



# Strategic Environmental Assessment and Sustainability Appraisal

## Local Plan

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Interim SA of Issues and Options 2015



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## Wyre Borough Council

# Strategic Environmental Assessment and Sustainability Appraisal

## Local Plan

### Interim SA of Issues and Options 2015

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# 1 INTRODUCTION

## 1.1 Background to and Purpose of this Report

### 1.1.1 Emerging Local Plan

Wyre Borough Council is preparing a 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 2031 and the strategy for delivering that vision. It will 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.

Previously the intention was to prepare a two-part plan. The two part plan would comprise a Part 1 document (originally called the Core Strategy) setting out the strategic direction for the plan and a Part 2 document (originally called the Allocations Plan) that would identify the sites to help deliver the agreed strategy. However, as a consequence of the publication of the National Planning Policy Framework (NPPF) in March 2012 and the National Planning Practice Guidance (NPPG) in March 2014 along with updates to key evidence base documents, Wyre Borough Council decided to prepare a single Local Plan rather than two separate planning documents. The single Local Plan will also replace the “saved” policies in the existing Local Plan (adopted in 1999) and the adopted Fleetwood-Thornton Area Action Plan (2009).

Hyder Consulting (UK) Limited has been commissioned to undertake the combined Sustainability Appraisal (SA) and Strategic Environmental Assessment of the emerging Local Plan. In brief, 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 the Local Plan is 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 Directive<sup>1</sup> which was transposed directly into UK law through the SEA Regulations<sup>2</sup>.

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. Article 1 of the SEA Directive states that the aim is to:

*‘provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development’.*

It is possible to combine the processes of SEA and SA, as they share a number of similarities. Guidance to-date has promoted a combined process (i.e. a process which assesses social, economic and environmental effects) and this is the approach that has been adopted here. Whilst there are formalised approaches for both SA and SEA, only SEA has a legal obligation to perform certain activities. These legal obligations will be adhered to throughout the combined SA and SEA for the Local Plan.

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<sup>1</sup> Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment, June 2001

<sup>2</sup> S.I. 2004 No. 1633: The Environmental Assessment of Plans and Programmes Regulations, 2004

The emerging Core Strategy was subject to a combined SA and SEA (hereafter referred to as SA) for the first time in 2011 / 2012. However, due to the single plan approach this will now need to be reviewed to reflect the new Local Plan. To date, three SA Scoping Reports have previously been produced in 2006 and 2011 for the SA of the Core Strategy and 2014 for the Local Plan.

## 1.1.2 Purpose of this Report

This report describes the Initial SA of the Local Plan Issues and Options Report. It will form part of the consultation on the options and will be a key part of the emerging SA for the Local Plan. The findings will ultimately be reproduced in the SA Report for the Local Plan.

The scope of SA process was outlined in the SA Scoping Report (001-UA007020-UE31-01, June 2014). As previously stated SA is a process of appraising the social, environmental and economic effects of a plan and its alternatives as it develops. The SA is undertaken by independent consultants who can provide feedback and recommendations to the plan-makers during the appraisal process in order to amend the plan and contribute to the achievement of sustainable development. The SA follows a number of prescribed steps and mandatory reporting outputs. It is a legal requirement and must meet the requirements of the SEA Regulations.

A parallel but related process to SA is Habitats Regulations Assessment (HRA). This is also a legal requirement and concerns the assessment of the plan's effects on designated sites of European Nature Conservation importance (European Sites): Special Areas of Conservation (SAC) and Special Protection Areas (SPA). It also considers effects on Ramsar sites, potential SPAs and candidate SACs.

A HRA Screening Report was prepared for the Core Strategy in 2012. This will need to be significantly updated to consider the revised Local Plan. This report considers high level potential risks associated with the spatial options with regard to European Sites. It forms an important first step in the development of the HRA process which will seek to consider the preferred options in more detail later in the year. This process will be undertaken in consultation with Natural England.

## 2 APPROACH TO THE SA

### 2.1 Stages in the SA Process

The ODPM's Practical Guide<sup>3</sup> and the National Planning Practice Guidance (NPPG) 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. Table 2-1 presents the key stages in the SA process and indicates where specific tasks have been addressed to date. The table also demonstrates how each of the SA stages are linked to the preparation and development of the Local Plan. Although the previous work on the Core Strategy has already been subject to SA including scoping, options appraisal and preferred options appraisal, this process has been started again due to the change in approach within the Local Plan.

Table 2-1 Stages in the SA Process

SA Stage	Section of the Report (where applicable)	Application to the Local Plan
<b>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</b>		
A1: Identifying other relevant policies, plans and programmes and sustainability objectives	This was outlined within the SA Scoping Report [Hyder Reference: 001-UA007020-UE31-01]	Stage A corresponds to the scoping stage of the SA. The findings of this stage were presented in the SA Scoping Report, issued for consultation to statutory consultees (Natural England, the Environment Agency and English Heritage (now Historic England)) in 2014.
A2: Collecting baseline information		
A3: Identifying sustainability issues and problems		
A4: Developing the SA Framework		
A5: Consulting on the scope of the SA		
<b>Stage B: Developing and Refining Options and Assessing Effects</b>		
B1: Testing the Local Plan objectives against the SA Framework	This report documents the Initial SA of the Local Plan objectives against the SA Framework along with the spatial options.	Stage B of the SA process is linked to the overall production of the Local Plan which includes the development of options and the selection of the preferred options.
B2: Developing the Local Plan Options		
B3: Predicting the effects of the Local Plan	All of these stages will be documented in the SA Report.	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 Local Plan to be avoided/minimised and potential sustainability benefits maximised.
B4: Evaluating the effects of the Local Plan		

<sup>3</sup> ODPM (2005) A Practical Guide to the SEA Directive

SA Stage	Section of the Report (where applicable)	Application to the Local Plan
B5: Considering ways of mitigating adverse effects and maximising beneficial effects		
B6: Proposing measures to monitor the significant effects of implementing the Local Plan		
<b>Stage C: Preparing the SA Report</b>		
C1: Preparing the SA Report	This will result in a SA Report documenting the effects of the Local Plan and will also include an assessment of the options considered during the Local Plan's development.	The proposed submission Local Plan will be prepared ready for consultation.
<b>Stage D: Consultation on the Proposed Submission Local Plan and the SA Report</b>		
D1: Public participation on the proposed submission Local Plan	-	The SA Report and the proposed submission Local Plan will be consulted upon in accordance with the Town and Country Planning (Local Development) (England) Regulations 2012.
D2: Appraising significant changes resulting from representations	-	Following the receipt of representations, the SA Report may need to be updated to reflect comments received. It will be essential for the SA Report and the Local Plan to remain consistent.
D3: Making decisions and providing information	-	
<b>Stage E: Monitoring the significant effects of implementing the Local Plan</b>		
E1: Finalising aims and methods for monitoring	Monitoring will commence once the Local Plan has been adopted.	Monitoring undertaken for the SA process should feed into the Authority's Monitoring Report.
E2: Responding to adverse effects		

## 2.2 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 Directive does not require the use of Sustainability Objectives, they are a recognised tool for undertaking the assessment and are aspirations/goals that an authority/organisation should work towards achieving.

The SA Framework was presented in the SA Scoping Report that was issued for consultation in June 2014. The SA Scoping Report was issued to Natural England, the Environment Agency



and Historic England (then English Heritage) for comment. The SA Framework below has been updated to reflect those comments received. A table outlining each comment along with how the comment was addressed will be presented in the SA Report. However, the following gives a flavour of the comments received:

- 'Geodiversity is mentioned within this objective but there is no mention of soils and this should be included'. – A sub-objective to SA Objective '8. To protect and enhance biodiversity' has now been included that states 'Protect and enhance soils (including best and most versatile soils) and geodiversity'.
- *'We welcome the references to green infrastructure, however consider more weight should be given to it ideally in the form of a separate objective. Green Infrastructure and its multifunctional benefits, will assist in the delivery of a range of SA topic areas, e.g. biodiversity, landscape, health and wellbeing and climate change. Green Infrastructure is an integral, cross-cutting theme.'* – Rather than including a separate SA Objective on Green Infrastructure we have ensured that there is a sub-objective under each relevant SA Objective.
- *'There is no reference to protected species. We recommend that protected species could specifically be included in the SA'*. – A sub-objective to SA Objective '8. To protect and enhance biodiversity' has now been amended to state 'Protect and enhance wildlife especially rare and protected species'.
- *'There is no compatibility matrix and this is something we would expect to see at this stage in the report. A matrix will highlight where there are uncertain and negative impacts showing which is usual at this stage and can be used as the plan progresses to ensure that there are no outstanding uncertain or negative impacts.'* The compatibility matrix of the SA Objectives will be presented in the SA Report. However, a compatibility matrix was presented in the SA Report for the Preferred Options Core Strategy. This matrix identified no incompatibilities.

Table 2-2 SA Objectives, Indicators and Targets

SA Objective and Sub-Objectives	Indicators	Targets
<b>1. To reduce crime, disorder and fear of crime</b>		
<ul style="list-style-type: none"> <li>▪ To reduce levels of crime</li> <li>▪ To reduce the fear of crime</li> <li>▪ To reduce levels of anti-social behaviour</li> <li>▪ To reduce alcohol and substance misuse</li> <li>▪ To encourage safety by design</li> </ul>	<p>Crime rates per 1,000 of the population for key offences.</p> <p>Number and distribution of wards with LSOAs in the bottom 10% most deprived for crime deprivation.</p> <p>Percentage of residents feeling safe after dark</p> <p>Cases of fly tipping.</p>	<p>To reduce all crime by 15%.</p> <p>To reassure the public, reduce the fear of crime and anti-social behaviour.</p> <p>To reduce the harm caused by illegal drugs including substantially increasing the number of drug misusing offenders entering treatment through the criminal justice system.</p> <p>To reduce alcohol related crime.</p> <p>To reduce anti-social behaviour across the borough.</p> <p>To improve community safety for young people both as victims and offenders.</p> <p>To make the borough's roads safer.</p> <p>Reduce the number of wards with LSOAs in the bottom 10% most deprived.</p> <p>Improve levels of satisfaction with the way the Police and local Council deal with antisocial behaviour.</p> <p>Reduce the number of cases of fly-tipping.</p>
<b>2. To improve levels of educational attainment for all age groups and all sectors of society</b>		
<ul style="list-style-type: none"> <li>▪ To increase levels of participation and attainment in education for all members of society</li> <li>▪ To improve access to and involvement in lifelong learning opportunities</li> <li>▪ To improve the provision of education and training facilities</li> </ul>	<p>Percentage of 15 year old pupils in local authority schools achieving five or more GCSEs at Grades A* - C or equivalent.</p> <p>Number of wards in the bottom 10% for education, skills and training deprivation.</p> <p>Percentage of people aged 16-74 achieving National Vocational Qualification (NVQ) level 4/5.</p> <p>Percentage of resident population aged 16-74 with no qualifications.</p> <p>Number of educational establishments within the borough.</p>	<p>Reduce number of 16-18 year olds who are not in education, training or employment (NEET) (6%).</p> <p>To have the same proportion of the population with no qualifications as the England average, and to eliminate major sub-regional variations and variations between key groups by 2026.</p> <p>To improve Wyre people's basic training, qualifications and skills to meet the needs of Wyre employers.</p>

SA Objective and Sub-Objectives	Indicators	Targets
	<p>Percentage of people aged 16-74 who have attained either a Level 4 or Level 5 qualification.</p> <p>Percentage of people aged 16-74 who have attained NVQ Levels 1-4.</p>	
<b>3. To improve physical and mental health and wellbeing for all and reduce health inequalities</b>		
<ul style="list-style-type: none"> <li>▪ To improve access to health and social care services especially in isolated areas</li> <li>▪ To reduce health inequalities amongst different groups in the community</li> <li>▪ To promote healthy lifestyles</li> <li>▪ Encourage the development of strong, cohesive communities</li> </ul>	<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>Life expectancy at birth for males and females</p> <p>Standardised Mortality Ratio (SMR) and mortality rates for circulatory disease and cancer.</p> <p>Distribution of GPs.</p> <p>Percentage of households with one or more person with a long-term limiting illness.</p> <p>Distribution of sports facilities.</p> <p>Percentage of people participating in regular sport or exercise (defined as taking part on at least 3 days a week in moderate intensity sport and active recreation for at least 30 minutes continuously in any one session).</p> <p>Conception rate of under-18 year olds (per 1,000 15-17 year olds).</p>	<p>Improve the accessibility of health information and advice.</p> <p>Improve accessibility of health and health promoting services especially for the hard to reach and vulnerable people.</p> <p>Reduce rate of teenage conception.</p> <p>Reduce the number of wards with LSOAs in the bottom 10% most deprived for health deprivation.</p> <p>Ensure that there is at least one 20 ha natural green space site within 2km of people's homes.</p>
<b>4. To ensure housing provision meets local needs</b>		
<ul style="list-style-type: none"> <li>▪ Ensure that there is sufficient housing to meet identified needs in all areas</li> <li>▪ Ensure that housing meets acceptable standards</li> <li>▪ Increase the availability of affordable housing</li> </ul>	<p>Percentage split of dwelling types.</p> <p>Average house price.</p> <p>Ratio of relative housing affordability.</p> <p>Percentage of homes deemed unfit.</p> <p>Percentage of housing vacant.</p> <p>Dwelling Stock by Tenure.</p>	<p>Improve housing conditions in deprived areas.</p> <p>Housing quality – Building for Life Assessments should achieve a score of 100%.</p> <p>Reduce the number of households living in fuel poverty.</p> <p>To reduce the number of LSOAs in the bottom 10% most deprived for barriers to housing and services deprivation.</p>

