

Central Lancashire Authorities

**Central Lancashire Local
Plan: Integrated
Assessment
Development Site Options**

Final report

Prepared by LUC

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Central Lancashire Authorities

Central Lancashire Local Plan: Integrated Assessment
Development Site Options

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Introduction

1. The three Central Lancashire Authorities (Preston City Council, South Ribble Borough Council and Chorley Council, known as the CLAs) commissioned LUC in July 2021 to carry out an Integrated Assessment (IA) of the emerging Central Lancashire Local Plan. The IA comprises Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA), Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA).
2. This report sets out the findings of the IA of the reasonable alternative development site options that are being considered for allocation in the Local Plan. The findings will be taken into account by the CLAs when considering which sites to take forward as preferred options.

Context for the Local Plan

3. Central Lancashire covers the geographical areas of Preston, Chorley and South Ribble, which function as one integrated local economy and commuting area. Central Lancashire comprises an urban core surrounded by attractive scenery ranging from the Pennine foothills/West Pennine Moors in the East, to the Lancashire Plain and the Ribble and Alt Estuary in the West. The area is bounded by Fylde and West Lancashire to the West, Ribble Valley and Blackburn with Darwen to the East, Wyre to the North and Greater Manchester to the South.
4. The area is well-located and connected to regional and national transport routes. The M6, M61, M55 and M65 motorways run through the area creating excellent road accessibility within the sub-region. The West Coast Main Line runs north to south with Preston as a main destination providing excellent rail links to Scotland, the Midlands and London, and the potential for HS2. There is also continued investment in the strategic highway infrastructure, funded in part by the Preston, South Ribble and the Lancashire City Deal, and improvements to the public realm in Preston City Centre and smaller towns/urban areas.
5. The overall character of the area is a diverse mix of urban and rural including towns, villages and sparsely populated countryside. It has a diverse landscape with a mix of lowland and upland, mostly drained by the River Ribble and its tributaries, together with canals and large reservoirs. Some of the main landscape attractions and protected wildlife habitats in the area include the Forest of Bowland Area of Outstanding Natural Beauty (AONB), the West Pennine Moors Site of Special Scientific Interest (SSSI), and the Ribble and Alt estuaries. There are also significant areas of open space and attractive public parks for sport, leisure and recreation.
6. The City of Preston is the largest settlement in the area and acts as the main commercial and retail centre, with a large and successful university (University of Central Lancashire) and student population. Leyland is the main town within South Ribble, while Chorley is a thriving market town and centre for business and other services. A range of sectors operate in the Central Lancashire area, including retail, food and drink, public (e.g. local authorities and the NHS), leisure, education, manufacturing, construction, and digital technical and professional services.

Outline of the Local Plan and its objectives

7. The new Local Plan will cover the period to 2036 and, once adopted, will replace the Central Lancashire Core Strategy (2012) as well as the Local Plans for each individual local authority, all of which were adopted in 2015. The new Local Plan will address local housing need, the economy, environmental considerations including the climate emergency, community infrastructure as well as strategic infrastructure needs and will assist all three councils in their move towards carbon neutrality. The Local Plan will also make site specific allocations to meet the identified development needs. Once the Local Plan has been through all of its formal statutory stages, it will be adopted as the development plan for all three councils and used to assess planning applications.
8. The Issues and Options version of the emerging Central Lancashire Local Plan was consulted upon between November 2019 and February 2020 as part of the Regulation 18 stage of plan preparation. The Issues and Options document focused on exploring broad issues and options but did not indicate Central Lancashire's preferred approach in terms of scale of growth to be planned for nor the proposed spatial strategy. No IA work was therefore carried out in relation to that consultation document.
9. In 2019, all three councils declared a climate emergency and they are committed to becoming carbon neutral by 2030. All services across the councils have an important part to play and the Central Lancashire Local Plan has a key role in helping to reduce carbon emissions. In this respect, it must be recognised that the Local Plan is one of many tools that will support a reduction in carbon emissions across Central Lancashire. It cannot achieve this on its own as the Local Plan is primarily a land

use document and any proposed policies need to comply with the Government requirements on, for example, the number of houses that need to be built in the area. Nonetheless, the target of achieving carbon neutrality must be central to the Local Plan-making process and the IA.

