Park and Garden.					
11. Water	The Site is located within Flood Zone 2, and the site contains water bodies. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	-	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.22 I&O - 22

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	0	N/A	L	ID	R
2. Education	The Site is located 183m from Inskip St Peters Church of England Voluntary Aided School (Primary School). The Site is not within 1km of a secondary school.	-	ST-LT	M	D	R
3. Health	The Site is located within 500m of four open or green spaces. The Site is not within 8km of an NHS Hospital nor within 1km of a GP Surgery.	-	ST-LT	M	D	R
4. Housing	The Site is 4.5ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 500m of two bus stops and within 250m of one public right of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of three existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this mostly greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 2.48km from the Wyre-Lune MCZ, 6.44km from Morecambe Bay Ramsar and Morecambe Bay and Duddon Estuary SPA.	-	ST-LT	M	ID	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
	The Site is not located within 10km of a SAC, 2km of a NNR, 2km of a SSSI, 1km of a LNR, 1km of a LGS, 500m of a BHS or 1km of an ancient woodland.					
9. Landscape	The mainly greenfield Site is located within the 'Lancashire and Amounderness Plain'. The Site is not located within 5km of a National Park or National Landscape.	-	ST-LT	L	ID	IR
10. Heritage	The Site coincides with 'Whitehouse Farmhouse' Listed Building. The Site is not located within 500m of a Conservation Area, 1km of a Scheduled Monument or 1km of a Registered Park and Garden.	--	ST-LT	L	ID	IR
11. Water	The Site is located within Flood Zone 1. There are water bodies (ponds) within 100m of the Site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	-	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is mostly greenfield (<20ha) and is located on ALC Grade 2 land, which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.23 I&O - 23

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located 181m from Inskip St Peters Church of England Voluntary Aided School (Primary School). The Site is not within 1km of a secondary school.	-	ST-LT	M	D	R
3. Health	The Site is located within 500m of ten open or green spaces. The Site is not within 8km of an NHS Hospital nor within 1km of a GP Surgery.	-	ST-LT	M	D	R
4. Housing	The Site is 15.9ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of a significant quantity residential units.	++	ST-LT	M	D	IR
5. Access	The site is located within 500m of six bus stops and within 250m of six public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of three existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views.	-	ST-LT	L	ID	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
	The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.					
8. Biodiversity	The Site is located 2.67km from the Wyre-Lune MCZ, 6.9km from Morecambe Bay Ramsar and Morecambe Bay and Duddon Estuary SPA. The Site is not located within 10km of a SAC, 2km of a NNR, 2km of a SSSI, 1km of a LNR, 1km of a LGS, 500m of a BHS or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain'. The Site is not located within 5km of a National Park or National Landscape.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of three Listed Buildings. The Site is not located within 500m of a Conservation Area, 1km of a Scheduled Monument or 1km of a Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	The Site is located within Flood Zone 1. There are numerous water bodies within the Site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 2 land, which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.24 I&O - 24

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	No educational facilities are located within the search parameter.	--	ST-LT	M	D	R
3. Health	The Site is located within 500m of eight open or green spaces. The Site is not within 8km of an NHS Hospital nor within 1km of a GP Surgery.	-	ST-LT	M	D	R
4. Housing	The Site is 2.9ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 500m of seven bus stops and within 250m of three public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of three existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to	+	ST-LT	L	ID	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
	help support thriving local economies and support economic inclusion.					
7. Urban Renaissance	There is potential for this mainly greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 3.05km from the Wyre-Lune MCZ, 7.45km from Morecambe Bay Ramsar and Morecambe Bay and Duddon Estuary SPA. The Site is not located within 10km of a SAC, 2km of a NNR, 2km of a SSSI, 1km of a LNR, 1km of a LGS, 500m of a BHS or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The mainly greenfield Site, containing a small number of existing buildings, is located within the 'Lancashire and Amounderness Plain'. The Site is not located within 5km of a National Park or National Landscape.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of two Listed Buildings. The Site is not located within 500m of Conservation Areas, 1km of a Scheduled Monuments or 1km of Registered Park and Gardens.	-	ST-LT	L	ID	IR
11. Water	The Site is located within Flood Zone 1, and 192m from a Main River. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	-	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a mostly greenfield (<20ha) and is located on ALC Grade 2 land, which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.25 I&O - 25

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located 56m from Inskip St Peters Church of England Voluntary Aided School (Primary School). The Site is not within 1km of a secondary school.	-	ST-LT	M	D	R
3. Health	The Site is located within 500m of ten open or green spaces. The Site is not within 8km of an NHS Hospital nor within 1km of a GP Surgery.	-	ST-LT	M	D	R
4. Housing	The Site is 16.5ha in size and proposed for housing development and therefore it would be expected that this	++	ST-LT	M	D	IR

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
	Site would enable the delivery of a significant quantity residential units.					
5. Access	The Site is located within 500m of seven bus stops and within 250m of two public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of three existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this mostly greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 2.95km from the Wyre-Lune MCZ, 6.78km from Morecambe Bay Ramsar and Morecambe Bay and Duddon Estuary SPA. The Site is not located within 10km of a SAC, 2km of a NNR, 1km of a LNR, 1km of a LGS, 2km of SSSI, 500m of a BHS or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The mostly greenfield Site containing a small number of existing buildings is located within the 'Lancashire and Amounderness Plain'. The Site is not located within 5km of a National Park or National Landscape.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of three Listed Buildings. The Site is not located within 500m of Conservation Areas, 1km of a Scheduled Monuments or 1km of Registered Park and Gardens.	-	ST-LT	L	ID	IR
11. Water	The southern extent of the Site is located within EA Flood Zones 2 and 3. This Site is located adjacent to a Main River. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a mostly greenfield site (<20ha) and is primarily located on ALC Grade 2 land and partly ALC Grade 3 land, which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.26 I&O - 26