SA Objective and Sub-Objectives	Indicators	Targets
	<p>Percentage of new dwellings built on previously developed land.</p> <p>Number of repossessions.</p> <p>Number of Homeless presentations.</p> <p>Number of households accepted as homeless.</p> <p>Number of affordable housing completions.</p> <p>Percentage of new dwellings meeting BREEAM/CSH Level 4 standards.</p> <p>Number of affordable housing completions in rural areas.</p> <p>Supply of ready to develop housing sites.</p> <p>Amount of permanent and transit pitch provision for gypsies and travellers.</p> <p>Amount of permanent pitch provision for travelling showpeople.</p> <p>Amount of social housing meeting Decent Homes Standard.</p>	<p>Housing targets to be devised by Wyre Borough Council.</p> <p>Targets to be devised by Wyre Borough Council regarding additional pitches for gypsies, travellers and travelling showpeople.</p>
<p><b>5. To improve sustainable access to basic goods, services and amenities for all groups</b></p>		
<ul style="list-style-type: none"> <li>▪ Ensure that public transport services meet people's needs</li> <li>▪ Ensure that highways infrastructure meets people's needs (including walking and cycling routes)</li> <li>▪ Promote the use of sustainable travel modes and reduce dependence on the private car</li> <li>▪ Improve access to cultural and recreational facilities</li> <li>▪ Maintain and improve access to essential services and facilities, including in rural areas</li> </ul>	<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 usually resident population within 1km of five basic services.</p> <p>Average journey time per mile during morning peak.</p> <p>Safeguarding the route of the former Poulton-Fleetwood railway line.</p> <p>Quality and length of PRoW.</p>	<p>Increase activities and opportunities for young people to contribute to society.</p> <p>Reduce isolation/promote inclusion for all older people.</p> <p>50% of new development should be within 30 minutes travel by public transport of six services.</p> <p>The proportion of the population within 1km of five basic services to be maintained to at least the 1996 level of 73% for Lancashire as a whole 2001 - 2016.</p> <p>An increase in capacity/quality and availability of pitch provision to meet an additional 0.74 ha per 1,000 population.</p> <p>Increase in patronage from rail stations by 75% 2001-2016.</p> <p>Reduce growth in congestion.</p>

SA Objective and Sub-Objectives	Indicators	Targets
<ul style="list-style-type: none"> <li>▪ Improve access to open space</li> <li>▪ Conserve and enhance opportunities for public access to the countryside and coast</li> </ul>		<p>Zero planning permissions compromising the integrity of the safeguarded line.</p> <p>To maintain/increase the length of the Public Right of Way network.</p>
<b>6. To encourage sustainable economic growth, inclusion and business development across the borough</b>		
<ul style="list-style-type: none"> <li>▪ To diversify the economy</li> <li>▪ To diversify and increase employment opportunities</li> <li>▪ To encourage economic growth</li> <li>▪ To encourage new business formation and inward investment</li> <li>▪ To encourage sustainable tourism</li> <li>▪ To reduce levels of unemployment in areas most at need</li> <li>▪ Improve household earnings</li> <li>▪ To encourage sustainable farm diversification</li> </ul>	<p>Location of key industries and major employers.</p> <p>Economic activity rate.</p> <p>Employment by sector.</p> <p>Employment by occupation.</p> <p>Availability of Employment Land.</p> <p>Number of Value Added Tax (VAT) registered businesses including sectoral information.</p> <p>Size of VAT registered businesses.</p> <p>Number of wards with LSOAs in the bottom 10% most deprived for employment deprivation.</p> <p>Percentage of working age population claiming Jobseekers' Allowance in 2010.</p> <p>Visitor numbers and tourist revenue data.</p> <p>Average number of employees per VAT registered company.</p> <p>Number and value of inward investment projects.</p> <p>Number of rural diversification schemes implemented.</p> <p>Number of Zone A rental data £/m<sup>2</sup>.</p>	<p>To have a higher proportion of people in 'knowledge' occupations than the England average by 2026.</p> <p>Remove the barriers which prevent Wyre people accessing employment.</p> <p>To maintain the 2008 baseline of 28.1% of working age people claiming out of work benefits in the worst performing neighbourhood.</p> <p>To achieve a regional employment rate of 80% by 2020, and eliminate major sub-regional variations and variations between key groups.</p> <p>To reduce number of wards with LSOAs in the bottom 10% for employment deprivation.</p> <p>To have the same proportion of the population with no qualifications as the England average, and to eliminate major sub-regional variations and variations between key groups by 2026.</p>
<b>7. To deliver urban renaissance</b>		
<ul style="list-style-type: none"> <li>▪ Improve the vitality and vibrancy of town centres</li> <li>▪ Improve access within urban areas by sustainable means</li> </ul>	<p>Peak Zone A rental data £/m<sup>2</sup> (Zone A rental is a measure of town centre vitality and viability).</p> <p>Total amount of floor space developed for town centre use.</p> <p>Percentage of floor space developed in defined town, borough and local centres</p>	<p>Quality of place ambitions to be set within the Local Plan.</p> <p>Improve retail offer within the borough.</p>

SA Objective and Sub-Objectives	Indicators	Targets
<ul style="list-style-type: none"> <li>▪ Promote adjacency of employment, recreation and residential areas in urban areas</li> <li>▪ Support the preservation and / or development of a high quality built environment</li> <li>▪ Protect and enhance townscape character and quality</li> <li>▪ Promote the development of multi-functional green infrastructure in urban areas</li> <li>▪ Enhance the reputation of urban areas as places to live, work and visit</li> </ul>	<p>Results of townscape assessments.</p> <p>Number and location of Conservation Areas.</p> <p>Contextual indicators.</p>	
<b>8. To protect and enhance biodiversity</b>		
<ul style="list-style-type: none"> <li>▪ Protect and enhance designated sites of nature conservation importance</li> <li>▪ Protect and enhance wildlife especially rare and protected species</li> <li>▪ Protect and enhance habitats and wildlife corridors</li> <li>▪ Provide opportunities for people to access wildlife and open green spaces</li> <li>▪ Protect and enhance soils (including best and most versatile soils) and geodiversity</li> <li>▪ Promote the development of multi-functional green infrastructure in urban areas</li> </ul>	<p>Number and distribution of designated sites including SACs, SPAs, Ramsar sites, SSSI, National Nature Reserves (NNR), Local Nature Reserves (LNR) and Biological Heritage Sites (BHS).</p> <p>Condition of SSSIs.</p> <p>Areas of woodland, including ancient woodland.</p> <p>Key Biodiversity Action Plan (BAP) species and habitats present within the borough.</p> <p>Woodland/farmland bird populations.</p> <p>Amount of open space lost to development (ha).</p> <p>Area and connectivity of wildlife corridors.</p> <p>Percentage wards meeting Box and Harrison Nature Conservation Area standard (1 ha per 1000 population).</p> <p>Number of BHSs under Active Management</p>	<p>Ensure that 95% of the nationally important sites (SSSIs) in England are in favourable condition by March 2010.</p> <p>Reverse the decline in farmland birds by 2020 and bring 95% of nationally important wildlife sites into favourable condition.</p> <p>Box and Harrison Nature Conservation Area standard (1ha per 1,000 population).</p> <p>Increase the area of woodland by a 10% and the area of native woodland by 5% by 2010.</p> <p>To contribute to achieving targets outlined in the Lancashire BAP.</p> <p>To ensure ANGSt standards are met in new development:</p> <ul style="list-style-type: none"> <li>▪ An accessible natural greenspace of at least 2 hectares in size, no more than 300 metres (5 minutes walk) from home</li> <li>▪ At least one accessible 20 hectare site within two kilometres of home</li> <li>▪ One accessible 100 hectare site within five kilometres of home</li> <li>▪ One accessible 500 hectare site within ten kilometres of home</li> </ul>

SA Objective and Sub-Objectives	Indicators	Targets
		<ul style="list-style-type: none"> <li>One hectare of statutory Local Nature Reserves per thousand population</li> </ul>
<b>9. To protect and enhance the borough's landscape and townscape character and quality</b>		
<ul style="list-style-type: none"> <li>To protect and enhance landscape character and quality</li> <li>To protect and enhance townscape character and quality</li> <li>To promote sensitive design in development</li> <li>To promote local distinctiveness</li> <li>To minimise noise pollution</li> <li>To minimise light pollution</li> <li>Promote the development of multi-functional green infrastructure in urban areas</li> </ul>	<p>Landscape and townscape characterisation indicators within the Lancashire Landscape Strategy (Open Coastal Marsh, Enclosed Coastal Marsh, Mosslands, Coastal Dunes, Coastal Plain, Undulating Lowland Farmland, Moorland Fringe, Wooded Rural Valleys, Moorland Hills and Moorland Plateau to the east).</p> <p>Countryside Quality Counts Headline Indicator of landscape change within the National Character Areas (31 Morecambe Coast and Lune Estuary and 32 Lancashire and Amounderness Plain).</p> <p>Percentage of eligible open spaces managed to Green Flag standards.</p> <p>Distribution and area of National Parks and AONB.</p>	<p>There are specific targets and recommendations outlined within the Lancashire Landscape Strategy for individual character areas. Themes include: woodland and trees; boundary features; agricultural land cover; settlement and development patterns; semi-natural habitats; historic features; and, river and coastal features.</p> <p>Ensure the landscape character is maintained or enhanced.</p>
<b>10. To protect and enhance the cultural heritage resource</b>		
<ul style="list-style-type: none"> <li>To protect and enhance historic buildings and sites and their setting</li> <li>To protect and enhance historic landscape/townscape value</li> </ul>	<p>Number and distribution of Listed Buildings, Scheduled Monuments, Conservation Areas and Registered Parks and Gardens.</p> <p>Number of Listed Buildings, Scheduled Monuments, Conservation Areas and Registered Parks and Gardens on English Heritage's Risk Register.</p> <p>Townscape characterisation.</p> <p>Historic Landscape Characterisation.</p> <p>Number of locally Listed Buildings within Wyre.</p> <p>Number of Grade II Listed Buildings and locally Listed Buildings considered to be at risk.</p>	<p>Increase the number of rural stewardship schemes implemented</p> <p>To ensure no Conservation Areas, SAMs, further listed buildings listed buildings or historic parks and gardens are added to at risk register.</p> <p>There are specific targets and recommendations outlined within the Lancashire Landscape Strategy for individual character areas.</p>

SA Objective and Sub-Objectives	Indicators	Targets
<b>11. To protect and enhance the quality of water features and resources and reduce the risk of flooding</b>		
<ul style="list-style-type: none"> <li>▪ To protect and enhance ground and surface water quality</li> <li>▪ To protect and enhance coastal waters</li> <li>▪ Encourage sustainable use of water resources</li> <li>▪ Encourage the inclusion of flood mitigation measures such as SuDs</li> <li>▪ Reduce and manage flooding</li> </ul>	<p>River catchment areas.</p> <p>Occurrence of coastal Flooding events.</p> <p>Distribution of areas at risk of fluvial flooding.</p> <p>Percentage of rivers with good/fair chemical and biological water quality.</p> <p>Daily domestic water use (per capita consumption, litres).</p> <p>Number of planning applications granted permission contrary to EA advice.</p> <p>Bathing water quality.</p>	<p>Prevent deterioration of the status of all surface water and groundwater bodies.</p> <p>Protect, enhance and restore all bodies of surface water and groundwater with the aim of achieving identified Water Framework Directive targets.</p> <p>To meet EU bathing water standards.</p> <p>No planning applications permitted contrary to EA advice on flooding.</p>
<b>12. To limit and adapt to climate change</b>		
<ul style="list-style-type: none"> <li>▪ To reduce greenhouse gas emissions</li> <li>▪ To require the inclusion of SuDS in new development</li> <li>▪ To reduce the demand for energy and increase energy efficiency</li> <li>▪ To increase the use of renewable energy</li> <li>▪ To reduce CO<sub>2</sub> emissions from the transport sector</li> <li>▪ Promote the development of multi-functional green infrastructure in urban areas</li> </ul>	<p>Total CO<sub>2</sub> emissions.</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 renewable energy developments.</p> <p>Per capita reduction in CO<sub>2</sub> emissions in the Wyre area.</p>	<p>No planning applications permitted contrary to EA advice on flooding.</p> <p>To meet Kyoto targets by 2012, to reduce CO<sub>2</sub> emissions to 12.5% below 1990 levels.</p> <p>34% reduction (against 1990 levels) in greenhouse gas emissions by 2020 and 80% by 2050.</p>
<b>13. To protect and improve air quality</b>		
<ul style="list-style-type: none"> <li>▪ To protect and improve local air quality</li> </ul>	<p>Number and distribution of AQMAs.</p> <p>Combined Air Quality Indicator Scores for LSOAs in Wyre.</p> <p>Local air quality monitoring results for NO<sub>2</sub> and particulates (PM<sub>10</sub>).</p>	<p>No new AQMAs to be designated in the borough.</p> <p>To improve the Combined Air Quality Indicators Scores for LSOAs in the borough.</p> <p>Reduce levels of pollution from transport.</p>



SA Objective and Sub-Objectives	Indicators	Targets
		Achievement of UK Air Quality Strategy objectives for specific pollutants.
<b>14. To ensure sustainable use of natural resources</b>		
<ul style="list-style-type: none"> <li>▪ Reduce the demand for raw materials</li> <li>▪ Promote the use of recycled and secondary materials in construction</li> <li>▪ Reduce the amount of derelict and vacant land</li> <li>▪ Ensure that contaminated land will be guarded against</li> <li>▪ Encourage development of brownfield land where appropriate and available</li> <li>▪ Maintain and enhance soil quality</li> <li>▪ Increase the proportion of waste recycling and re-use</li> <li>▪ Reduce the production of waste</li> <li>▪ Reduce the proportion of waste landfilled</li> </ul>	<p>Distribution of best and most versatile agricultural land.</p> <p>Percentage of housing completions on previously developed land where appropriate and available.</p> <p>Number of RIGS.</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> <p>Area of land currently in use but with planning allocation/permission for redevelopment and with other known redevelopment potential</p>	<p>25% of construction aggregates to be recycled or secondary materials by 2021.</p>

## 2.3 Approach to this SA

As per Table 2-2 above, the NPPG identifies that Stage B of the SA process corresponds to developing and assessing the emerging plan options. Further guidance on how to undertake this is presented in the Government's *Practical Guide to the SEA Directive* (ODPM, 2005). Drawing upon (and adding to) this guidance, the approach adopted included the following steps:

- 1 Review the Vision Statement and Strategic Objectives against the SA Objectives;
- 2 Review of the suggested strategic options against the SA objectives using the Options Appraisal Tables (also known as appraisal matrices) presented in this report; and
- 3 Prepare a series of recommendations to assist Wyre Borough Council in further developing and refining the options.