Integrated Assessment

10. The sections below provide information about the various assessment processes that are incorporated within the IA.

Sustainability Appraisal and Strategic Environmental Assessment

11. Sustainability Appraisal (SA) is a statutory requirement of the Planning and Compulsory Purchase Act 2004. It is designed to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process involves appraising the likely social, environmental and economic effects of the policies and proposals within a plan from the outset of its development.

12. Strategic Environmental Assessment (SEA) is also a statutory assessment process, required by the SEA Regulations (Statutory Instrument 2004, No 1633, as amended by Statutory Instrument 2018 No 1232 and by Statutory Instrument 2020 No 1531). The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment and which set the framework for future consent of projects requiring Environmental Impact Assessment (EIA). The purpose of SEA 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 with a view to promoting sustainable development.

13. The UK left the EU in January 2020, with the transition period ending at the end of 2020. Following the end of the transition period, most EU law continues to apply as a result of provisions in the European Union (Withdrawal) Act 2018 (EUWA) and the 'EU Exit' amendments to domestic legislation.

14. SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses on the likely environmental effects of a plan whilst SA includes a wider range of considerations, extending to social and economic impacts. The Government's Planning Practice Guidance¹ (PPG) shows how it is possible to satisfy both requirements by undertaking a joint SA and SEA process, and to present an SA Report that incorporates the requirements of the SEA Regulations. The SA and SEA of the Central Lancashire Local Plan is being undertaken using this integrated approach (as part of the wider IA) and the abbreviation 'SA' should therefore be taken to refer to 'SA incorporating the requirements of SEA'.

15. The SA process comprises a number of stages, as shown below.

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

Stage B: Developing and refining options and assessing effects.

Stage C: Preparing the Sustainability Appraisal (or in this case IA) Report.

Stage D: Consulting on the Local Plan and the SA (or in this case IA) Report.

Stage E: Monitoring the significant effects of implementing the Local Plan.

Health Impact Assessment

16. Although not a statutory requirement, Health Impact Assessment (HIA) aims to ensure that health-related issues are integrated into the plan-making process. Sustainability objectives that address health issues have been included as part of the IA process and in this way the HIA of the Central Lancashire Local Plan is being carried out as part of the IA. Recommendations will be made in relation to how the health-related impacts of the Local Plan can be optimised as the Local Plan options are developed into detailed policies and site allocations.

¹ See <https://www.gov.uk/government/collections/planning-practice-guidance>

Equalities Impact Assessment

17. The requirement to undertake formal Equalities Impact Assessment (EqIA) of development plans was introduced in the Equality Act 2010 but was abolished in 2012. Despite this, authorities are still required to have regard to the provisions of the Equality Act, namely the Public Sector Duty which requires public authorities to have due regard for equalities considerations when exercising their functions.

18. In fulfilling this duty, many authorities still find it useful to produce a written record of equality issues having been specifically considered. Therefore, an EqIA is being carried out as part of the IA, setting out how the Local Plan is likely to be compatible or incompatible with the requirements of the Equalities Act 2010. This is being achieved through the inclusion of a specific equalities objective within the IA.

Habitats Regulations Assessment

19. The requirement to undertake Habitats Regulations Assessment (HRA) of development plans was confirmed by the amendments to the Habitats Regulations published for England and Wales in 2007². The currently applicable version is 'The Conservation of Habitats and Species Regulations 2017 (SI 2017/1012), as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579)'³ (hereafter referred to as the 'Habitats Regulations'). When preparing the Local Plan, the Councils are therefore required by law to carry out an HRA.

20. The Councils can commission consultants to undertake HRA work on its behalf (as LUC has been commissioned to do this HRA) and the work documented in separate HRA reports is then sent to and considered by the Councils as the 'competent authorities'. The Councils will consider the HRA and may only progress the Local Plan if they consider that it will not adversely affect the integrity of any European site or have a significant effect on qualifying habitats or species for which the European sites are designated for, or if Imperative Reasons of Overriding Public Interest (IROPI) are identified. The requirement for authorities to comply with the Habitats Regulations when preparing a Plan is also noted in the Government's online PPG⁴.