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	No educational facilities are located within the search parameter.	--	ST-LT	M	D	R
3. Health	The Site is located within 500m of eight open or green spaces. The Site is not within 1km of a GP Surgery or within 8km of an NHS hospital.	-	ST-LT	M	D	R
4. Housing	The Site is 3.5ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 500m of seven bus stops and within 250m of two public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of three existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 3.54km from the Wyre-Lune MCZ, 7.6km from Morecambe Bay Ramsar, Morecambe Bay and Duddon Estuary SPA and 351m from Carr House Green Common BHS. The Site is not located within 10km of a SAC, 2km of a NNR, 1km of a LNR, 1km of a LGS, 2km of SSSI or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain'. The Site is not located within 5km of a National Park or National Landscape.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of three Listed Buildings. The Site is not located within 500m of Conservation Area, 1km of a Scheduled Monument or 1km of Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	The north and western extent of the Site is located within EA Flood Zones 2 and 3. This Site is located 4m from a Main River. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.27 I&O - 27

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located 330m from St Mary and St Andrew's Catholic Primary School. The Site is not within 1km of a secondary school.	-	ST-LT	M	D	R
3. Health	The Site is located within 500m of Lawrence Gardens, Barton. The Site is not within 8km of an NHS Hospital nor within 1km of a GP Surgery.	-	ST-LT	M	D	R
4. Housing	The Site is 2.8ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 500m of one bus stop and within 250m of one public right of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is not within 5km of any existing employment sites	-	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 6.79km from the Wyre-Lune MCZ and 809m from Fishwick Bottoms LNR. The Site is not located within 10km of a SAC, 10km of a SPA, 10km of a Ramsar site, 2km of a NNR, 1km of a LGS, 2km of SSSI, 500m of a BHS or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain'. The Site is not located within 5km of a National Park or National Landscape.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located 50m from 'Milestone on West Side of Road Opposite Number 650' and 444m from the Grade II listed Church of St Lawrence. The Site is not located within 500m of Conservation Area, 1km of a Scheduled Monument or 1km of Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	There are waterbodies within 100m of the Site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	-	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.28 I&O – 28

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located 248m from Barton St Lawrence C of E Primary School. The Site is not within 1km of a secondary school.	-	ST-LT	M	D	R
3. Health	The Site is located 80m from Barton Village Hall and Barton Bowling Club. The Site is not within 8km of an NHS Hospital, within 1km of a GP Surgery nor within 500m of any open or green spaces.	-	ST-LT	M	D	R
4. Housing	The Site is 0.9ha in size and proposed for mixed use development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 500m of four bus stops and within 250m of one public right of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of one existing employment site where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion. The Site is 0.9ha in size and proposed for mixed use development and therefore it would be expected that this Site would provide employment opportunities within Wyre.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 6.06km from the Wyre-Lune MCZ and 9.26km from Bowland Fells SPA. The Site is not located within 10km of a SAC, 10km of a Ramsar site, 2km of a NNR, 1km of a LGS, 1km of a LNR, 2km of SSSI, 500m of a BHS or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain'. The Site is not located within 5km of a National Park or National Landscape.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located 588m from the Grade II listed Church of St Lawrence. The Site is not located within 500m of Conservation Area, 1km of a Scheduled Monument or 1km of Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	No water features are located within the search parameter.	O	N/A	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.29 I&O - 29

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located 196m from Bilsborrow John Cross Church of England Primary School. The Site is not within 1km of a secondary school.	-	ST-LT	M	D	R
3. Health	The Site is located within 500m of thirteen open or green spaces. The Site is not within 1km of a GP Surgery or within 8km of an NHS Hospital.	-	ST-LT	M	D	R
4. Housing	The Site is 1.6ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 500m of six bus stops and within 250m of two public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of five existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 5.05km from the Wyre-Lune MCZ, 7.64km from Bowland Fells SPA and 158m from Lancaster Canal BHS. The Site is not located within 10km of a SAC, 10km of a Ramsar site, 2km of a NNR, 1km of a LGS, 1km of a LNR, 2km of SSSI or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located 3.79km of Forest of Bowland National Landscape and within the 'Lancashire and Amounderness Plain'. The Site is not located within 5km of a National Park.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of four Listed Buildings. The Site is not located within 500m of Conservation Area, 1km of a Scheduled Monument or 1km of Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	The southern extent of the Site is located within EA Flood Zones 2 and 3. This Site is located 2m from a Main River. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.30 I&O - 30

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	No primary or secondary educational facilities are located within the search parameter.	--	ST-LT	M	D	R
3. Health	The Site is located within 500m of five open or green spaces. The Site is not within 8km of an NHS Hospital nor within 1km of a GP Surgery.	-	ST-LT	M	D	R
4. Housing	This Site is not a housing allocation and therefore would have no effect on the delivery of residential units.	O	N/A	M	D	IR
5. Access	The Site is located within 500m of one bus stop, but this is a school bus stop, and therefore this Site is not within 500m of a publicly usable bus stop. The Site is within 250m of two public rights of way. The Site is not within 2km of a train station.	-	ST-LT	L	D	R
6. Economy	The Site is located within 5km of six existing employment sites. The Site is 1.8ha in size and proposed for employment development and therefore it would be expected that this Site would provide employment opportunities within Wyre.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 3.89km from the Wyre-Lune MCZ and 8.16km from Bowland Fells SPA. The Site is not located within 10km of a SAC, 10km of a Ramsar site, 2km of a NNR, 1km of a LGS, 1km of a LNR, 2km of SSSI, 500m of a BHS or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain' and within 4.1km from Forest of Bowland National Landscape. The Site is not located within 5km of a National Park.	-	ST-LT	L	ID	IR
10. Heritage	There are three Listed buildings within 1km of the Site. The Site is not located within 500m of Conservation Areas, 1km of a Scheduled Monuments or 1km of Registered Park and Gardens.	-	ST-LT	L	ID	IR
11. Water	The Site is located within EA Flood Zones 2 and 3. This Site is located adjacent to a Main River. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 2 land, which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.31 I&O - 31