## 2.4 The Appraisal Method

### 2.4.1 Assessment of the Vision Statement

Good practice guidance recommends that the key aims and principles of the plan should be assessed against the SA Objectives, in order to test their compatibility and to determine whether they accord with broad sustainability principles.

The Vision Statement has been reviewed against the SA Objectives, and a summary of the key strengths, weaknesses and recommendations have been identified (Section 4.1).

Recommendations were made to offset or alleviate any adverse impacts that were predicted, or to enhance any opportunities that were identified.

### 2.4.2 Assessment of the Strategic Objectives

Good practice guidance also recommends that the goals of a plan should be assessed against the SA Objectives to determine any significant incompatibilities.

The assessment of the Strategic Objectives against the SA Objectives has been undertaken using a matrix-based approach. The matrix (including assessment key) and summary of the assessment is provided in Section 4.2.

### 2.4.3 Assessment of the Spatial Options

The appraisal tables are presented in Appendix A of this report and the results are summarised in Section 5.

Each appraisal table compares the three spatial options against each of the 14 headline SA objectives topics<sup>4</sup> and provides a summary commentary and recommendations for further development. Due to the high level nature of the Issues and Options document a precautionary approach has been adopted – therefore the assessment represents a worst case scenario.

Table 2-3 presents the nomenclature that has been used for the assessment.

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<sup>4</sup> Note the full SA objective has not been repeated for the purpose of brevity although the whole objective and sub-objectives have been considered when undertaking the assessment.

**Table 2-3 Summary of Options Appraisal Nomenclature**

Impact	Description	Symbol
Major Positive Impact	The option contributes strongly to the achievement of the SA Objective and is likely to deliver enhancements.	++
Positive Impact	The option contributes partially to the achievement of the SA Objective but not completely.	+
No Impact/ Neutral	There is no clear relationship between the option and/or the achievement of the SA Objective or the relationship is negligible.	0
Negative Impact	The option partially detracts from the achievement of some elements of the SA Objective.	-
Major Negative Impact	The option strongly detracts from the achievement of 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 option has a combination of both positive and negative contributions to the achievement of the SA Objective.	+/-

<b>L-T</b>	Effects likely to arise in 10-25 years of Local Plan implementation
<b>M-T</b>	Effects likely to arise in 5-10 years of Local Plan implementation
<b>S-T</b>	Effects likely to arise in 0-5 years of Local Plan implementation
<b>D</b>	Direct effects
<b>I</b>	Indirect effects
<b>R</b>	Effects are reversible
<b>IR</b>	Effects are irreversible
<b>H/M/L</b>	High, medium or low certainty of prediction

# 3 THE ISSUES AND OPTIONS REPORT

## 3.1 The Vision Statement

The Local Plan "Vision" is a statement of how Wyre intends to be at the end of the Local Plan period, i.e. in the year 2031. The Vision, although aspirational, should be realistic and capable of being achieved through the Local Plan. It should be distinct to Wyre and reflect the key issues that have been identified and show how the Local Plan will have addressed them. It is also important for the Local Plan Vision to be consistent with the visions (or aims and objectives) of other local strategies.

A draft Vision was consulted upon in April 2012 as part of the consultation on the Core Strategy Preferred Options Report. The draft Vision in the 2012 document comprised a short borough-wide Spatial Vision and a more detailed Vision Statement.

A number of comments were received on this draft Vision; these included the need for the Vision to recognise that Poulton-le-Fylde is a sustainable location which should make a contribution to the Borough's development requirements and to acknowledge the importance of protecting and conserving the historic environment. The Vision has subsequently been reconsidered in light of the comments received and also to take account of up-to-date issues and evidence. It was also considered appropriate to have a single succinct Vision statement.

### Wyre 2031 – A Vision Statement

In 2031 Wyre will be an attractive and successful place where people want to live, work and visit. The challenges of an ageing population will have been addressed and younger age groups attracted and retained creating balanced and sustainable communities. Development will have taken place in a sustainable manner supported by the necessary infrastructure and with minimal effect on the environment. There will be better standards of health and wellbeing resulting from improved access to healthcare and increased take-up of the many opportunities for recreation.

In 2031 the Borough will have retained its local character and distinctiveness. The identity and unique natural assets and built heritage of Wyre will be valued, protected and enhanced, enabling people to access and enjoy them. New development will have mitigated against and minimised the risk from climate change, particularly flooding, and positive adaptation to climate change will be evident and will continue to be promoted.

In 2031 there will be a diverse, high quality housing offer which provides choice and meets the needs of all our community, including housing for the elderly, affordable housing and smaller market dwellings for first time buyers and young families.

In 2031 there will be a strong and diverse economy in Wyre. The Borough will be characterised by economically prosperous communities and will be known for its economic successes and its contribution to the wider Fylde Coast and Lancashire economies. Wyre will be specifically known for specialisms in the chemical and energy related industries and fish processing. Hillhouse International Business Park will be a renowned sub-regional strategic site on the Fylde Coast driving forward innovation and growth in particular in the chemical sector. Unemployment will be reduced to the level prior to the 2008 economic recession and the workforce will be educated and well trained to meet the skill requirements of businesses. The role of Blackpool and the Fylde College (Nautical College) as an internationally renowned nautical campus will have been strengthened and enhanced and an expanded Myerscough College will provide comprehensive training and further and higher education opportunities.

In 2031, the visitor economy will be a key growth sector. The Borough's tourism and recreational potential will be maximised by building upon an established programme of events and festivals and by drawing on attractive features such as more than 10 miles of coastline, attractive seafront promenades, the Lancaster Canal, the fells and valleys of the Forest of Bowland and the open countryside offering a diverse range of opportunities for various activities.

By 2031 major progress will have been made in Fleetwood and social and economic inequalities will have been reduced. Fleetwood will be a thriving town with a revitalised and successful town centre. Fleetwood Port will be an integral part of the local economy on the Fylde Coast providing employment opportunities and a range of services to meet the needs of the energy sector. A new Fish Processing Park will also have been developed providing growth for the fish processing industry.

Poulton-le-Fylde, Cleveleys and Thornton will continue to be vibrant towns with a distinctive character and where local heritage and environmental assets has been protected and enhanced. Traffic issues within Poulton-le-Fylde town centre will have been addressed.

Outside of the Peninsula, the Borough will remain largely rural in character with villages set in attractive, open countryside and the special qualities of the Forest of Bowland Area of Outstanding Natural Beauty will have been conserved and enhanced. In 2031, rural areas will however continue to thrive, whilst providing a more diverse economy. Garstang will continue to prosper as a vibrant market town, providing services, facilities and employment opportunities for the wider rural area. The development required to ensure the long term sustainability of our other rural settlements will have taken place in a manner which does not have a significant detrimental impact on the natural environment or the character of these settlements. Appropriate new employment opportunities in the rural areas will include home-based working and extended employment zones, facilitated by high-speed broadband.

By 2031 there will have been substantial improvements to accessibility and connectivity. Existing accessibility issues along the A585 will have been tackled and traffic through the town centre of Poulton-le-Fylde will have been reduced. Enhanced walking and cycling routes will have strengthened links within and between settlements. Improvements along the A6 corridor will be in place to enable necessary new development to occur. Accessibility will also have been enhanced through a new section of the tramline linking Fleetwood to Blackpool North Railway Station.

## 3.2 Strategic Objectives

To deliver the Vision, a number of Strategic Objectives must be established to demonstrate how the Vision can be achieved. The objectives would be used as a basis to measure the success of the Local Plan in achieving the Vision. In April 2012, Wyre Borough Council consulted on their draft Strategic Objectives. The objectives, like the Vision have been reconsidered in light of the comments made and now take account of the latest issues and evidence.

- 1** To retain and attract young people and families to live in the borough creating sustainable communities, in which both young and older people are actively engaged and where people feel valued and safe.
- 2** To facilitate economic growth encouraging investment and job creation, aligning training with employers requirements to get more local people into work and reduce levels of unemployment.
- 3** To facilitate tourism growth creating a distinct offer within Wyre on the Fylde Coast.

- 4 To contribute to the general health and wellbeing of residents through the provision of healthy lifestyle options and high quality, accessible green infrastructure.
- 5 To protect and improve the natural and built environment in Wyre through high quality design that is respectful to heritage assets, the character of the locality and surrounding landscapes.
- 6 To provide a range of new, high quality housing to meet the needs of all sections of Wyre's community, including affordable housing and housing for the elderly.
- 7 To ensure good quality and a broad range of services that are accessible to all, and to promote the vitality and viability of town, district, local and neighbourhood centres.
- 8 To locate new development in areas that are accessible and which have a range of services.
- 9 To work with partners to ensure that new development is supported by the necessary provision of, or improvement to, infrastructure to minimise the impact of development and support sustainable communities.
- 10 To minimise the boroughs environmental footprint; ensuring that development maximises efficiency in the use of land and resources, minimises pollution and flood risk and mitigates against the impact on areas acknowledged importance.
- 11 To mitigate against and adapt to climate change through a variety of measures including development design, maximising renewable energy sources, minimising resource wastage and encouraging recycling.
- 12 To ensure the sustainability of rural communities and ensure a diverse and resilient rural economy.

### 3.3 Spatial Options

It is a requirement of the Local Plan process that the strategy on which the plan is based should be the most appropriate, when considered against reasonable alternatives. Three alternative 'Spatial Planning Options' for accommodating development in the period up to 2031 are therefore proposed in the Issues and Options Report. These options have been developed taking into account emerging evidence and regard has also been had to the comments made in 2012 on the Core Strategy Preferred Options report in so far as they remain relevant. All the Spatial Options relate to the same amount of development but provide different approaches to distributing this growth. Each Spatial Option is accompanied by a map which presents a proposed geographical distribution of development. These maps provide an indication of the level development that would be directed to different parts of the Borough – which is expressed as being either significant, moderate or limited.

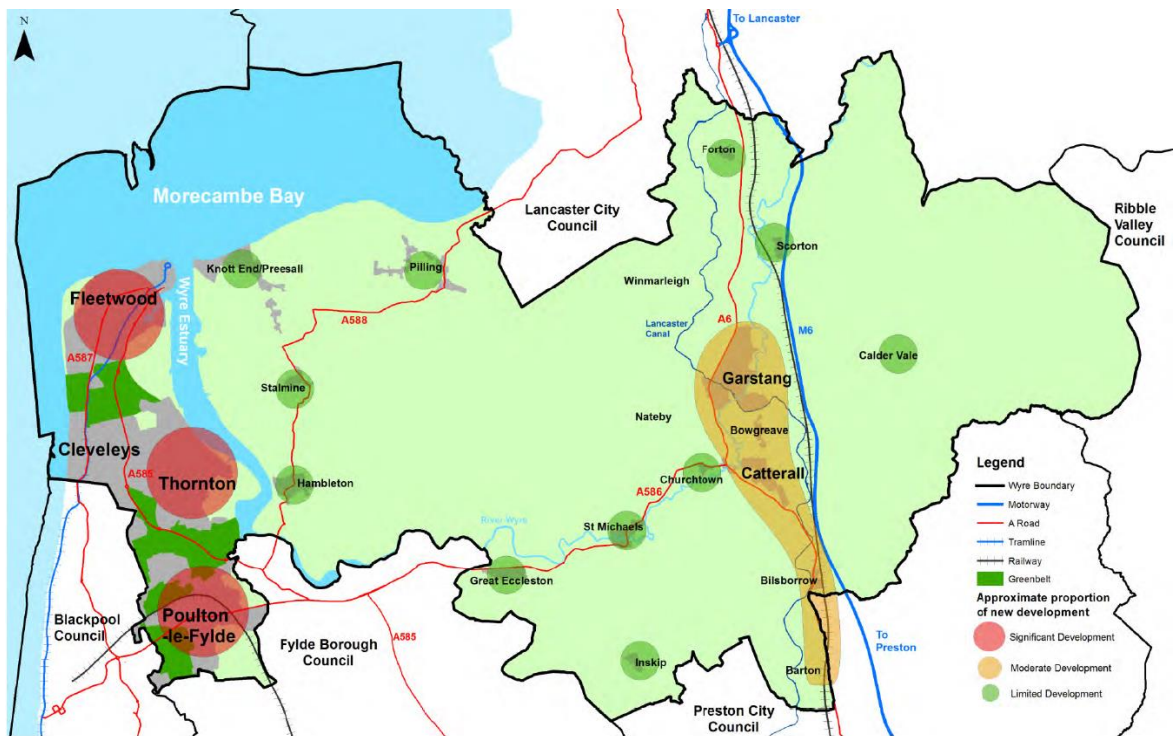
The paragraphs that follow provide a summary of the Spatial Options, full details are outlined in Wyre Borough Councils Local Plan Issues and Options 2015 Report.