21. Because HRA is a separate legal requirement to the SA/SEA, it is being undertaken and reported separately from the IA and HRA work is not included in this report in relation to the site options.

IA work completed to date

22. The IA process began with the production of an IA Scoping Report for the Local Plan, which was prepared by the Central Lancashire Councils (August 2019). The Scoping stage of the IA involves understanding the social, economic and environmental baseline for the Local Plan area, as well as the sustainability policy context and key sustainability issues. The tasks carried out at the Scoping stage are summarised below.

Review other relevant policies, plans and programmes to establish policy context

23. The Local Plan is not prepared in isolation; rather it is prepared within the context of other policies, plans and programmes. The SEA Regulations require the Environmental Report (in this case the IA report) to describe the relationship of the plan with other relevant plans and programmes. It should also be consistent with environmental protection legislation and support attainment of sustainability objectives that have been established at the international, national and regional/sub-regional levels.

24. The IA Scoping Report presented a review of relevant policies, plans and programmes at the international, national, regional, sub-regional and local levels that were considered to be relevant to the scope of the Local Plan. This review will be kept up to date throughout the IA process.

Collect baseline information to establish sustainability context

25. Information on existing environmental, social and economic conditions in the plan area provides the baseline against which the plan's effects can be assessed in the IA and monitored during the plan's implementation. Baseline information can

² The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007 (2007) SI No. 2007/1843. TSO (The Stationery Office), London.

³ The Conservation of Habitats and Species Regulations 2017 (2017) SI No. 2017/1012, as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579), TSO (The Stationery Office), London.

⁴ UK Government (2019) Guidance: Appropriate Assessment: <https://www.gov.uk/guidance/appropriate-assessment>.

also be combined with an understanding of drivers of change that are likely to persist regardless of the Local Plan to understand the likely future sustainability conditions in the absence of the Local Plan.

26. The SEA Regulations require the Environmental Report to describe relevant aspects of the current state of the environment and how they are likely to evolve without the plan. An understanding of this likely future, together with the assessed effects of the plan itself, additionally allows the IA to report on cumulative effects, another requirement of the SEA Regulations.

27. The SEA Regulations require assessment of effects in relation to the following ‘SEA topics’: biodiversity, population, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and archaeological heritage), landscape, and the inter-relationship between these. During preparation of the Scoping Report, baseline information was therefore collected in relation to the SEA topics and additional sustainability topics were also addressed, covering broader socio-economic issues such as housing, access to services, crime and safety, education and employment. This reflects the integrated approach that is being taken to the SA, SEA and other impact assessment processes.

28. The baseline information for Central Lancashire was presented in the IA Scoping Report and will be reviewed regularly throughout the IA process in order to ensure that it remains up to date.

Identify sustainability issues

29. The collation of baseline information also allows the identification of existing sustainability issues, including problems as required by the SEA Regulations. The key sustainability issues facing Central Lancashire and their likely evolution without the Local Plan were identified and presented in the IA Scoping Report and are listed in **Table 1** below.