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	No educational facilities are located within the search parameter.	--	ST-LT	M	D	R
3. Health	The Site is located within 500m of six open or green spaces. The Site is not within 1km of a GP Surgery or within 8km of an NHS Hospital.	-	ST-LT	M	D	R
4. Housing	The Site is 18.3ha in size and proposed for mixed use development and therefore it would be expected that this Site would enable the delivery of a significant quantity residential units.	++	ST-LT	M	D	IR
5. Access	The Site is located within 500m of nine bus stops. The Site is not within 2km of a train station or within 250m of a public right of way.	-	ST-LT	L	D	R
6. Economy	The Site is located within 5km of seven existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion. The Site is 18.3ha in size and proposed for mixed use development and therefore it would be expected that this Site would provide significant employment opportunities within Wyre.	++	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this mainly greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 3.18km from the Wyre-Lune MCZ, 6.39km from Bowland Fells SPA, 1.95km from Rough Hey Wood SSSI and 472m from Lancaster Canal BHS. The Site is not located within 10km of a SAC, 10km of a Ramsar site, 2km of a NNR, 1km of a LGS, 1km of a LNR or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The mainly greenfield Site is located within the 'Lancashire and Amounderness Plain' and within 2.26km from Forest of Bowland National Landscape. The Site is not located within 5km of a National Park.	-	ST-LT	L	ID	IR
10. Heritage	The Site coincides with 'Westfield Farmhouse' Listed Building and is located within 1km of another five Listed Buildings. The Site is not located within 500m of Conservation Areas, 1km of a Scheduled Monuments or 1km of Registered Park and Gardens.	--	ST-LT	L	ID	IR
11. Water	The Site is located within Flood Zone 1. There is a waterbody within the Site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
14. Natural Resources	The Site is a mainly greenfield site (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.32 I&O - 32

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	No educational facilities are located within the search parameter.	-	ST-LT	M	D	R
3. Health	The Site is located within 500m of eight open or green space. The Site is not within 8km of an NHS Hospital nor within 1km of a GP Surgery.	-	ST-LT	M	D	R
4. Housing	The Site is 1ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 500m of five bus stops and within 250m of two public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of seven existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 3.39km from the Wyre-Lune MCZ and 6.55km from Bowland Fells SPA. The Site is not located within 10km of a SAC, 10km of a Ramsar site, 2km of a NNR, 1km of a LGS, 1km of a LNR, 2km of SSSI, 500m of a BHS or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain' and within 2.54km from Forest of Bowland National Landscape. The Site is not located within 5km of a National Park.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of five Listed Buildings. The Site is not located within 500m of Conservation Areas, 1km of a Scheduled Monuments or 1km of Registered Park and Gardens.	-	ST-LT	L	ID	IR
11. Water	The Site is located within Flood Zone 1 and is 352m from a Main River.	O	N/A	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage.	-	ST-LT	M	D	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
	Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.					
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.33 I&O - 33

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located at 300m from Kirkland and Catterall St Helens Church of England Primary School. The Site is not within 1km of a secondary school.	-	ST-LT	M	D	R
3. Health	The Site is located within 500m of ten open or green spaces. The Site is not within 8km of an NHS Hospital nor within 1km of a GP Surgery.	-	ST-LT	M	D	R
4. Housing	The Site is 18.9ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of a significant quantity residential units.	++	ST-LT	M	D	IR
5. Access	The Site is located within 500m of eleven bus stops and within 250m of sixteen public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of seven existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this mostly greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 2.92km from the Wyre-Lune MCZ, 9.5km from Morecambe Bay SAC and Ramsar, and Morecambe Bay and Duddon Estuary SPA, and 6.59km from Bowland Fells SPA. The Site is not located within 2km of a NNR, 1km of a LGS, 1km of a LNR, 500m of a BHS or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The mostly greenfield Site is located within the 'Lancashire and Amounderness Plain' and within 2.62km from Forest of Bowland National Landscape. The Site is not located within 5km of a National Park.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of five Listed Buildings and 278m from Churchtown Conservation Area. The Site is not	-	ST-LT	L	ID	IR

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
	located within 1km of a Scheduled Monument or 1km of Registered Park and Garden.					
11. Water	The Site coincides with a Main River. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a mostly greenfield site (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.34 I&O - 34

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	No educational facilities are located within the search parameter.	--	ST-LT	M	D	R
3. Health	The Site is located within 500m of thirteen open or green space. The Site is not within 8km of an NHS Hospital nor within 1km of a GP Surgery.	-	ST-LT	M	D	R
4. Housing	The Site is 2.6ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 500m of eight bus stops and within 250m of nineteen public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of seven existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 3.27km from the Wyre-Lune MCZ, 9.78km from Morecambe Bay SAC and Ramsar, and Morecambe Bay and Duddon Estuary SPA, and 6.48km from Bowland Fells SPA. The Site is not located within 2km of a NNR, 1km of a LGS, 1km of a LNR, 500m of a BHS or 1km of an ancient woodland.	-	ST-LT	M	ID	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain' and within 2.62km from Forest of Bowland National Landscape. The Site is not located within 5km of a National Park.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of two Listed Buildings. The Site is not located within 500m of Conservation Areas, 1km of a Scheduled Monuments or 1km of Registered Park and Gardens.	-	ST-LT	L	ID	IR
11. Water	There are water bodies within the Site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.35 I&O - 35

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	No educational facilities are located within the search parameter.	--	ST-LT	M	D	R
3. Health	The Site is located within 500m of 16 open or green spaces. The Site is not within 8km of an NHS Hospital nor within 1km of a GP Surgery.	-	ST-LT	M	D	R
4. Housing	This Site is not a housing allocation and therefore would have no effect on the delivery of residential units.	O	N/A	M	D	IR
5. Access	The Site is located within 500m of seven bus stops and within 250m of eighteen public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of seven existing employment sites. The Site is 3.4ha in size and proposed for employment development and therefore it would be expected that this Site would provide employment opportunities within Wyre	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 3.27km from the Wyre-Lune MCZ, 9.73km from Morecambe Bay SAC and Ramsar, and	-	ST-LT	M	ID	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
	Morecambe Bay and Duddon Estuary SPA, and 6.46km from Bowland Fells SPA. The Site is not located within 2km of a NNR, 1km of a LGS, 1km of a LNR, 500m of a BHS or 1km of an ancient woodland.					
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain' and within 2.63km from Forest of Bowland National Landscape. The Site is not located within 5km of a National Park.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of two Listed Buildings. The Site is not located within 500m of Conservation Areas, 1km of a Scheduled Monuments or 1km of Registered Park and Gardens.	-	ST-LT	L	ID	IR
11. Water	The Site is located within Flood Zones 2 and 3 and 55m from a Main River. There are water bodies (ponds) immediately adjoining the south of the Site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.36 I&O - 36