#### OPTION 1 – FYLDE COAST PENINSULA MAIN URBAN AREA FOCUS

This option would continue to focus the majority of new development on the main urban towns on the Fylde Coast Peninsula with the remainder of new development being split between settlements on the A6 Corridor, including Garstang, Catterall, Bilsborrow, Bowgreave and Barton, and other defined rural settlements. This focus on the Fylde Coast Peninsula is comparable to the approach taken in the Core Strategy Preferred Options report. A map showing the spatial distribution of development under this option is provided in Figure 3-1.



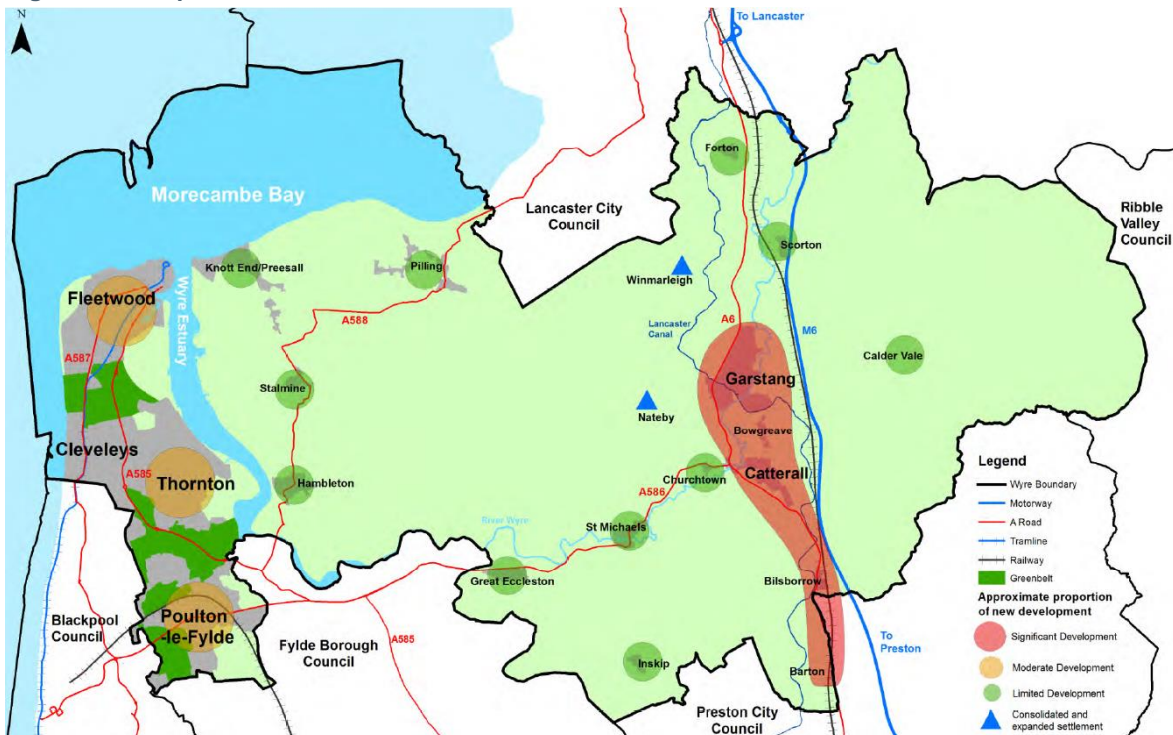
Figure 3-1 Option 1: Fylde Coast Peninsula Main Urban Area Focus



### OPTION 2 – A6 CORRIDOR FOCUS

Option 2 would direct a greater proportion of new development to the A6 Corridor in the settlements of Garstang, Catterall, Billsborrow, Bowgreave and Barton. This focus on the A6 Corridor would concentrate development in a part of the Borough with existing services and facilities and with good accessibility to the motorway network. It would also provide the opportunity to capitalise on the proximity of this part of the Borough to the North Preston Growth Area which would offer opportunities for sustainable growth. A map showing the spatial distribution of development under this option is provided in Figure 3-2.

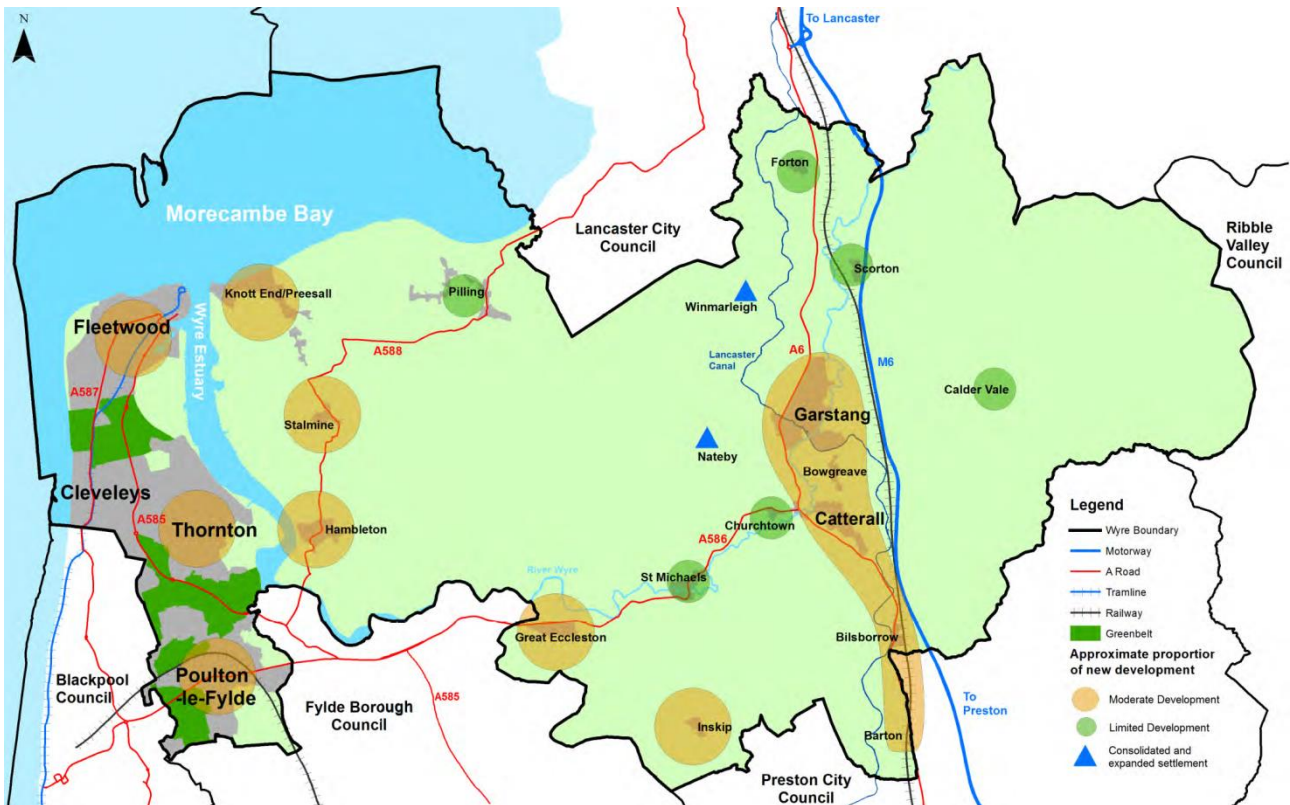
Figure 3-2 Option 2: A6 Corridor Focus



## OPTION 3 – 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 area, but this option would result in less development taking place in this part of the Borough than under Spatial Option 1. A map showing the spatial distribution of development under this option is provided in Figure 3-3.

Figure 3-3 Option 3: Dispersal





# 4 SUSTAINABILITY APPRAISAL OF THE VISION AND STRATEGIC OBJECTIVES

## 4.1 The Vision Statement

### 4.1.1 Results of the SA of the Vision Statement

Overall the Vision Statement performs well against all the SA Objectives with no significant conflicts.

There is an emphasis placed upon the need to create ‘balanced and sustainable communities’ where people want to live, work and visit which would positively fulfil many of the social SA Objectives, as creating such a place would include improving housing, community and tourist facilities, employment opportunities and would facilitate general regeneration within the Borough.

The Vision Statement’s commitment to ensuring a diverse, high quality housing offer which provides choice and meets the needs of all Wyre’s community would again benefit the social SA Objectives particularly SA Objective 4 ‘*To ensure housing provision meets local needs*’. Improved housing in Wyre would improve living environment deprivation which would be particularly important in central Fleetwood where deprivation is comparatively high. Ensuring new housing is affordable, provides for the elderly and provides smaller market dwellings for first time buyers and young families would particularly benefit rural Wyre where people are often priced out of the housing market.

The Vision Statement’s focus on improving job opportunities through creating a strong and diverse economy along with ensuring the local workforce is educated and well trained positively fulfils the SA Objectives relating to the creation of a sustainable economy and delivering urban renaissance. This would be further strengthened by improving accessibility across the Borough. In the long-term this could encourage more of Wyre’s population to work in the Borough and increase economic growth.

With regards to the natural environment the Vision Statement seeks to ensure that development does not have a significant detrimental impact, conserves and enhances the Forest of Bowland Area of Outstanding Natural Beauty (AONB), local character and distinctiveness and heritage assets along with ensuring climate change and flood risk is mitigated. However, it does not explicitly mention the need to protect and enhance biodiversity or protected sites within the Borough, notably European Sites including the Morecambe Bay Special Area of Conservation, Special Protection Area (SPA), the Bowland Fells SPA (protected under European legislation) and the Morecambe Bay Ramsar site. This is a particularly important issue due to the proximity of large areas of the Borough to those sites – in particular the peninsula.

*Although the protection and enhancement of biodiversity resources is inferred within the Vision Statement it is recommended that there should be a clear commitment that ensures development protects and enhances the Borough’s biodiversity along with ensuring development does not lead to any significant adverse effects on the Borough’s European Sites i.e. does not affect the integrity of the sites or species for which they are designated.*

*It is also recommended that the Vision Statement includes a sentence to state that the Borough would have a well-connected network of multi-functional green spaces (urban and rural), which is capable of delivering a wide range of environmental and quality of life benefits for local communities.*

## 4.2 Strategic Objectives

### 4.2.1 Results of the SA of the Strategic Objectives

Table 4-1 presents the compatibility of the Strategic Objectives against the SA Objectives.

Table 4-1 Compatibility of the SA Objectives and the Strategic Objectives

SA Objectives	Strategic Objectives											
	1	2	3	4	5	6	7	8	9	10	11	12
1. To reduce crime, disorder and fear of crime	✓	✓	0	✓	✓	✓	✓	✓	✓	0	0	✓
2. To improve levels of educational attainment for all age groups and all sectors of society	✓	✓	✓	0	✓	0	✓	✓	✓	0	0	✓
3. To improve physical and mental health and wellbeing for all and reduce health inequalities	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4. To ensure housing provision meets local needs	✓	✓	0	0	✓	✓	✓	✓	✓	0	0	✓
5. To improve sustainable access to basic goods, services and amenities for all groups	✓	✓	✓	✓	✓	✓	✓	✓	✓	0	✓	✓
6. To encourage sustainable economic growth, inclusion and business development across the borough	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7. To deliver urban renaissance	✓	✓	✓	✓	✓	✓	✓	✓	✓	0	0	0
8. To protect and enhance biodiversity	0	?	0	✓	✓	?	0	0	?	✓	?	0
9. To protect and enhance the borough's landscape and townscape character and quality	0	?	✓	✓	✓	?	?	0	?	✓	?	0
10. To protect and enhance the cultural heritage resource	0	?	✓	✓	✓	?	0	0	?	✓	?	0
11. To protect and enhance the quality of water features and resources and reduce the risk of flooding	✓	?	0	✓	✓	?	0	0	?	✓	✓	0
12. To limit and adapt to climate change	0	?	?	✓	0	?	✓	✓	?	✓	✓	0
13. To protect and improve air quality	✓	?	?	✓	0	?	0	0	?	✓	✓	0
14. To ensure sustainable use of natural resources	0	?	0	✓	✓	?	0	0	?	✓	✓	0

**Key**

✓ = Objectives are compatible

✗ = Objectives are potentially incompatible

0 = There is no link between objectives

? = The link between the objectives is uncertain

## Sustainability Comments

Each of the Strategic Objectives were assessed against the SA Objectives in a compatibility matrix to determine their compatibility and to identify any potential areas where new Strategic Objectives need to be established or the existing ones clarified.