Table 1: Key sustainability issues for the Central Lancashire Authorities

Key Sustainability Issues
<p>Accessibility</p> <p>An over-reliance on the car is presenting problems of traffic congestion and reduced air quality in certain locations, despite investment in new infrastructure, and traffic levels are expected to rise alongside planned growth in Central Lancashire. A particular challenge is to also reduce the number of cars on the road.</p>
<p>Housing</p> <p>As household numbers and average house prices grow across Central Lancashire, as does the demand for appropriate housing provision.</p> <p>There is a need to provide a sustainable supply of housing land including for an appropriate mix of sizes, type, and tenures in appropriate locations to meet the local housing need and to support economic growth.</p>
<p>Quality of Life</p> <p>Sustaining a consistently high quality of life amongst the growing population of Central Lancashire is a key challenge. A growing population will create a substantial need for further housing (including affordable housing), education facilities, and improved social, leisure and transportation infrastructure. This growing population will place increased demand on a range of community services and facilities, and increase competition for jobs. Pressure also arises from a higher population density and an increasing ageing population in the Plan area.</p> <p>There are some areas of deprivation across the district, creating disparity. There are also several health issues that affect the community which increases vulnerability of the population and places further demands on community services and facilities.</p>
<p>Buildings and Heritage</p> <p>Heritage plays an important role in sustainable development by supporting the local economy, creating a stronger sense of local community, and improving awareness, involvement, and understanding of the historic environment. Heritage assets can become at risk due to factors such as neglect, decay, and development pressures, therefore any development that has the potential to affect these assets should not detract from their historic setting and should aim to enhance the historic character of the area.</p>

Key Sustainability Issues
<p>Climate Change</p> <p>Climate change presents the potential for significant adverse effects on the region’s infrastructure, public health, built heritage, and natural environment.</p> <p>Flooding from increased rainfall and more intense storm events may lead to significant adverse impacts on utility, residential, industrial and transport infrastructure with subsequent economic consequences. There is potential for an increase in river flooding and also flooding from surface water runoff, which can overwhelm the local drainage and sewerage infrastructure. Damage to infrastructure may incur economic costs as well as social and public health implications as a result of distress and disruption caused.</p>
<p>Economy</p> <p>Although employment levels across each district are higher than the national average, one of the key areas identified in the Lancashire Strategic Economic Plan is the growth potential in the region. Preston and South Ribble as part of the Lancashire City Deal Area alongside Chorley need to be able to facilitate and drive change in the wider region, helping to boost employment levels and enable the development of new housing. Ensuring that Central Lancashire continues to offer a range of high skilled jobs and retains graduates is crucial to ensuring that unemployment does not increase, and by improving the local economy, social and health inequalities currently experienced in the region can be targeted.</p>
<p>Natural Environment</p> <p>Central Lancashire is rich in natural assets. International, national, and local designated sites across the district may be at risk from damage as a result of development pressure and associated human disturbance.</p> <p>There is one Area of Outstanding Natural Beauty (AONB), one Ramsar/Special Protection Area (SPA), and seven Scientific Sites of Special Interest (SSSI) in Central Lancashire. These must be protected in accordance with appropriate legislation. At a local scale, developments should seek to support nature recovery including the establishment, enhancement, and extension of ecological networks within the Plan area.</p>
<p>Land and Natural Resources</p> <p>Demand for development and growth in the region will result in the need for sustainable land and natural resource management, including strengthening water, wind and solar, waste, mineral, and land administration.</p>

Develop the IA framework

- 30.** The relevant sustainability objectives identified by the review of other policies, plans and programmes, together with the key sustainability issues facing the area identified by the collection and review of baseline information in the IA Scoping Report, informed the development of a set of sustainability objectives (the 'IA framework') against which the effects of the emerging Local Plan would be assessed. These objectives also take into account the types of issues that are capable of being affected by the land use planning system.
- 31.** Development of an assessment framework is not a requirement of the SEA Regulations but is a recognised way in which the likely sustainability effects of a plan can be transparently and consistently described, analysed and compared. The IA framework comprises a series of sustainability objectives and supporting criteria that are used to guide the appraisal of the policies and proposals within a plan.
- 32.** When LUC was commissioned to carry out the remaining stages of the IA, a review of these objectives was carried out, which resulted in a minor refinement to the original IA framework – IA objective 16 was divided into two parts (a and b) so that the topics of landscape and heritage could be considered separately.
- 33.** The current IA framework for the Central Lancashire Local Plan is shown in **Table 2** at the end of this section. The final column of the table shows which of the SEA topic(s) are addressed by each IA objective.

Consult on the scope and level of detail of the IA

34. Public and stakeholder participation is an important part of the IA and wider plan-making processes. It helps to ensure that the IA report is robust and has due regard for all appropriate information that will support the Plan in making a contribution to sustainable development.