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	No educational facilities are located within the search parameter.	--	ST-LT	M	D	R
3. Health	The Site is located within 500m of four open or green spaces. The Site is not within 1km of a GP Surgery or within 8km of an NHS Hospital.	-	ST-LT	M	D	R
4. Housing	This Site is not a housing allocation and therefore would have no effect on the delivery of residential units.	O	N/A	M	D	IR
5. Access	The Site is located within 500m of eight bus stops. The Site is not within 2km of a train station or within 250m of a public right of way.	-	ST-LT	L	D	R
6. Economy	The Site is located within 5km of six existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion. The Site is 29.6ha in size and proposed for employment development and therefore it would be expected that this Site would provide significant employment opportunities within Wyre.	++	ST-LT	L	ID	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 4.25km from the Wyre-Lune MCZ, 5.63km from Bowland Fells SPA, 1.17km from Rough Hey Wood SSSI, located adjacent to Lancaster Canal BHS, and 381m from Stewart's Wood Pond BHS. The Site is not located within 10km of a SAC, 10km of a Ramsar, 2km of a NNR, 1km of a LGS, 1km of a LNR or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain' and within 1.47km from Forest of Bowland National Landscape. The Site is not located within 5km of a National Park.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located 328m of the Scheduled Monument 'Claughton hlaew in Sandhole Wood' and within 1km of eight Listed Buildings. The Site is not located within 500m of Conservation Area or 1km of Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	The northern extent of the Site is located within Flood Zones 2 and 3. The Site is not located within 500m from a Main River. There are water bodies within the site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a large greenfield (>20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.37 I&O - 37

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located 980m from Garstang Community Academy (Secondary School). The Site is not within 500m of a primary school.	-	ST-LT	M	D	R
3. Health	The Site is located within 500m of eighteen open or green spaces. The Site is not within 1km of a GP Surgery or within 8km of an NHS hospital.	-	ST-LT	M	D	R
4. Housing	The Site is 9.2ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of a significant quantity residential units.	++	ST-LT	M	D	IR

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
5. Access	The Site is located within 500m of fourteen bus stops and within 250m of two public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of seven existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this mainly greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 4.06km from the Wyre-Lune MCZ, 5.71km from Bowland Fells SPA, 1.54km from Rough Hey Wood SSSI and 451m from Lancaster Canal BHS. The Site is not located within 10km of a SAC, 10km of a Ramsar, 2km of a NNR, 1km of a LGS, 1km of a LNR or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The mainly greenfield Site is located within the 'Lancashire and Amounderness Plain' and within 1.7km from Forest of Bowland National Landscape. The Site is not located within 5km of a National Park.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located 870m of Scheduled Monument at Cloughton hlaew in Sandhole Wood and within 1km of six Listed Buildings. The Site is not located within 500m of a Conservation Area or 1km of Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	The north and eastern extent of the Site is located within Flood Zones 2 and 3. The Site is 87m from a Main River. There is an aqueduct adjoining the northern boundary. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.38 I&O - 38

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
2. Education	The Site is located 340m from Garstang Community Academy (Secondary School). The Site is not within 500m of a primary school.	-	ST-LT	M	D	R
3. Health	The Site is located within 500m of eleven open or green spaces. The Site is not within 1km of a GP Surgery or within 8km of an NHS Hospital.	-	ST-LT	M	D	R
4. Housing	The Site is 2.2ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 500m of six bus stops and within 250m of three public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of seven existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 4.42km from the Wyre-Lune MCZ, 9.92km from Morecambe Bay SAC and Ramsar, and Morecambe Bay and Duddon Estuary SPA, 5.29km from Bowland Fells SPA, 1.92km from Rough Hey Wood SSSI and 478m from Lancaster Canal BHS. The Site is not located within 2km of a NNR, 1km of a LGS, 1km of a LNR or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain' and within 1.67km from Forest of Bowland National Landscape. The Site is not located within 5km of a National Park.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of two Listed Buildings. The Site is not located within 500m of Conservation Areas, 1km of Scheduled Monuments or 1km of Registered Park and Gardens.	-	ST-LT	L	ID	IR
11. Water	The south west of the Site is located within EA Flood Zones 2 and 3. This Site is located adjacent to a Main River. There is also a watercourse within the site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.39 I&O - 39

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located 147m from Garstang Community Academy (Secondary School). The Site is not within 500m of a primary school.	-	ST-LT	M	D	R
3. Health	The Site is located within 500m of ten open or green spaces. The Site is not within 8km of an NHS Hospital nor within 1 km of a GP Surgery.	-	ST-LT	M	D	R
4. Housing	The Site is 3.7ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 500m of seven bus stops and within 250m of one public right of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of seven existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 4.56km from the Wyre-Lune MCZ, 9.72km from Morecambe Bay SAC and Ramsar, and Morecambe Bay and Duddon Estuary SPA, and 5.26km from Bowland Fells SPA. The Site is not located within 2km of a NNR, 2km of a SSSI, 1km of a LGS, 1km of a LNR, 500m of a BHS or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain' and within 1.73km from Forest of Bowland National Landscape. The Site is not located within 5km of a National Park.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of three Listed Buildings. The Site is not located within 500m of Conservation Areas, 1km of Scheduled Monuments or 1km of Registered Park and Gardens.	-	ST-LT	L	ID	IR
11. Water	The Site is located within Flood Zone 1, however, there is a watercourse within the site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.40 I&O - 40