On the whole the Strategic Objectives and the SA Objectives complement each other - no conflicts were identified. However, some areas of uncertainty were identified against Strategic Objectives 2, 3, 6, 7, 9 and 11 against the following environmental SA Objectives:

- SA Objective '8. *To protect and enhance biodiversity*;
- SA Objective '9. *To protect and enhance the borough's landscape and townscape character and quality*;
- SA Objective '10. *To protect and enhance the cultural heritage resource*;
- SA Objective '11. *To protect and enhance the quality of water features and resources and reduce the risk of flooding*;
- SA Objective '12. *To limit and adapt to climate change*'; and
- SA Objective '13. *To protect and improve air quality*'; and
- SA Objective '14. *To ensure sustainable use of natural resources*'

Compatibility was assessed as uncertain, as new housing, economic growth and new infrastructure has the potential to lead to adverse effects on biodiversity resources, landscape and townscape character and quality, heritage resources, land resources, increase flood risk and increase traffic movement if not appropriately developed. It is appreciated this would also depend upon exact locations and circumstances. However, the Strategic Objectives should be read as a whole and not individually, therefore biodiversity, heritage and landscape/townscape resources would all be protected through other Strategic Objectives.

*As per the Vision Statement it is recommended that the Strategic Objectives make reference to ensuring development does not affect the integrity of the Borough's European Sites.*

# 5 SUSTAINABILITY APPRAISAL OF THE SPATIAL OPTIONS

## 5.1 Summary of Appraisal Findings

Table 5-1 summarises the SA scores from the appraisal matrices presented in Appendix A. A summary discussion of the findings is presented in section 5.2.

As previously stated a precautionary approach has been taken to the assessment, therefore the scores recorded represent a worst case scenario. In addition, it is also important to note that there is a low level of certainty associated with some impacts reported in the SA at this stage given the strategic / high level nature of the Issues and Options document. As the options develop and more detail is known there may be scope to avoid or lessen certain negative impacts though mitigation incorporated into the Local Plan.

Table 5-1 Summary Results of Appraisal

SA Objective	Option			
	1	2	3	No Plan
1. To reduce crime, disorder and fear of crime	+/-	0	0	+/-
2. To improve levels of educational attainment for all age groups and all sectors of society	+/-	+/-	+/-	+/-
3. To improve physical and mental health and wellbeing for all and reduce health inequalities	+/-	+/-	+/-	+/-
4. To ensure housing provision meets local needs	+	+	++	--
5. To improve sustainable access to basic goods, services and amenities for all groups	+/-	+/-	-	+/-
6. To encourage sustainable economic growth, inclusion and business development across the borough	++	++	+	+/-
7. To deliver urban renaissance	++	+	+	+/-
8. To protect and enhance biodiversity	--	--	--	--
9. To protect and enhance the borough's landscape and townscape character and quality	-	-	--	--
10. To protect and enhance the cultural heritage resource	-	-	-	--
11. To protect and enhance the quality of water features and resources and reduce the risk of flooding	-	-	-	-
12. To limit and adapt to climate change	-	-	-	-
13. To protect and improve air quality	-	-	-	-
14. To ensure sustainable use of natural resources	+/-	-	-	+/-

## 5.2 Discussion of Appraisal Findings

### 5.2.1 Key Strengths

#### Option 1

On the whole Option 1 scored well against the social and economic SA Objectives. Generally Option 1 seeks to address the biggest social and economic issues the Borough has with regard to development being largely focussed to those areas exhibiting the highest levels of deprivation and being most in need of investment and regeneration i.e. the peninsula. For example, new development in these areas has potential to encourage inward investment, higher quality living environments and access to jobs which could all have indirect benefits to health, educational attainment and reducing crime rates. The peninsula is also the area most at need of housing regeneration and the proposals would complement activities to secure housing market renewal.

It is likely that Option 1 would lead to the need for new services and facilities including primary schools in the area, potentially within Poulton-le-Fylde and Thornton. This would benefit the social SA Objectives as it would improve access to services along with the provision of new education facilities in the area. Development in this location would also benefit from existing good connectivity to public transport provision which would benefit the social SA Objectives.

There is a limited capacity on the existing road network to support additional growth, especially on the A585(T) which already suffers peak hour congestion in certain locations. However, additional growth focussed in the urban west could offer opportunity to provide a new link road connecting Poulton-le-Fylde to Garstang Road East to the east of Poulton Industrial Estate, relieving congestion.

Option 1's focus of development within the urban west would also enable residents to be close and well connected to employment centres such as the Hillhouse International Business Park in Thornton along with being close and well connected to employment outside the Borough i.e. Blackpool. This in the long term may help to reduce elevated levels of unemployment in Fleetwood as residents would be able to make the most of existing sustainable infrastructure to access employment.

Smaller amounts of development would occur in the Garstang/A6 Corridor area and across the central rural areas as per Options 2 and 3. However, the benefits of these options would be less pronounced under Option 1.

#### Option 2

On the whole Option 2 scored well against the social and economic SA Objectives. Concentrating the majority of growth to the A6 corridor would not only ensure housing meets local needs but may also contribute to improving barriers to housing deprivation – the Garstang area has the most significant issues in relation to limited housing choice and affordability (conversely also has a strong housing market with the highest levels of viability). Moderate development on the peninsula may also offer benefits to living environment deprivation, however, not to the same extent as Option 1.

Option 2 seeks to focus development to areas where there are existing and accessible services and facilities. New facilities in Winmarleigh and Nateby would also offer benefits to the wider area where facilities may be struggling.

As per Option 1, it is likely that Option 2 would lead to the need for new services and facilities including primary schools in the area. Again, this would benefit the social SA Objectives as it

would improve access to services along with the provision of new education facilities in the area.

Option 2 would encourage employment development on identified sites along the A6 corridor which would enable residents to be close and well connected to employment along with being close and well connected to employment outside the Borough i.e. taking advantage of the North Preston Growth Area. This in the long term may help to encourage sustainable economic growth. However, there remains an element of risk regarding a leakage of skills outside the Borough due to the links to the motorway i.e. more skilled workers could easily seek employment in Preston which may affect economic growth in Wyre.

Development focussed along the A6 corridor provides generally good connectivity to existing service and facilities via public transport (buses) and walking routes (albeit not to the same extent as on the peninsula) along with good connectivity to the motorway network. Focussing growth within this area would help to maintain a healthy and diverse town centre in Garstang with an improved choice and range of facilities and services.

Smaller amounts of development would occur on the Peninsula and across the central rural areas as per Options 1 and 3. However, the benefits of these options would be less pronounced under Option 2.

### Option 3

Distributing development across settlements in the Borough would contribute to meeting the need for new high quality homes across all areas and reducing current barriers within rural locations. There are also opportunities to help to retain families along with younger people within more rural areas. In addition, there are opportunities for homes to be high quality, affordable and energy efficient. Moderate development on the peninsula may also offer benefits to living environment deprivation, however, not to the same extent as Option 1. As per Option 2 the more rural villages have a strong housing market with the highest levels of viability.

Option 3 may help to provide a market for the viability of existing village services and facilities. In addition, Option 3 would result in more employment development in rural locations. Employment would most likely comprise small scale business and serve local need only, which may help to encourage more sustainable rural communities.

## 5.2.2 Key Weaknesses

### Option 1

On the whole Option 1 scored negatively against the environmental SA Objectives. This was largely due to a precautionary approach being taken.

There is the potential for greenfield / Green Belt land to be functionally linked to the nearby Morecambe SPA and Ramsar site and Bowland Fells SPA. In addition, an increase in population may also increase recreational pressure at the European sites. There are also a number of Biological Heritage Sites (BHSs) located on the peninsula along with areas of open space which potentially may be required for development. Loss of these habitats could potentially lead to adverse effects on protected species and habitats. Conversely there would be opportunities to create new green infrastructure and areas of open space that could benefit local biodiversity within new development. However, on balance effects on biodiversity have been assessed as negative with low levels of certainty.

There is the potential for new development under Option 1 to impact upon non-designated local landscapes and townscapes. In addition to the character of listed buildings and the

Conservation Areas at Poulton-le-Fylde and Fleetwood. Moderate development along the A6 corridor may also affect views from the Bowland Fells AONB (however, not to the same extent as Option 2). There remains an element of uncertainty regarding unknown buried archaeological remains due to the greenfield sites and potential Green Belt areas that would / may be developed under Option 1. However, new development does provide opportunities for high quality design which incorporates landscaping, both of which could contribute to the enhancement of the local and historic landscape

Parts of the Fylde Coast Peninsula experience significant levels of flood risk (as do large rural areas and some areas within Garstang and Catterall to a lesser extent). Therefore Option 1, if taken forward would require significant measures to guard against increasing flood risk as part of new development e.g. SuDS.

Option 1 would concentrate additional growth within the urban west where connectivity to existing public transport links are good. However, additional growth on the scale proposed would increase the number of private cars into the area which may, on balance, decrease local air quality (there is also a designated AQMA in Poulton-le-Fylde) and increase greenhouse gas emissions (GHG).

Crime levels are higher on the peninsula than anywhere else in the Borough and most notably within Fleetwood. Therefore focussing development within the main urban areas may improve safety and improve natural surveillance. However, the creation of new housing where there was previously none may also provide a new target for crime.

At this stage of Option 1's development issues relating to recycling are unknown. However, the levels of growth required would increase the production of waste.

## Option 2

On the whole Option 2 scored negatively against the environmental SA Objectives. This was largely due to a precautionary approach being taken. Option 2 seeks to focus development along the A6 corridor. However, due to the limited number of infill sites which are capable of accommodating development, Option 2 would require the release of greenfield and agricultural sites. There is the potential for this land to be functionally linked to both the nearby Morecambe SPA and Ramsar site and Bowland Fells SPA. Although the sites around the A6 corridor are not designated or BHSs this does not rule out that the greenfield / agricultural land earmarked for development are not functionally linked to the SPAs and Ramsar site. In addition (as per Option 1 and 3), an increase in population may also increase recreational pressure at the European sites. Development may also lead to adverse effects on protected species and habitats. Conversely there would be opportunities to create new green infrastructure and areas of open space that could benefit local biodiversity within new development. However, on balance effects on biodiversity have been assessed as negative with low levels of certainty.

There is the potential for new development under Option 2 to impact upon non-designated local landscapes and townscapes. In addition to the character of listed buildings and the Conservation Area at Garstang. Development along the A6 corridor may also affect views from the Bowland Fells AONB. There remains an element of uncertainty regarding unknown buried archaeological remains due to the greenfield sites and agricultural land that would / may be developed under Option 2.

Parts of Garstang, Catterall and Bilborrow experience levels of flood risk (as do large rural areas and the Fleetwood peninsula). Therefore Option 2, if taken forward would require measures to guard against increasing flood risk as part of new development e.g. SuDS. However, measures required would not be as significant as those required to deliver Options 1



and 3 (NB this conclusion has been reached in advance of the preparation of an up to date Strategic Flood Risk Assessment).

Development along the A6 corridor could place pressure on existing infrastructure in this part of the Borough and lead to a greater dependency than the existing situation on the car along with increased commuting (due to the proximity of the motorway). In addition, current service provision and infrastructure provision within Winmarleigh and Nateby may be unable to accommodate additional residents without substantial investment and upgrade – this would make delivery in these areas slow and could impact on viability.

At this stage of Option 2's development issues relating to recycling are unknown. However, the levels of growth required would increase the production of waste.

### Option 3

Unlike Options 1 and 2, Option 3 may not lead to a large enough amount of growth in one place to trigger the need / viability of new facilities such as new schools, health facilities, other new services and sustainable transport enhancements. Therefore where schools, health care facilities etc are already under pressure within the Borough effects may be exacerbated under Option 3.

Option 3 would potentially create commuter villages and an increase in commuting / travelling by car as opportunities to focus public transport and walking / cycling enhancements would not be as viable as within Options 1 and 2. This coupled with the limited capacity on the existing rural road network in Wyre to support additional growth would not ensure public transport services meet peoples' needs or ensure highways infrastructure serves peoples' transportation needs. In addition, current service provision and infrastructure provision in villages may be unable to accommodate additional residents without substantial investment and upgrade (i.e. within Winmarleigh and Nateby) – this would make delivery slow and could impact on viability.

Option 3 would result in more employment development in rural locations. Employment would most likely comprise small scale business and serve local need only. Although this would help to encourage more sustainable rural communities and help to diversify the rural economy it would not significantly address issues of employment and income deprivation in Fleetwood or employment needs in Garstang and Catterall. One potential exception is the Nightjar site adjacent to the former airfield near Inskip. However, again employment development here is unlikely to address deprivation or the needs along the A6 corridor.

On the whole Option 3 scored negatively against the environmental SA Objectives. This was largely due to a precautionary approach being taken. As per options 1 and 2, Option 3 would require the removal of greenfield land in the countryside on the edge of rural settlements which may adversely affect protected species and habitats. Again as, per Options 1 and 2, there is the potential for these sites to be functionally linked to both the nearby Morecambe SPA and Ramsar site and Bowland Fells SPA (albeit with a lesser certainty than Option 1). There are also a number of BHSs and areas of open space across the borough which may be lost through anticipated development and growth - Loss of these habitats may lead to adverse effects on protected species and habitats. Conversely there would be opportunities to create new green infrastructure and areas of open space that could benefit local biodiversity within new development. However, on balance effects on biodiversity have been assessed as negative with low levels of certainty.

There is the potential for new development under Option 3 to impact upon non-designated local landscapes, townscapes and the rural character of villages. In addition to the character of listed buildings along with the Conservation Areas at Poulton-le-Fylde, Fleetwood and Garstang (although to a lesser extent than Options 1 and 2). Moderate development along the A6 corridor



may also affect views from the Bowland Fells AONB (however not to the same extent as Option 2). Cumulatively impacts on landscape without mitigation could be fairly significant due to the loss of rural character. There also remains an element of uncertainty regarding unknown buried archaeological remains due to the greenfield nature of the sites.