35. The SEA Regulations require the statutory consultation bodies (the Environment Agency, Historic England and Natural England) to be consulted "*when deciding on the scope and level of detail of the information that must be included*" in the IA Report. The scope and level of detail of the IA is governed by the IA framework and the statutory consultees have therefore been consulted on this when it was developed as part of the Scoping process for the IA Report. A final IA Scoping Report (October 2019) was published, after amendments were made to the report following comments from the statutory consultees.

Table 2: Integrated Assessment Framework for the Central Lancashire Local Plan

IA Objective	Assessment criteria – will the Central Lancashire Local Plan...	SEA Topic(s)
<p>IA1: Provide a sustainable supply of housing land including for an appropriate mix of sizes, types, and tenures in locations to meet housing need, and to support economic growth.</p>	<p>Ensure an appropriate quantity and quality of housing land to meet the identified local need for market and affordable housing?</p> <p>Ensure an appropriate mix of types, tenures and sizes of properties in relation to the respective levels of local need and relevant to community requirements, and ensure adequate infrastructure is planned alongside this?</p> <p>Ensure housing need for specific groups in the community is provided for (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes). Ensure the rental market provides a sufficient mix of homes at the right pricing level to prevent homelessness?</p> <p>Ensure housing land is well-connected with employment land, centres and green space or co-located where appropriate?</p> <p>Support improvements in the energy efficiency and resilience of the housing stock?</p>	<p>Material assets</p>
<p>IA2: Provide a sustainable supply of employment land to ensure sustainable economic growth and job creation.</p>	<p>Meet current and future need for employment land across the plan area?</p> <p>Attract inward investment, particularly in the engineering sector?</p> <p>Revitalise local/town/city centres, and the rural economy?</p> <p>Support education and training to provide a suitable labour force for future growth, ensuring opportunities are available for all sectors of society?</p> <p>Provide sufficient employment land in locations that are well-connected and well-served by infrastructure, including digital?</p>	<p>Material assets</p>
<p>IA3: Ensure that there is sufficient coverage and capacity of transport and utilities to support growth and development.</p>	<p>Ensure that the transport network can support and enable the anticipated scale and spatial distribution of development?</p> <p>Improve transport connectivity?</p> <p>Ensure that utilities / digital infrastructure can support and enable the anticipated scale and spatial distribution of development?</p>	<p>Material assets</p>

IA Objective	Assessment criteria – will the Central Lancashire Local Plan...	SEA Topic(s)
IA4: Reduce levels of deprivation and disparity and levels of crime.	<p>Reduce the proportion of people living in deprivation?</p> <p>Support reductions in poverty (including child and fuel poverty), deprivation and disparity across the domains of the Indices of Multiple Deprivation?</p> <p>Integrate planning with transport, housing, environmental and health systems to address the social determinants of health in each locality?</p> <p>Design buildings and neighbourhoods so that they are safe, secure and welcoming, and reduce levels of crime?</p>	<p>Material assets</p> <p>Population</p> <p>Health</p>
IA5: Promote equality of opportunity and the elimination of discrimination.	<p>Foster good relations between different people, groups and communities, and promote social inclusion?</p> <p>Ensure equality of opportunity and equal access to facilities/infrastructure for all?</p> <p>Ensure no discrimination based on 'protected characteristics', as defined in the Equality Act 2010?</p>	<p>Material assets</p> <p>Population</p>
IA6: Support improved health and well-being of the population and reduce health inequalities.	<p>Support healthier lifestyles and support improvements in determinants of health?</p> <p>Reduce health inequalities within the CLLP area and with the rest of England?</p> <p>Promote access to the natural environment and green space?</p> <p>Prioritise policies and interventions that both reduce health inequalities by improving active travel, providing good quality open and green spaces, improve the quality of food in local areas, and the energy efficiency of housing?</p> <p>Ensure that everyone has adequate access to good quality sports, recreation and open space provision, therefore policies should retain and improve existing provision?</p>	<p>Health</p>
IA7: Ensure access to and provision of appropriate social infrastructure.	<p>Ensure people are adequately served by key healthcare facilities, regardless of socio-economic status?</p> <p>Ensure sufficient access to educational facilities for all?</p> <p>Promote access to and provision of appropriate community social infrastructure including playgrounds and sports facilities?</p>	<p>Material assets</p> <p>Health</p>
IA8: Support improved educational attainment and skill levels for all.	<p>Improve education levels of children in the area, regardless of their background?</p> <p>Improve educational and skill levels of the population of working age?</p>	<p>Material assets</p> <p>Population</p>