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located 73m from Garstang Community Academy (Secondary School). The Site is not within 500m of a primary school.	-	ST-LT	M	D	R
3. Health	Site is located within 500m of fifteen open or green spaces. The Site is not within 1km of a GP Surgery or within 8km of an NHS hospital.	-	ST-LT	M	D	R
4. Housing	The Site is 6.9ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of a significant quantity residential units.	++	ST-LT	M	D	IR
5. Access	The Site is located within 500m of ten bus stops and within 250m of three public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of nine existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site (greenfield in its vast majority other than some small buildings in the north west) to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 4.57km from the Wyre-Lune MCZ, 9.31km from Morecambe Bay SAC and Ramsar, and Morecambe Bay and Duddon Estuary SPA, 5.14km from Bowland Fells SPA, 165m from Lancaster Canal BHS and 230m from Greenhalgh Castle Tarn BHS. The Site is not located within 2km of a NNR, 2km of a SSSI, 1km of a LGS, 1km of a LNR or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site (in its vast majority) is located within the 'Lancashire and Amounderness Plain' and within 1.86km from Forest of Bowland National Landscape. The Site is not located within 5km of a National Park.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located 742m from Scheduled Monuments at Greenhalgh Castle, cultivation terraces, and site of Greenhalgh manor house, 965m of Garstang Market Cross and located within 1km of six Listed Buildings. The Site is not located within 500m of Conservation Areas or 1km of Registered Park and Gardens.	-	ST-LT	L	ID	IR
11. Water	The Site is located within Flood Zone 1. Ponds are located adjacent to the north and west boundaries of the Site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	-	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is greenfield (in its vast majority) (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.41 I&O - 41

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located 347m from St Mary and Michael Catholic Primary School Garstang and 737m from Garstang Community Academy (Secondary School).	++	ST-LT	M	D	R
3. Health	The Site is located within 500m of eleven open or green spaces. The Site is not within 1km of a GP Surgery or within 8km of an NHS hospital.	-	ST-LT	M	D	R
4. Housing	The Site is 3.5ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 500m of two bus stops and within 250m of seven public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of ten existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 5.14km from the Wyre-Lune MCZ, 8.99km from Morecambe Bay SAC and Ramsar, and Morecambe Bay and Duddon Estuary SPA, 4.94km from Bowland Fells SPA, adjacent to Lancaster Canal BHS and 55m from Greenhalgh Castle Tarn BHS. The Site is not located within 2km of a NNR, 2km of a SSSI, 1km of a LGS, 1km of a LNR or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Aounderness Plain' and within 2.17km from Forest of Bowland National Landscape. The Site is not located within 5km of a National Park.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located 460m from Garstang Conservation Area, 137m of Scheduled Monuments at Greenhalgh Castle, cultivation terraces, and Greenhalgh manor house, 619m of Garstang Market Cross and within 1km of nine Listed	-	ST-LT	L	ID	IR

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
	Buildings. The Site is not located within 1km of Registered Park and Gardens.					
11. Water	The Site is located within Flood Zone 1 and the Site contains a number of ponds. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.42 I&O - 42

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located 109m from St Mary and Michael Catholic Primary School Garstang and 780m from Garstang Community Academy (Secondary School).	++	ST-LT	M	D	R
3. Health	The Site is located 795m from Landscape Surgery and Windsor Surgery at Garstang Medical Centre (GP Surgery) and located within 500m of 17 open or green spaces. The site is not located within 8km of an NHS Hospital.	-	ST-LT	M	D	R
4. Housing	The Site is 0.5ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 500m of seven bus stops and within 250m of two public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of ten existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 4.83km from the Wyre-Lune MCZ, 8.79km from Morecambe Bay SAC and Ramsar, and Morecambe Bay and Duddon Estuary SPA, 5.43km from	-	ST-LT	M	ID	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
	Bowland Fells SPA, 197m from Lancaster Canal BHS and 427m from Greenhalgh Castle Tarn BHS. The Site is not located within 2km of a NNR, 2km of a SSSI, 1km of a LGS, 1km of a LNR or 1km of an ancient woodland.					
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain' and within 2.53km from Forest of Bowland National Landscape. The Site is not located within 5km of a National Park.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located 169m of Garstang Conservation Area, 612m of Scheduled Monuments at Greenhalgh Castle, cultivation terraces, and Greenhalgh manor house, 414m of Garstang Market Cross and within 1km of fourteen Listed Buildings. The Site is not located within 1km of Registered Park and Gardens.	-	ST-LT	L	ID	IR
11. Water	The access to the Site and the very western edge is located within Flood Zone 2. The site is 148m from a Main River. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	-	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.43 I&O - 43

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located 488m from Garstang St Thomas Church of England Primary School. The Site is not within 1km of a secondary school.	-	ST-LT	M	D	R
3. Health	Site is located 246m from Landscape Surgery and Windsor Surgery at Garstang Medical Centre (GP Surgery) and located within 500m of 16 open or green spaces. The site is not located within 8km of a NHS Hospital.	-	ST-LT	M	D	R
4. Housing	The Site is 21.2ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of a significant quantity of residential units.	++	ST-LT	M	D	IR
5. Access	The Site is located within 500m of six bus stops and within 250m of four public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
6. Economy	The Site is located within 5km of nine existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 3.67km from the Wyre-Lune MCZ, 7.47km from Morecambe Bay SAC and Ramsar, and Morecambe Bay and Duddon Estuary SPA, 6.38km from Bowland Fells SPA and 190m from Lancaster Canal BHS. The Site is not located within 2km of a NNR, 2km of a SSSI, 1km of a LGS, 1km of a LNR or 1km of an ancient woodland.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain' and within 3.49km from Forest of Bowland National Landscape. The Site is not located within 5km of a National Park.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located 928m of Scheduled Monument at Garstang market cross and within 1km of two Listed Buildings. The Site is not located within 500m of Conservation Area or 1km of Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	The Site is located within Flood Zone 1 and is adjacent to a Main River. In addition, there are water bodies within the Site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a large greenfield (>20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.44 I&O - 44