Large parts of the Borough where development is anticipated under Option 3 (aside from Inskip and Stalmine) experience levels of flood risk and in some cases this is significant e.g. Fleetwood, Thornton, Knott End / Preesall and Pilling. Therefore Option 3, if taken forward would require significant measures to guard against increasing flood risk as part of new development e.g. SuDS.

At this stage of Option 3's development issues relating to recycling are unknown. However, the levels of growth required would increase the production of waste.

Option 3 would give rise to the greatest adverse cumulative effects.

### 5.2.3 Recommendations

*For all Options, opportunities (as far as the plan can do so) should be sought to promote the use of recycled and secondary materials in construction, reduce the proportion of waste landfilled and increase the proportion of waste recycling and re-use.*

*New development regardless of the preferred option should be required to comply with safety by design principles through policies within the Local Plan. This would ensure opportunities for crime are minimised. However, crime is more of an issue for Option 1 than Options 2 and 3. Therefore this recommendation would benefit Option 1 to a greater extent than Options 2 and 3.*

*It should be ensured that new development does not lead to any significant adverse effects on the Borough's European Sites i.e. does not affect the integrity of the sites or species for which they are designated for. All three options should be considered as part of the HRA Screening process.*

*Opportunities should be sought to incorporate multifunctional green infrastructure / green corridors into new development such as new areas of open/green space, cycle ways, footpaths, recreational areas, etc. This recommendation would benefit Option 1 to a greater extent than Options 2 and 3 as Option 1 could lead to the removal of a large amount of greenspace within/adjacent to an urban area.*

*For all Options, new development provides opportunities for high quality design which incorporates landscaping. This recommendation would ensure new development contributes towards the enhancement of local landscapes. This may be more beneficial to Options 2 and 3 as they seek to focus growth within more sensitive rural areas.*

*New development should incorporate measures to reduce flood risk and surface water run-off, i.e. through the use of SuDS, and the need to demonstrate better than greenfield run-off rates. These recommendations would be particularly important if Option 1 is taken forward as much of the peninsula lies within Flood Zone 3. It would be of lesser importance to Option 2 as large areas of the A6 corridor lie outside the floodplain.*

*Opportunities to improve the offer of sustainable modes of transport within the Borough should be encouraged. This would be particularly important if Option 3 is taken forward as the rural public transport offer may not be able to cope with levels of rural growth proposed.*

*The SA reported that there is a risk to buried archaeological remains as a result of development anticipated on undeveloped land. This could be mitigated at the project level through*

*undertaking desk-based studies / field assessments to mitigate potential impacts. This would be slightly less of a problem for Option 1 than options 2 and 3 as it provides for some development on previously developed land.*

## 5.2.4 Assessment of the 'No Plan'

An option representing a 'No Plan' approach was also subject to the SA process. As it is a planning requirement that the Local Plan is produced, in reality this would not be a realistic option. However, the comparison of options to a 'No Local Plan' is a requirement of the SEA Directive.

In this instance, it is assumed that the 'No Plan' option would comprise the continuation of applying the principles of the previous Local Plan. This includes directing development principally to Fleetwood, Thornton, Cleveleys and Poulton-Le-Fylde. As a result, there would be some parallels between the 'No Plan' scenario and Option 1 (Urban Concentration) in the Issues and Options document. However, the previous Local Plan was produced at a time when Wyre's housing requirements were considerably lower, and, as a result, does not make the same allowance for development elsewhere in the Borough. Therefore, in the absence of a new Local Plan, the Borough may struggle to meet its housing requirements and the Council would almost certainly be unable to demonstrate a five year land supply. Consequently, in the No Plan scenario it is probable that the Council would be vulnerable to speculative applications and it would be difficult to ensure that development is delivered in a sustainable manner (linked to infrastructure provision, etc.).

An assessment of the 'No Plan' option is presented in Appendix A.

# 6 INITIAL REVIEW OF RISKS TO EUROPEAN SITES

The three spatial options have also been reviewed against their potential to result in likely significant upon European Sites. The following sites are located within Wyre:

- Bowland Fells SPA; and
- Morecambe Bay SPA, SAC, Ramsar site.

At this early stage of development, the spatial options are insufficiently developed to accurately predict whether they may lead to effects upon European sites or otherwise. A precautionary approach has been adopted which identifies possible risks and promotes a more detailed consideration of likely significant effects as the options develop. This is presented in Table 6-1 and is designed to help steer the further development of the choice of options. Once these options have been developed in greater detail (and from there a set of draft land allocation options), a Habitats Regulations Screening Assessment will be produced and consulted upon with Natural England.

**Table 6-2 Preliminary European Site considerations**

Option	European Site Implications	Further action
1	<p>There is a risk Option 1, due to the anticipated increase in population may increase recreational pressure at both Morecambe Bay SAC, SPA and Ramsar site and the Bowland Fells SPA.</p> <p>No land-take would be required within a European site. However, there are a number of BHSs on the peninsula (where the majority of development / growth would be directed) and it is largely bound by the Morecambe Bay SPA and Ramsar site. In addition, moderate development / growth directed to the A6 corridor lies within proximity to the Bowland Fells SPA. Therefore there is the potential for the land proposed for development (particularly greenfield land, land within the Green Belt and the large non-Green Belt site south east of Thornton and Poulton-le-Fylde) to be used by such species for feeding etc. (functionally linked land) e.g. Pink-Footed Geese. In, particular by the common qualifying species listed on the data sheets for all sites (i.e. lesser black backed gulls).</p>	<p>Refinement of Option 1 is required. Further research is needed to establish if functionally linked land exists within this area.</p>
2	<p>There is a risk Option 2 due to the anticipated increase in population may increase recreational pressure at both Morecambe Bay SAC, SPA and Ramsar site and the Bowland Fells SPA.</p> <p>No land-take would be required within a European site. However, due to the position of Wyre between the Morecambe Bay SPA and Ramsar site and the Bowland Fells SPA and the common qualifying species listed on the data sheets (i.e. lesser black backed gulls) there is the potential for the land proposed for development (particularly greenfield and agricultural land) to be used by such species for feeding etc. (functionally linked land). Pink-Footed Geese are known to use large areas of central northern Wyre.</p>	<p>Refinement of Option 2 is required. Further research is needed to establish if functionally linked land exists within this area.</p>

Option	European Site Implications	Further action
3	<p>There is a risk Option 3 due to the anticipated increase in population may increase recreational pressure at both Morecambe Bay SAC, SPA and Ramsar site and the Bowland Fells SPA.</p> <p>No land-take would be required within a European site. However, due to the position of Wyre between the Morecambe Bay SPA and Ramsar site and the Bowland Fells SPA and the common qualifying species listed on the data sheets (i.e. lesser black backed gulls) there is the potential for the land proposed for development (particularly areas within the countryside) to be used by such species for feeding etc. (functionally linked land). Pink-Footed Geese are known to use large areas of central northern Wyre. This option promotes the largest amount of development in these areas.</p>	<p>Refinement of Option 3 is required. Further research is needed to establish if functionally linked land exists within this area.</p>

Whilst none of the options promote development within a European Site, it is possible that functionally linked land exists within the borough given its location between a number of sites which contain mobile bird species. For example, a recent study by Natural England has identified a large number of sites in north and central areas that are used by Pink Footed Geese. Without considering this issue in more detail, it is difficult to say at this stage whether or not one option would be significantly worse than another in this respect. A precautionary approach has been taken in the SA in Section 4 applying a potential major negative effect against the biodiversity objective until this has been investigated further.

## 7 NEXT STEPS

To enable the community and other stakeholders to contribute to the production of the Local Plan, the Council is inviting representations on this Interim SA Report in parallel with consultation on the Local Plan Issues and Options document. This period of consultation will take place between 17<sup>th</sup> June 2015 and 7<sup>th</sup> August 2015.

Comments can be submitted using the following methods:

By email: [planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk)

By post: Planning Policy  
Wyre Borough Council  
Civic Centre  
Breck Road  
Poulton-le-Fylde  
Lancashire  
FY6 7PU.

All comments should be received by 5.00pm on the 7<sup>th</sup> August 2015.

**Note: The consultation period has been extended by one week from the 31<sup>st</sup> July 2015 to 7<sup>th</sup> August 2015.**

## Appendix A – Assessment Matrices

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Table A-1 SA of Spatial Options 1, 2 and 3

SA Objective	Option 1: FYLDE COAST PENINSULA MAIN URBAN AREA FOCUS	Option 2: A6 CORRIDOR FOCUS	Option 3: DISPERSAL
1. To reduce crime, disorder and fear of crime	<p><b>+/-</b> <b>M - LT</b> <b>I</b> <b>R</b> <b>Medium</b></p> <p>Crime levels are generally low across Wyre. However, they are higher on the peninsula, most notably within Fleetwood. Focussing development on the main towns on the peninsula including Fleetwood (largely through the use of brownfield land) may improve safety and improve natural surveillance although conversely the creation of new housing where there was previously none may also provide a new target for crime. For these reasons effects have been scored as both positive and negative. <i>New development should be required to comply with safety by design principles through policies within the Local Plan. This would ensure opportunities for crime are minimised.</i></p>	<p><b>0</b></p> <p>Crime levels are generally low across Wyre and particularly low within the settlements along the A6 corridor where development would be focussed under Option 2 i.e. Garstang, Catterall, Bilsborrow, Bowgreave and Barton. Therefore an incremental increase in residential development within areas where there are no real problems with crime are unlikely to lead to any real effects on the SA Objective. Moderate development proposed under Option 2 within the urban west is unlikely to bring about the same scales of effects on safety and crime as Option 1. For these reasons effects against SA Objective 1 are recoded as neutral.</p>	<p><b>0</b></p> <p>Crime levels are generally low across Wyre. Therefore the dispersal of growth and development across the Borough is unlikely to affect this. Effects against SA Objective 1 are therefore recorded as neutral. Unlike Options 1 and 2, Option 3 may not lead to a large enough amount of growth in one place to trigger the need / viability of new facilities such as new schools, health facilities, other new services and sustainable transport enhancements. Therefore where schools, health care facilities etc are already under pressure within the Borough effects would be exacerbated under Option 3. Conversely, Option 3 could provide the requisite population growth required to support the on-going viability of services. Effects have therefore been assessed as both positive and negative against SA Objective 2 and 3.</p>
2. To improve levels of educational attainment for all age groups and all sectors of society	<p><b>+/-</b> <b>M - LT</b> <b>I</b> <b>R</b> <b>Medium / Low</b></p> <p>Pressure for additional school places can be created by an increase in new housing (amongst other factors). Therefore Option 1 is likely to put pressure on existing schools, particularly within the urban west of Wyre. At the time of writing this report the number of new homes has not been confirmed, however, a significant number of new homes are likely to be delivered in the urban west under this Option. It is likely that Option 1 would lead to the need for new primary schools in the area, potentially within Poulton-le-Fylde and Thornton. This would benefit SA Objective 2 as it would improve the provision of education facilities in the area.</p>	<p><b>+/-</b> <b>M - LT</b> <b>I</b> <b>R</b> <b>Medium / Low</b></p> <p>As per Option 1 pressure for additional school places can be created by an increase in new housing. Therefore this option is likely to put pressure on existing schools, particularly within Garstang, Catterall, Bilsborrow, Bowgreave, Winmarleigh and Nateby. At the time of writing this report the number of new homes has not been confirmed however, a significant number of new homes are likely to be delivered along the A6 corridor under this Option. Therefore it would be likely that this option would lead to the need for new primary schools in the area. This may benefit SA Objective 2 as it would improve the provision of education facilities.</p>	<p><b>+/-</b> <b>M - LT</b> <b>I</b> <b>R</b> <b>Medium</b></p> <p>Distributing development across settlements in the Borough would contribute to the achievement of SA Objective 4 and its sub-objectives through meeting the need for new high quality homes across all areas and reducing current barriers within rural locations. However, affordability may remain an issue with higher land values in the rural areas likely to increase the cost of new housing. There are also opportunities to help to retain families along with younger people within more rural areas. In addition, there are opportunities for homes to be high quality, affordable and energy efficient. Moderate development on the peninsula may also offer benefits to living environment deprivation, however, not to the same extent as Option 1. As per Option 2 the more rural villages have a strong housing market with the highest levels of viability.</p>
3. To improve physical and mental health and wellbeing for all and reduce health inequalities	<p><b>+/-</b> <b>M - LT</b> <b>I</b> <b>R</b> <b>Medium / Low</b></p> <p>Option 1 would direct development to areas where there are existing and accessible healthcare facilities, however, as above this is likely to put pressure on existing facilities. Again, as above, the level of growth anticipated is likely to lead to the provision of new health facilities to serve the local community. This may also offer benefits to the wider rural area where facilities may be struggling. Conversely, there could also be instances where existing facilities in rural areas require additional population growth to ensure their on-going viability. It should also be noted that the release of large areas of non-Green Belt land for development to the south east of Thornton and Poulton-le-Fylde may provide opportunity to incorporate green infrastructure into new development which would provide health benefits through creating new open/green space, cycle ways, footpaths, recreational areas etc. Conversely Option 1 would result in a loss of green space. For these reasons both positive and negative scores have been recorded against SA Objective 3.</p>	<p><b>+/-</b> <b>M - LT</b> <b>I</b> <b>R</b> <b>Medium / Low</b></p> <p>Option 2 would direct development to areas where there are existing and accessible healthcare facilities, however, as above and per Option 1, this is likely to put pressure on those facilities. Although the level of growth anticipated is likely to lead to the provision of new health facilities to serve the local community. New facilities would be provided in Winmarleigh and Nateby which may also offer benefits to the wider area where facilities may be struggling. It should also be noted that although the release of greenfield sites and agricultural land around those settlements would result in a loss of open space, it may provide opportunity to incorporate new green infrastructure into new development which would provide health benefits through creating new open/green space, cycle ways, footpaths, recreational areas etc. It should be noted that settlements along the A6 corridor appear well connected to the open countryside through a network of Public Rights of Way therefore this could encourage more active lifestyles. For these reasons both positive and negative scores have been recorded against SA Objective 3.</p>	<p><b>+/-</b> <b>M - LT</b> <b>I</b> <b>R</b> <b>Medium</b></p> <p>If accessibility is not improved over the long term, rural isolation may increase, particularly for older residents in the Borough. An increased population may also increase demand for bus services etc although this is uncertain and difficult to balance against Option 1 and 2 that promote homes nearer to service centres. Current service provision and infrastructure provision in villages may be unable to accommodate additional residents without substantial investment and upgrade (i.e. within Winmarleigh and Nateby) – this would make delivery slow and could impact on viability. However, on the other hand Option 3 may help to provide a market for the viability of existing village services and facilities.</p>
4. To ensure housing provision meets local needs	<p><b>+</b> <b>S, M, LT</b> <b>D</b> <b>R</b> <b>High</b></p> <p>Concentrating the majority of growth to within the urban west would contribute to the achievement of SA Objective 4 and its sub-objectives as the provision of new high quality homes would not only ensure housing meets local needs but also contribute to improving pockets of living environment deprivation. Effects have not been assessed as major positive against SA Objective 4 as Option 1 would not benefit housing need within rural areas to the extent of Option 3 (Winmarleigh and Nateby would not benefit at all) nor would it address barriers to housing along the A6 corridor to the same degree as Option 2.</p>	<p><b>+</b> <b>S, M, LT</b> <b>D</b> <b>R</b> <b>High</b></p> <p>Development focussed within Wyre's urban west provides good connectivity to existing urban areas and communities along with good connectivity to existing retail centres Fleetwood, Cleveleys, Poulton-le-Fylde and Thornton. There is also good connectivity to existing public transport provision and main transport corridors with opportunities for improved infrastructure. The proximity to employment provision is also good under Option 1 and the proximity to existing urban areas would allow alternative transport by cycle and walking.</p>	<p><b>++</b> <b>S, M, LT</b> <b>D</b> <b>R</b> <b>High</b></p> <p>Concentrating the majority of growth to the A6 corridor would contribute to the achievement of SA Objective 4 and its sub-objectives as the provision of new high quality homes would not only ensure housing meets local needs but may also contribute to improving barriers to housing deprivation – the Garstang area has the most significant issues in relation to limited housing choice and affordability (conversely also has a strong housing market with the highest levels of viability). Effects have not been assessed as major positive against SA Objective 4 as Option 2 would not address living environment deprivation on the peninsula to the same extent as Option 1 or other rural areas to the same extent as Option 3.</p>
5. To improve sustainable access to basic goods, services and amenities for all groups	<p><b>+/-</b> <b>M - LT</b> <b>I</b> <b>R</b> <b>Medium</b></p> <p>Development focussed within Wyre's urban west provides good connectivity to existing urban areas and communities along with good connectivity to existing retail centres Fleetwood, Cleveleys, Poulton-le-Fylde and Thornton. There is also good connectivity to existing public transport provision and main transport corridors with opportunities for improved infrastructure. The proximity to employment provision is also good under Option 1 and the proximity to existing urban areas would allow alternative transport by cycle and walking.</p>	<p><b>+/-</b> <b>M - LT</b> <b>I</b> <b>R</b> <b>Medium</b></p> <p>Concentrating the majority of growth to within the urban west would contribute to the achievement of SA Objective 4 and its sub-objectives as the provision of new high quality homes would not only ensure housing meets local needs but also contribute to improving pockets of living environment deprivation. Effects have not been assessed as major positive against SA Objective 4 as Option 1 would not benefit housing need within rural areas to the extent of Option 3 (Winmarleigh and Nateby would not benefit at all) nor would it address barriers to housing along the A6 corridor to the same degree as Option 2.</p>	<p><b>-</b> <b>M - LT</b> <b>I</b> <b>R</b> <b>Medium</b></p> <p>There is also the potential for Option 3 to be controversial therefore may affect cohesion within the towns and villages across the Borough. Option 3 would give rise to the greatest adverse cumulative effects.</p>