IA Objective	Assessment criteria – will the Central Lancashire Local Plan...	SEA Topic(s)
IA9: Promote sustainable modes of transport.	<p>Reduce the need to travel and promote efficient and integrated patterns of movement?</p> <p>Promote an accessible, safe, sustainable and connected public transport network that reduces reliance on private motor vehicles?</p> <p>Support the use of sustainable and active modes of transport, including promoting cycling and walking for shorter journeys?</p>	Material assets
IA10: Improve air quality.	<p>Improve air quality within the CLLP area, particularly within the Air Quality Management Areas (AQMAs) and other air quality sensitive areas?</p> <p>Promote clean air strategies such as travel plans to reduce road travel and the use of clean vehicles, and reducing mortality rates directly attributed to air pollution?</p>	Air
IA11: Conserve and enhance biodiversity, green infrastructure and geodiversity assets.	<p>Provide opportunities to enhance new and existing wildlife and geological sites?</p> <p>Reduce fragmentation of protected sites by promoting green links and natural corridors?</p> <p>Restore and enhance nature, including appropriate mitigation against impacts on the natural environment, and a 'biodiversity net gain' for new developments?</p> <p>Avoid damage to or destruction of designated wildlife sites, habitats and species and protected and unique geological features?</p> <p>Support, enhance and connect new and existing multifunctional green infrastructure and / or contribute towards the creation of new multifunctional green infrastructure?</p> <p>Ensure access to green infrastructure providing opportunities for recreation, amenity and tranquillity?</p>	Biodiversity, flora and fauna
IA12: Ensure communities, developments and infrastructure are resilient to the effects of climate change.	<p>Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the CLLP area?</p> <p>Ensure appropriate masterplanning of new developments to ensure climate change is considered from the outset and mitigation is planned in as part of the development?</p> <p>Strengthen the natural environment, including protecting and enhancing existing green infrastructure and introducing new natural spaces and green features in urban areas and buildings?</p>	Climatic factors

IA Objective	Assessment criteria – will the Central Lancashire Local Plan...	SEA Topic(s)
IA13: Reduce the risk of flooding to people and property.	<p>Prevent inappropriate development taking place in areas of flood risk?</p> <p>Ensure, where no alternative sites are available, that development in areas of flood risk have sufficient mitigation measures in place?</p> <p>Ensure adequate measures are in place to manage existing flood risk to ensure communities in those areas are resilient to flood risk?</p> <p>Ensure that development does not increase flood risk due to increased run-off rates, and encourage the use of SUDs?</p> <p>Ensure development is appropriately future proofed, including the design and placement of buildings, to accommodate future levels of flood risk including from climate change?</p>	<p>Climatic factors</p> <p>Water</p> <p>Health</p> <p>Material assets</p>
IA14: Protect and improve the quality and availability of water resources.	<p>Ensure compliance with the Water Framework Directive?</p> <p>Promote management practices that will protect surface and groundwater from pollution?</p> <p>Encourage water efficiency measures?</p> <p>Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?</p>	<p>Water</p>
IA15: Increase energy efficiency, encourage low-carbon generation and reduce greenhouse gas emissions.	<p>Encourage reduction in energy use and increased energy efficiency?</p> <p>Encourage the development of low carbon and renewable energy facilities, including as part of conventional developments?</p> <p>Promote a proactive reduction in direct and indirect greenhouse gas emissions emitted across the CLLP area?</p> <p>Be carbon neutral by 2036?</p> <p>Support the move away from conventional fuel vehicles?</p>	<p>Climatic factors</p> <p>Air</p>
IA16a: Conserve and/or enhance landscape, townscape, in addition to the local character and distinctiveness of the CLLP area.	<p>Improve the quality and character of the landscape (including protected landscapes such as the Forest of Bowland AONB), open spaces, and the public realm?</p> <p>Improve townscape and the built environment through good design and appropriate placement of buildings?</p> <p>Respect, maintain and strengthen local character, identity and distinctiveness?</p>	<p>Landscape</p>