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	No educational facilities are located within the search parameter.	--	ST-LT	M	D	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
3. Health	The Site is located within 500m of six open or green spaces. The Site is not within 1km of a GP Surgery or within 8km of an NHS hospital.	-	ST-LT	M	D	R
4. Housing	The Site is 39.3ha in size and proposed for mixed use development and therefore it would be expected that this Site would enable the delivery of a significant quantity of residential units.	++	ST-LT	M	D	IR
5. Access	The Site is located within 500m of fifteen bus stops and within 250m of two public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of ten existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion. The Site is 39.3ha in size and proposed for mixed use development and therefore it would be expected that this Site would provide significant employment opportunities within Wyre.	++	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this mainly greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 5.33km from the Wyre-Lune MCZ, 6.62km from Morecambe Bay SAC and Ramsar, and Morecambe Bay and Duddon Estuary SPA, 4.59km from Bowland Fells SPA, 229m from Lancaster Canal BHS, 326m from Shrogg's Wood BHS and located within 1km of three ancient woodlands. The Site is not located within 2km of a NNR, 2km of a SSSI, 1km of a LGS, or 1km of an LNR.	-	ST-LT	M	ID	R
9. Landscape	The mainly greenfield Site is located within the 'Lancashire and Amounderness Plain' and within 2.03km from Forest of Bowland National Landscape. The Site is not located within 5km of a National Park. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of five Listed Buildings. The Site is not located within 500m of Conservation Area, 1km of Scheduled Monuments or 1km of Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	The Site is located within Flood Zone 1, however, the Site contains existing water bodies. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a large mainly greenfield Site (>20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.45 I&O - 45

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	No educational facilities are located within the search parameter.	--	ST-LT	M	D	R
3. Health	The Site is located within 500m of six open or green spaces. The Site is not within 1km of a GP Surgery or within 8km of an NHS hospital.	-	ST-LT	M	D	R
4. Housing	The Site is 6.5ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of a significant quantity residential units.	++	ST-LT	M	D	IR
5. Access	The Site is located within 500m of five bus stops and within 250m of one public right of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of nine existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 5.49km from the Wyre-Lune MCZ, 7.21km from Morecambe Bay SAC and Ramsar, and Morecambe Bay and Duddon Estuary) SPA, 3.97km from Bowland Fells SPA, 180m from Nursery Wood BHS, 185m from Shrogg's Wood BHS, 457m from Horse Coppy Wood BHS and located within 1km of five ancient woodlands. The Site is not located within 2km of a NNR, 2km of a SSSI, 1km of a LGS, or 1km of an LNR.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain' and within 1.54km from Forest of Bowland National Landscape. The Site is not located within 5km of a National Park.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of the Grade II listed Gubberford Bridge and the Grade II listed Toll House with Gate Piers. The Site is not located within 500m of a Conservation Area, 1km of a Scheduled Monument or 1km of Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	The Site is located within Flood Zone 1 and 63m from a Main River. The Lancaster Canal is also within 1km. There is an existing water body (pond) within the Site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.46 I&O - 46

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	No educational facilities are located within the search parameter.	-	ST-LT	M	D	R
3. Health	The Site is located within 500m of two open or green spaces. The Site is not within 1km of a GP Surgery or within 8km of an NHS hospital.	-	ST-LT	M	D	R
4. Housing	The Site is 2.2ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 500m of four bus stops and within 250m of two public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of eight existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 5.13km from the Wyre-Lune MCZ, 6.82km from Morecambe Bay SAC and Ramsar, and Morecambe Bay and Duddon Estuary SPA, 4.4km from Bowland Fells SPA, 306m from Lancaster Canal BHS and located within 1km of three ancient woodland. The Site is not located within 2km of a NNR, 2km of a SSSI, 1km of a LGS or 1km of an LNR.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain' and within 1.79km from Forest of Bowland National Landscape. The Site is not located within 5km of a National Park.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of the Grade II listed Gubberford Bridge and Grade II listed Toll House with Gate Piers. The Site is not located within 500m of Conservation Area, 1km of Scheduled Monuments or 1km of Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	The Site is located within Flood Zone 1. The Lancaster Canal is located 350m from the Site. There is an existing water body (pond) adjacent to the Site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	-	ST-LT	L	ID	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.47 I&O - 47

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	No educational facilities are located within the search parameter.	--	ST-LT	M	D	R
3. Health	The Site is located within 500m of five open or green spaces. The Site is not within 1km of a GP Surgery or within 8km of an NHS hospital.	-	ST-LT	M	D	R
4. Housing	The Site is 7.5ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of a significant quantity residential units.	++	ST-LT	M	D	IR
5. Access	The Site is located within 500m of five bus stops and within 250m of two public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of eight existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 5.08km from the Wyre-Lune MCZ, 6.88km from Morecambe Bay SAC and Ramsar, and Morecambe Bay and Duddon Estuary SPA, 4.07km from Bowland Fells SPA, 296m from Nursery Wood BHS, 455m from Shrogg's Wood BHS, 465m from Lancaster Canal BHS and located within 1km of three ancient woodland. The Site is not located within 2km of a NNR, 2km of a SSSI, 1km of a LGS or 1km of a LNR.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain' and within 1.49km from Forest of Bowland National Landscape. The Site is not located within 5km of a National Park.	-	ST-LT	L	ID	IR

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
10. Heritage	The Site is located within 1km of the Grade II listed Gubberford Bridge and Grade II listed Toll House with Gate Piers to the south. The Site is not located within 500m of Conservation Area, 1km of Scheduled Monuments or 1km of Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	The Site is located within Flood Zone 1. The Lancaster Canal is also located 475m to the west. There are water bodies within 100m of the site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	-	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.48 I&O - 48

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	No educational facilities are located within the search parameter.	-	ST-LT	M	D	R
3. Health	The Site is located within 500m of two open or green spaces. The Site is not within 1km of a GP Surgery or within 8km of an NHS hospital.	-	ST-LT	M	D	R
4. Housing	This Site is not a housing allocation and therefore would have no effect on the delivery of residential units.	O	N/A	M	D	IR
5. Access	The Site is located within 500m of two bus stops and within 250m of two public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of eight existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion. The Site is 3.2ha in size and proposed for employment development and therefore it would be expected that this Site would provide employment opportunities within Wyre.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
8. Biodiversity	The Site is located 4.81km from the Wyre-Lune MCZ, 6.69km from Morecambe Bay SAC and Ramsar, and Morecambe Bay and Duddon Estuary SPA, 4.62km from Bowland Fells SPA, 420m from Lancaster BHS and located within 1km of two ancient woodland. The Site is not located within 2km of a NNR, 2km of a SSSI site, 1km of a LGS or 1km of an LNR.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain' and within 1.49km from Forest of Bowland National Landscape. The Site is not located within 5km of a National Park.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of Cabus Cross, a Grade II Listed Building. The Site is not located within 500m of Conservation Area, 1km of Scheduled Monuments or 1km of a Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	The Site is located within Flood Zone 1. The Lancaster Canal is located 480m from the Site. There are water bodies within 100m of the Site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	-	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed employment development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.49 I&O - 49