SA Objective	Option 1: FYLDE COAST PENINSULA MAIN URBAN AREA FOCUS	Option 2: A6 CORRIDOR FOCUS	Option 3: DISPERSAL
	Conversely there is limited capacity on the existing road network to support additional growth, especially on the A585(T). However, additional growth focussed in the urban west could offer the opportunity to provide a new link road connecting Poulton-le-Fylde to Garstang Road East to the east of Poulton Industrial Estate, relieving congestion. In addition, this option may also lead to other areas missing out on desired growth required to sustain the viability of existing facilities and service provision, such as within the more rural areas.	Development focussed along the A6 corridor provides generally good connectivity to existing service and facilities via public transport (buses) and walking routes (albeit not to the same extent as on the peninsula) along with good connectivity to the motorway network. It should be noted that the area is not served by a train station. Focussing growth within this area would help to maintain a healthy and diverse town centre in Garstang with an improved choice and range of facilities and services.  Conversely concentrating development along the A6 corridor could place pressure on existing infrastructure in this part of the Borough and lead to a greater dependency on the car along with increased commuting (due to the proximity of the motorway).	
6. To encourage sustainable economic growth, inclusion and business development across the borough	<b>++</b> <b>M - LT</b> <b>D</b> <b>R</b> <b>Medium</b>	<b>++</b> <b>M - LT</b> <b>D</b> <b>R</b> <b>Medium</b>	<b>+</b> <b>M - LT</b> <b>D</b> <b>R</b> <b>Medium</b>
7. To deliver urban renaissance	<b>++</b> <b>M - LT</b> <b>D</b> <b>R</b> <b>Medium</b>	<b>+</b> <b>M - LT</b> <b>D</b> <b>R</b> <b>Medium</b>	<b>+</b> <b>M - LT</b> <b>D</b> <b>R</b> <b>Medium</b>
8. To protect and enhance biodiversity	<b>--</b> <b>M - LT</b> <b>D</b> <b>R</b> <b>Low</b>	<b>--</b> <b>M - LT</b> <b>D</b> <b>R</b> <b>Low</b>	<b>--</b> <b>M - LT</b> <b>D</b> <b>R</b> <b>Low</b>
9. To protect and enhance the borough's landscape and townscape	<b>-</b> <b>M - LT</b> <b>D</b> <b>R</b>	<b>-</b> <b>M - LT</b> <b>D</b> <b>R</b>	<b>--</b> <b>M - LT</b> <b>D</b> <b>R</b>



SA Objective	Option 1: FYLDE COAST PENINSULA MAIN URBAN AREA FOCUS	Option 2: A6 CORRIDOR FOCUS	Option 3: DISPERSAL
character and quality	<b>Medium</b> local biodiversity within new development. However, on balance effects on biodiversity have been assessed as major negative with low levels of certainty.	<b>Medium</b> may also lead to adverse effects on protected species and habitats. Conversely there would be opportunities to create new green infrastructure and areas of open space that could benefit local biodiversity within new development. However, on balance effects on biodiversity have been assessed as negative with low levels of certainty.	<b>Medium</b> development. However, on balance effects on biodiversity have been assessed as negative with low levels of certainty.
10. To protect and enhance the cultural heritage resource	<b>-</b> <b>M - LT</b> <b>D</b> <b>R</b> <b>Low</b> There is the potential for new development under Option 1 to impact upon non-designated local landscapes and townscapes. In addition to the character of listed buildings and the Conservation Areas at Poulton-le-Fylde and Fleetwood. Moderate development along the A6 corridor may also affect views from the Bowland Fells AONB (however not to the same extent as Option 2). There remains an element of uncertainty regarding unknown buried archaeological remains due to the greenfield sites and potential Green Belt areas that would / may be developed under Option 1. However, new development does provide opportunities for high quality design which incorporates landscaping, both of which could contribute to the enhancement of the local and historic landscape. On balance effects have been assessed as negative against SA Objectives 9 and 10 due to the loss of greenfield land and potential loss of Green Belt land.	<b>-</b> <b>M - LT</b> <b>D</b> <b>R</b> <b>Low</b> There is the potential for new development under Option 2 to impact upon non-designated local landscapes and townscapes. In addition to the character of listed buildings and the Conservation Area at Garstang. Development along the A6 corridor may also affect views from the Bowland Fells AONB. There remains an element of uncertainty regarding unknown buried archaeological remains due to the greenfield sites and agricultural land that would / may be developed under Option 2. However, new development does provide opportunities for high quality design which incorporates landscaping, both of which could contribute to the enhancement of the local and historic landscape. On balance effects have been assessed as negative against SA Objectives 9 and 10 due to the loss of greenfield land and agricultural land.	<b>-</b> <b>M - LT</b> <b>D</b> <b>R</b> <b>Low</b> There is the potential for new development under Option 3 to impact upon non-designated local landscapes, townscapes and the rural character of villages. In addition to the character of listed buildings along with the Conservation Areas at Poulton-le-Fylde, Fleetwood and Garstang (although to a lesser extent than Options 1 and 2). Moderate development along the A6 corridor may also affect views from the Bowland Fells AONB (however not to the same extent as Option 2). Cumulatively impacts on landscape without mitigation could be fairly significant due to the loss of rural character. There also remains an element of uncertainty regarding unknown buried archaeological remains due to the greenfield nature of the sites. However, as the Option 3 represents new development there would be opportunities for high quality design which incorporates landscaping, both of which could contribute to the enhancement of the local landscapes. However on balance effects have been assessed as negative against SA Objectives 9 and 10 due to the loss of greenfield land on this scale and cumulatively.
11. To protect and enhance the quality of water features and resources and reduce the risk of flooding	<b>-</b> <b>S, M - LT</b> <b>D</b> <b>R</b> <b>High / Low</b> Parts of the Fylde Coast Peninsula experience significant levels of flood risk (as do large rural areas and some areas within Garstang and Catterall to a lesser extent). Therefore Option 1, if taken forward would require significant measures to guard against increasing flood risk as part of new development e.g. SuDS. It is inevitable that demand for water resources would increase due to the anticipated growth proposed under Option 1. Any new development on undeveloped land would need to demonstrate better than greenfield run-off rates and not add to flood risk. Whilst this may be feasible at the detailed design stage, negative effects have been assessed against SA Objective 11 at this stage due to uncertainty.	<b>-</b> <b>S, M - LT</b> <b>D</b> <b>R</b> <b>High / Low</b> Parts of Garstang, Catterall and Bilsborrow experience levels of flood risk (as do large rural areas and the Fleetwood peninsula). Therefore Option 2, if taken forward would require measures to guard against increasing flood risk as part of new development e.g. SuDS. However, the measures required would not be as significant as those required to deliver Options 1 and 3.	<b>-</b> <b>S, M - LT</b> <b>D</b> <b>R</b> <b>High / Low</b> Large parts of the Borough where development is anticipated under Option 3 (aside from Inskip and Stalmine) experience levels of flood risk and in some cases this is significant e.g. Fleetwood, Thornton, Knott End / Preesall and Pilling. Therefore Option 3, if taken forward would require significant measures to guard against increasing flood risk as part of new development e.g. SuDS.
12. To limit and adapt to climate change	<b>-</b> <b>M - LT</b> <b>D</b> <b>R</b> <b>Medium</b> Concentrating additional growth within the urban west where connectivity to existing public transport links are good, together with other forms of sustainable transport links, would benefit SA Objective 12 and 13, through encouraging lower car dependence. However, additional growth on the scale proposed would increase the number of private cars into the area which may, on balance, decrease local air quality (there is also a designated AQMA in Poulton-le-Fylde) and increase greenhouse gas emissions (GHG). A new link road would to relieve the congestion on the A585(T) – this is a feasible mitigation measure although it has not been assumed in this assessment.	<b>-</b> <b>M - LT</b> <b>D</b> <b>R</b> <b>Medium</b> Concentrating additional growth along the A6 corridor west where connectivity to existing public transport links are good, together with other forms of sustainable transport links, would benefit SA Objective 12 and 13, through encouraging lower car dependence. However, additional growth on the scale proposed, with good links to the M6 would increase the number of private cars into the area which may, on balance, decrease local air quality and increase GHG emissions.	<b>-</b> <b>M - LT</b> <b>D</b> <b>R</b> <b>Medium</b> Distributing development across the Borough on the scale proposed with no real opportunities for improving sustainable transport would increase the number of private cars in the area which may decrease local air quality and increase GHG emissions. Therefore, although Option 3 may distribute traffic movements across the Borough, it would perform worse than Options 1 and 2 in terms of generating private cars on the roads in Wyre.
13. To protect and improve air quality	<b>-</b> <b>M - LT</b> <b>D</b> <b>R</b> <b>Medium</b> Option 1 seeks to promote development on previously developed land and promote the re-use of existing buildings. This, together with directing development away from the countryside, would benefit SA Objective 14. However, due to insufficient previously developed land being available to accommodate the levels of growth required, some greenfield and potentially Green Belt land would be developed. At this stage of Option 1's development issues relating to recycling are unknown. However, the levels of growth required would increase the production of waste. <i>However, opportunities (as far as the plan can do so) should be sought to promote the use of recycled and secondary materials in construction, reduce the proportion of waste landfilled and increase the proportion of waste recycling and re-use.</i>	<b>-</b> <b>M - LT</b> <b>D</b> <b>R</b> <b>Medium</b> Due to the limited number of infill sites available along the A6 corridor, Option 2 would result in development largely being located on greenfield and agricultural land – this does not represent a sustainable use of land resources. However, Option 2 would still result in some development on previously developed land within the urban west, albeit to a lesser extent than Option 1. On balance, negative effects have been recorded against SA Objective 14. At this stage of Option 2's development issues relating to recycling are unknown. However, the levels of growth required would	<b>-</b> <b>M - LT</b> <b>D</b> <b>R</b> <b>Medium</b> Option 3 would require development on greenfield land. This does not represent a sustainable use of natural resources. However, Wyre does not have enough previously developed land resources to accommodate growth proposed. At this stage of the Option 3's development issues relating to recycling are unknown. However, the levels of growth required would increase the production of waste. <i>However, opportunities (as far as the plan can do so) should be sought to promote the use of recycled and secondary materials in construction, reduce the proportion of waste landfilled and increase the proportion of waste recycling and re-use.</i>
14. To ensure sustainable use of natural resources	<b>+/-</b> <b>M - LT</b> <b>D</b> <b>R</b> <b>Medium</b>	<b>-</b> <b>M - LT</b> <b>D</b> <b>R</b> <b>Medium</b>	<b>-</b> <b>M - LT</b> <b>D</b> <b>R</b> <b>Medium</b>