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	0	N/A	L	ID	R
2. Education	The Site is located 15m from Scorton Church of England Primary School. The Site is not within 1km of a secondary school.	-	ST-LT	M	D	R
3. Health	The Site is located within 500m of 15 open or green spaces. The Site is not within 1km of a GP Surgery or within 8km of an NHS hospital.	-	ST-LT	M	D	R
4. Housing	The Site is 0.9ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 500m of two bus stops and within 250m of five public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of six existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to	+	ST-LT	L	ID	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
	help support thriving local economies and support economic inclusion.					
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 5.67km from the Wyre-Lune MCZ, 7.98km from Morecambe Bay SAC and Ramsar, and Morecambe Bay and Duddon Estuary SPA, 2.58km from Bowland Fells SPA, 69m from Ghyll Wood BHS, 405m from Park Wood BHS and located within 1km of five ancient woodland. The Site is not located within 2km of a NNR, 2km of a SSSI, 1km of a LGS, or 1km of an LNR.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain' and within 2.34km from Forest of Bowland National Landscape. The Site is not located within 5km of a National Park.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within Scorton Conservation Area and within 1km of eight Listed Buildings. The Site is not located within 1km of Scheduled Monuments or 1km of a Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	The Site is located within Flood Zone 1 and 31m from a Main River. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	-	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.50 I&O - 50

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located 231m from Scorton Church of England Primary School. The Site is not within 1km of a secondary school.	-	ST-LT	M	D	R
3. Health	The Site is located within 500m of fifteen open or green spaces. The Site is not within 1km of a GP Surgery or within 8km of an NHS hospital.	-	ST-LT	M	D	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
4. Housing	The Site is 3.7ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 500m of two bus stops and within 250m of two public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of five existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 5.47km from Wyre-Lune MCZ, 7.88km from Morecambe Bay SAC and Ramsar, and Morecambe Bay and Duddon Estuary SPA, 2.36km from Bowland Fells SPA, 51m from PARK Wood BHS, 300m from Wyre Valley Gravel Pits BHS, 388m from Ghyll Wood BHS and located within 1km of four ancient woodland. The Site is not located within 2km of a NNR, 2km of a SSSI, 1km of a LGS, or 1km of an LNR.	-	ST-LT	M	ID	R
9. Landscape	This greenfield Site is located within the 'Lancashire and Amounderness Plain' and 'Bowland Fringe and Pendle Hill' and is within the Forest of Bowland National Landscape. The Site is not located within 5km of a National Park.	--	ST-LT	L	ID	IR
10. Heritage	The Site is located within Scorton Conservation Area and within 1km of nine Listed Buildings. The Site is not located within 1km of Scheduled Monuments or 1km of a Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	The Site is located within Flood Zone 1. There are water bodies within 100m of the site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	-	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.51 I&O - 51

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located 286m from Scorton Church of England Primary School. The Site is not within 1km of a secondary school.	-	ST-LT	M	D	R
3. Health	The Site is located within 500m of fourteen open or green spaces. The Site is not within 1km of a GP Surgery or within 8km of an NHS hospital.	-	ST-LT	M	D	R
4. Housing	The Site is 1.3ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 500m of two bus stops and within 250m of two public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of five existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 5.45km from Wyre-Lune MCZ, 7.81km from Morecambe Bay SAC and Ramsar, and Morecambe Bay and Duddon Estuary SPA, 2.45km from Bowland Fells SPA, 137m from Park Wood BHS, 247m from Wyre Valley Gravel Pits BHS and located within 1km of four ancient woodlands. The Site is not located within 2km of a NNR, 2km of a SSSI, 1km of a LGS, or 1km of an LNR.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain' and within the Forest of Bowland National Landscape. The Site is not located within 5km of a National Park.	--	ST-LT	L	ID	IR
10. Heritage	The Site is located within Scorton Conservation Area and within 1km of eight Listed Buildings. The Site is not located within 1km of Scheduled Monuments or 1km of Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	The Site is located within Flood Zone 2 and 472m of a Main River. Park Brook runs through the Site. Scorton Lake is also within 1km of the site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land.	-	ST-LT	L	D	IR

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
	The construction of the proposed development would increase demand and use of raw materials.					

B.52 I&O - 52

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	No educational facilities are located within the search parameter.	-	ST-LT	M	D	R
3. Health	The Site is located within 500m of five open or green spaces. The Site is not within 1km of a GP Surgery or within 8km of an NHS Hospital.	-	ST-LT	M	D	R
4. Housing	The Site is 4.5ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 500m of six bus stops and within 250m of one public right of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of four existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 4.10km from Wyre-Lune MCZ, 6.57km from Morecambe Bay SAC and Ramsar, and Morecambe Bay and Duddon Estuary SPA, 3.2km from Bowland Fells SPA, 353m from Wyre Valley Gravel Pits BHS and 280m from Cleveley Woods BHS and ancient woodland. The Site is not located within 2km of a NNR, 2km of a SSSI, 1km of a LGS or 1km of an LNR.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain' and within 1.23km from Forest of Bowland National Landscape. The Site is not located within 5km of a National Park.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of three Listed Buildings. The Site is not located within 500m of a Conservation Area, 1km of Scheduled Monuments or 1km of a Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	The Site is located within Flood Zone 1. There are water bodies within 100m of the site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	-	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.53 I&O - 53