SA Objective	Option 1: FYLDE COAST PENINSULA MAIN URBAN AREA FOCUS	Option 2: A6 CORRIDOR FOCUS	Option 3: DISPERSAL
		<p>increase the production of waste. <i>However, opportunities (as far as the plan can do so) should be sought to promote the use of recycled and secondary materials in construction, reduce the proportion of waste landfilled and increase the proportion of waste recycling and re-use.</i></p>	
European Site Implications	<p>There is a risk Option 1, due to the anticipated increase in population, may increase recreational pressure at both Morecambe Bay SAC, SPA and Ramsar site and the Bowland Fells SPA.</p> <p>No land-take would be required within a European site. However, there are a number of BHSs on the peninsula (where the majority of development / growth would be directed) and it is largely bound by the Morecambe Bay SPA and Ramsar site. In addition, moderate development / growth directed to the A6 corridor lies within proximity to the Bowland Fells SPA. Therefore there is the potential for the land proposed for development (particularly greenfield land, land within the Green Belt and the large non-Green Belt site south east of Thornton and Poulton-le-Fylde) to be used by such species for feeding etc. (functionally linked land). In, particular by the common qualifying species listed on the data sheets for all sites (i.e. lesser black backed gulls).</p>	<p>There is a risk Option 2 due to the anticipated increase in population may increase recreational pressure at both Morecambe Bay SAC, SPA and Ramsar site and the Bowland Fells SPA.</p> <p>No land-take would be required within a European site. However, due to the position of Wyre between the Morecambe Bay SPA and Ramsar site and the Bowland Fells SPA and the common qualifying species listed on the data sheets (i.e. lesser black backed gulls) there is the potential for the land proposed for development (particularly greenfield and agricultural land) to be used by such species for feeding etc. (functionally linked land).</p>	<p>There is a risk Option 3 due to the anticipated increase in population may increase recreational pressure at both Morecambe Bay SAC, SPA and Ramsar site and the Bowland Fells SPA.</p> <p>No land-take would be required within a European site. However, due to the position of Wyre between the Morecambe Bay SPA and Ramsar site and the Bowland Fells SPA and the common qualifying species listed on the data sheets (i.e. lesser black backed gulls) there is the potential for the land proposed for development (particularly areas within the countryside) to be used by such species for feeding etc. (functionally linked land). Pink-Footed Geese are also known to use large areas of central and northern Wyre.</p>
Cumulative Effects	<p>Option 1 may provide the critical mass required in order to secure the provision of a new road connecting Poulton-le-Fylde to Garstang Road East to the East of Poulton Industrial Estate. In addition, Option 1 has the potential to give rise to cumulative effects regarding recreational pressure within European sites due to the level of growth proposed. Growth also has the potential to give rise to cumulative effects on the following:</p> <ul style="list-style-type: none"> <li>▪ Traffic and transport;</li> <li>▪ Air quality;</li> <li>▪ GHG emissions;</li> <li>▪ Loss of greenfield land and Green Belt land;</li> <li>▪ Change in Landscape character;</li> <li>▪ Biodiversity (habitats and species);</li> <li>▪ Historic assets; and</li> <li>▪ Water resources – including flood risk etc.</li> </ul>	<p>Growth under Option 2 has the potential to give rise to cumulative effects on the following:</p> <ul style="list-style-type: none"> <li>▪ Traffic and transport;</li> <li>▪ Air quality;</li> <li>▪ GHG emissions;</li> <li>▪ Loss of greenfield land and Green Belt land;</li> <li>▪ Change in Landscape character;</li> <li>▪ Biodiversity (habitats and species);</li> <li>▪ Historic assets; and</li> <li>▪ Water resources – including flood risk etc.</li> </ul>	<p>Growth under Option 3 has the potential to give rise to cumulative effects on the following, in particular traffic and transport given the dispersed nature of development:</p> <ul style="list-style-type: none"> <li>▪ Traffic and transport;</li> <li>▪ Air quality;</li> <li>▪ GHG emissions;</li> <li>▪ Loss of greenfield land and Green Belt land;</li> <li>▪ Change in Landscape character;</li> <li>▪ Biodiversity (habitats and species);</li> <li>▪ Historic assets; and</li> <li>▪ Water resources – including flood risk etc.</li> </ul>

Table A-2 SA of the 'No Plan' approach

SA Objective	'No Plan Approach'
1. To reduce crime, disorder and fear of crime	<p><b>+/-</b> <b>M - LT</b> <b>I</b> <b>R</b> <b>Medium</b></p> <p>As per Option 1, focussing development on the main towns on the peninsula including Fleetwood may improve safety and improve natural surveillance although conversely the creation of new housing where there was previously none may also provide a new target for crime. For these reasons effects have been scored as both positive and negative.</p> <p>Pressure for additional school places and healthcare facilities can be created by an increase in new housing (amongst other factors). Therefore this Option (again as per Option 1) is likely to put pressure on existing schools and healthcare facilities within the urban west of Wyre. Although, anticipated growth may lead to the provision of school and new health facilities to serve the local community. As Option 1, this Option would result in a loss of green space on the Peninsula. For these reasons both positive and negative scores have been recorded against SA Objective 3. There remains high levels of uncertainty regarding school and healthcare facilities within the rural an A6 corridor areas.</p>
2. To improve levels of educational attainment for all age groups and all sectors of society	<p><b>+/-</b> <b>M - LT</b> <b>I</b> <b>R</b> <b>Medium / Low</b></p> <p>Concentrating the majority of growth to within the urban west would provide some new high quality homes. However, without updated housing requirement figures and no allowance for development elsewhere in the Borough this Option may struggle to meet the required housing requirements. In addition, the Council would almost certainly be unable to demonstrate a five year land supply. For these reasons effects have been assessed as major negative against SA Objective 4.</p>
3. To improve physical and mental health and wellbeing for all and reduce health inequalities	<p><b>+/-</b> <b>M - LT</b> <b>I</b> <b>R</b> <b>Medium / Low</b></p> <p>Development focussed within Wyre's urban west provides good connectivity to existing urban areas and communities along with good connectivity to existing retail centres Fleetwood, Cleveleys, Poulton-le-Fylde and Thornton. There is also good connectivity to existing public transport provision and main transport corridors with opportunities for improved infrastructure. The proximity to employment provision is also good under this Option and the proximity to existing urban areas would allow alternative transport by cycle and walking.</p>
4. To ensure housing provision meets local needs	<p><b>- -</b> <b>S, M, LT</b> <b>D</b> <b>R</b> <b>High</b></p> <p>Conversely there is limited capacity on the existing road network to support additional growth, especially on the A585(T). However, as per Option 1 additional growth focussed in the urban west could offer the opportunity to provide a new link road connecting Poulton-le-Fylde to Garstang Road East to the east of Poulton Industrial Estate, relieving congestion.</p> <p>As per Option 1 this Option would lead to other areas missing out on desired growth required to sustain the viability of existing facilities and service provision, such as within the more rural areas.</p>
5. To improve sustainable access to basic goods, services and amenities for all groups	<p><b>+/-</b> <b>M - LT</b> <b>I</b> <b>R</b> <b>Medium</b></p> <p>A focus of new development in the main urban towns on the Fleetwood Coast Peninsula as per Option 1 seeks to address the biggest issues the Borough has with regard to the urban west exhibiting the highest levels of deprivation and unemployment and being most in need of both investment and regeneration. New development in these areas has the potential to encourage inward investment and improve access to jobs which would benefit both SA Objectives 6 and 7 (and could also have indirect benefits to health, educational attainment and reducing crime rates – see above).</p> <p>Employment and housing development would also support the regeneration of Fleetwood and may benefit the vitality and viability of other town centres on the peninsula (through an increase in population) i.e. Fleetwood, Cleveleys, Poulton-le-Fylde and Thornton.</p>
6. To encourage sustainable economic growth, inclusion and business development across the borough	<p><b>+/-</b> <b>M - LT</b> <b>D</b> <b>R</b> <b>Medium</b></p>
7. To deliver urban renaissance	<p><b>+/-</b> <b>M - LT</b> <b>D</b></p>

SA Objective	'No Plan Approach'	
	<b>R</b> <b>Medium</b>	<p>Concentrating development within the urban west would also enable residents to be close and well connected to employment centres such as the Hillhouse International Business Park in Thornton along with being close and well connected to employment outside the Borough i.e. Blackpool. This in the long term may help to reduce elevated levels of unemployment in Fleetwood as residents would be able to make the most of existing sustainable infrastructure to access employment.</p> <p>This Option would not benefit economic growth along the A6 corridor or benefit the rural economy as per Option 3. This Option could in fact lead to adverse effects on these locations. For this reason effects have been assessed as both positive and negative.</p>
8. To protect and enhance biodiversity	- - <b>M - LT</b> <b>D</b> <b>R</b> Low	<p>A focus of development within the urban west would maximise the use of previously developed land, however, similar to Option 1 there is the potential for land to be functionally linked to the nearby Morecambe SPA and Ramsar site and Bowland Fells SPA. In addition, an increase in population may also increase recreational pressure at the European sites. There are a number of BHSs located on the peninsula along with areas of open space which potentially may be developed. Loss of these habitats may lead to adverse effects on protected species and habitats. Conversely, the No Plan option would not result in the same level of development as Options 1, 2 and 3 therefore impacts maybe reduced.</p>
9. To protect and enhance the borough's landscape and townscape character and quality	- - <b>M - LT</b> <b>D</b> <b>R</b> Low	<p>There is the potential for new development under the No Plan option to impact upon non-designated local landscapes and townscapes, particularly as the previous Local Plan does not make allowances for development in other areas of the Borough. This could therefore lead to speculative applications that are not well-planned. This could also lead to negative effects to the character of listed buildings and Conservation Areas, particularly along the A6 corridor. As per Options 1, 2 and 3, there remains an element of uncertainty regarding unknown buried archaeological remains.</p>
10. To protect and enhance the cultural heritage resource	- - <b>M - LT</b> <b>D</b> <b>R</b> Low	<p>Parts of the Fylde Coast Peninsula experience significant levels of flood risk (as do large rural areas and some areas within Garstang and Catterall to a lesser extent). Therefore the No Plan options would require significant measures to guard against increasing flood risk as part of new development e.g. SuDS.</p>
11. To protect and enhance the quality of water features and resources and reduce the risk of flooding	- <b>S, M - LT</b> <b>D</b> <b>R</b> High / Low	<p>It is inevitable that demand for water resources would increase due to the anticipated growth proposed under the No Plan Option. Any new development on undeveloped land would need to demonstrate better than greenfield run-off rates and not add to flood risk. Whilst this may be feasible at the detailed design stage, negative effects have been assessed against SA Objective 11 at this stage due to uncertainty.</p>
12. To limit and adapt to climate change	- <b>M - LT</b> <b>D</b> <b>R</b> Medium	<p>Concentrating additional growth within the urban west where connectivity to existing public transport links are good, together with other forms of sustainable transport links, would benefit SA Objective 12 and 13, through encouraging lower car dependence. However, growth inevitably would increase the number of private cars into the area which may, on balance, decrease local air quality (there is also a designated AQMA in Poulton-le-Fylde) and increase GHGs.</p>
13. To protect and improve air quality	- <b>M - LT</b> <b>D</b> <b>R</b>	<p>Issues relating to recycling are unknown. However, the levels of growth required would increase the production of waste. <i>However, opportunities (as far as the plan can do so) should be sought to promote the use of recycled</i></p>

SA Objective	'No Plan Approach'	
14. To ensure sustainable use of natural resources	<b>Medium</b> +/- <b>M - LT</b> <b>D</b> <b>R</b> <b>Medium</b>	<i>and secondary materials in construction, reduce the proportion of waste landfilled and increase the proportion of waste recycling and re-use.</i>