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	No educational facilities are located within the search parameter.	--	ST-LT	M	D	R
3. Health	The Site is located within 500m of four open or green spaces. The Site is not within 1km of a GP Surgery or within 8km of an NHS Hospital.	-	ST-LT	M	D	R
4. Housing	The Site is 6.2ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of a significant quantity residential units.	++	ST-LT	M	D	IR
5. Access	The Site is located within 500m of six bus stops and within 250m of three public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of three existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 3.70km from Wyre-Lune MCZ, 6.43km from Morecambe Bay SAC and Ramsar, and Morecambe Bay and Duddon Estuary SPA, 3.51km from Bowland Fells SPA, 481m from Lancaster Canal BHS and 531m from Cleveley Woods ancient woodland. The Site is not located within 2km of a NNR, 2km of a SSSI, 1km of a LGS or 1km of an LNR.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain' and within 1.47km from Forest of Bowland National Landscape. The Site is not located within 5km of a National Park.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of three Listed Buildings. The Site is not located within 500m of a Conservation Area, 1km of Scheduled Monuments or 1km of a Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	There are water bodies within 100m of the site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	-	ST-LT	L	ID	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.54 I&O - 54

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located 295m from Forton Primary School. The Site is not within 1km of a secondary school.	-	ST-LT	M	D	R
3. Health	The Site is located within 500m of ten open or green spaces. The Site is not within 1km of a GP Surgery or within 8km of an NHS Hospital.	-	ST-LT	M	D	R
4. Housing	The Site is 1ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 500m of four bus stops and within 250m of three public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of three existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 3.73km from Wyre-Lune MCZ, 6.54km from Morecambe Bay SAC and Ramsar, and Morecambe Bay and Duddon Estuary SPA, 3.75km from a SPA site at Bowland Fells and 999m from Cleveley Woods ancient woodland. The Site is not located within 2km of a NNR, 2km of a SSSI site, 1km of a LGS, 1km of an LNR, and 500m of a BHS.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain' and within 1.88km from Forest of Bowland National Landscape. The Site is not located within 5km of a National Park.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of six Listed Buildings.	-	ST-LT	L	ID	IR

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
	The Site is not located within 500m of a Conservation Area, 1km of Scheduled Monuments or 1km of Registered Park and Garden.					
11. Water	There are water bodies within 100m of the site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	-	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.55 I&O - 55

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	Site is located at 147m from Forton Primary School. The Site is not within 1km of a secondary school.	-	ST-LT	M	D	R
3. Health	The Site is located within 500m of nine open or green spaces. The Site is not within 1km of a GP Surgery or within 8km of an NHS Hospital.	-	ST-LT	M	D	R
4. Housing	The Site is 2.3ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 250m of four public rights of way. The Site is not within 2km of a train station or within 500m of a bus station.	-	ST-LT	L	D	R
6. Economy	The Site is located within 5km of three existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R
8. Biodiversity	The Site is located 3.82km from Wyre-Lune MCZ, 6.05km from Morecambe Bay SAC and Ramsar, and Morecambe Bay and Duddon Estuary SPA, 321m from Lancaster Canal BHS and 4.23km from a Bowland Fells SPA. The Site is not located within 2km of a NNR, 2km of a SSSI, 1km of a LGS, 1km of a LNR, or 1km of an ancient woodland.	-	ST-LT	M	ID	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain' and within 2.39km from Forest of Bowland National Landscape. The Site is not located within 5km of a National Park.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of seven Listed Buildings. The Site is not located within 500m of a Conservation Area, 1km of Scheduled Monuments or 1km of a Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	There are water bodies within the site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	--	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

B.56 I&O - 56

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
1. Crime	Site is unlikely to have a discernible effect on levels of crime.	O	N/A	L	ID	R
2. Education	The Site is located at 412m from Forton Primary School. The Site is not within 1km of a secondary school.	-	ST-LT	M	D	R
3. Health	The Site is located within 500m of eight open or green spaces. The Site is not within 1km of a GP Surgery or within 8km of an NHS Hospital.	-	ST-LT	M	D	R
4. Housing	The Site is 3ha in size and proposed for housing development and therefore it would be expected that this Site would enable the delivery of residential units.	+	ST-LT	M	D	IR
5. Access	The Site is located within 500m of six bus stops and within 250m of two public rights of way. The Site is not within 2km of a train station.	+	ST-LT	L	D	R
6. Economy	The Site is located within 5km of two existing employment sites where new residents would be expected to have excellent access to a range of employment opportunities to help support thriving local economies and support economic inclusion.	+	ST-LT	L	ID	R
7. Urban Renaissance	There is potential for this greenfield site to alter existing townscape character or views. The broad proposed design or appearance, as well as green or blue infrastructure provision, is unknown at this stage. The Site is located within the search parameters of sustainable transport opportunities.	-	ST-LT	L	ID	R

SA Objective	Assessment	Score	Timing	Certainty	Direct	Reversibility
8. Biodiversity	The Site is located 3.82km from Wyre-Lune MCZ, 6.69km from Morecambe Bay SAC and Ramsar, and Morecambe Bay and Duddon Estuary SPA, and 3.63km from a Bowland Fells SPA. The Site is not located within 2km of a NNR, 2km of a SSSI, 1km of a LGS, 1km of a LNR, 1km of an ancient woodland or 500m of a BHS.	-	ST-LT	M	ID	R
9. Landscape	The greenfield Site is located within the 'Lancashire and Amounderness Plain' and within 1.93km from Forest of Bowland National Landscape. The Site is not located within 5km of a National Park.	-	ST-LT	L	ID	IR
10. Heritage	The Site is located within 1km of five Listed Buildings. The Site is not located within 500m of a Conservation Area, 1km of Scheduled Monuments or 1km of a Registered Park and Garden.	-	ST-LT	L	ID	IR
11. Water	There are water bodies within 100m of the site. Residential development in these areas may increase the risk of water pollution through runoff to water resources.	-	ST-LT	L	ID	R
12. Climate	The Site is located within the search parameters of sustainable transport opportunities. The potential for energy efficiency or renewable energy sources is unknown at this stage. Residential development proposals are likely to increase greenhouse gas emissions overall through increased private car use and energy use in homes.	-	ST-LT	M	D	R
13. Air Quality	The Site is not located within 500m of an Air Quality Management area. The proposed housing development has potential to moderately increase emissions to air.	-	ST-LT	M	D	IR
14. Natural Resources	The Site is a greenfield (<20ha) and is located on ALC Grade 3 land, for the purposes of the assessment this is assumed to be Grade 3a which is BMV land. The construction of the proposed development would increase demand and use of raw materials.	-	ST-LT	L	D	IR

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