IA Objective	Assessment criteria – will the Central Lancashire Local Plan...	SEA Topic(s)
IA16b: Conserve and/or enhance heritage assets and their setting	<p>Conserve and enhance the historic environment, including heritage assets (designated assets and locally listed assets) and their setting, and recognise the potential for (as yet unidentified / unrecorded) assets and archaeology?</p> <p>Promote appropriate management of heritage assets, based on local circumstances and individual characteristics, to ensure they remain in appropriate use?</p>	Heritage
IA17: Ensure that land resources are allocated and used in an efficient and sustainable manner to meet the housing and employment needs of the CLLP area, whilst reducing land contamination.	<p>Support the development of previously developed land and other sustainable locations?</p> <p>Protect the best and most versatile agricultural land / soil resources from inappropriate development, including the conservation of peat?</p> <p>Encourage the redevelopment of brownfield/previously developed land, properties, buildings and infrastructure, returning them to appropriate uses?</p> <p>Support reductions in land contamination through the remediation and reuse of previously developed land?</p>	Material assets Soils
IA18: Promote sustainable consumption of resources and support the implementation of the waste hierarchy.	<p>Support the principles of the circular economy?</p> <p>Support the sustainable use of physical resources?</p> <p>Promote movement up the waste hierarchy?</p> <p>Promote waste prevention and minimisation?</p>	Material assets

Developing and refining options and assessing effects

- 36.** Following the Scoping stage, the next stage of the IA involves developing and refining options for the Local Plan and assessing their likely effects.
- 37.** Developing options for a plan is an iterative process, usually involving a number of consultations with the public and stakeholders. Consultation responses and the IA help to identify where there may be 'reasonable alternatives' to the options being considered for a plan.
- 38.** In relation to the IA report that needs to be prepared for the Central Lancashire Local Plan, Part 3 of the SEA Regulations 12 (2) requires that:

*“The (environmental or SA/IA) report must identify, describe and evaluate the likely significant effects on the environment of—
implementing the plan or programme; and
reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme.”*
Schedule 2 (h) of the SEA Regulations requires that the Environmental (or SA/IA) Report includes a description of:
“(h) an outline of the reasons for selecting the alternatives dealt with”

- 39.** The SEA Regulations therefore require that when considering the policies and site allocations for inclusion in a plan, any alternative policy approaches or site options that are 'reasonable' must be subject to appraisal. Therefore, alternatives that are not reasonable do not need to be subject to appraisal. Examples of unreasonable alternatives could include policy options that do not meet the objectives of the plan or national policy (e.g. the NPPF) or site allocation options that are unavailable or undeliverable.
- 40.** The IA findings are not the only factors taken into account when plan-makers are determining a preferred option to take forward in a plan. Indeed, there will often be an equal number of positive or negative effects identified by the IA for each option, such that it is not possible to rank them based on sustainability performance in order to select a preferred option. Factors such as public opinion, deliverability and conformity with national policy will also be taken into account by plan-makers when selecting preferred options for the plan.
- 41.** The consideration of reasonable alternatives is a key focus of attention within the IA process. The following section provides an overview of how development site options have been identified by the Central Lancashire Authorities, which ones are 'reasonable alternatives' and have therefore been subject to IA, and how this appraisal work (presented in this report) will feed into the development of the Central Lancashire Local Plan.

Identification of reasonable alternative development site options

- 42.** Reasonable alternative options for residential, employment and mixed use sites to be allocated in the Local Plan have been identified by the CLAs, with the process explained in full in the Site Selection Paper. As outlined in the Site Selection Paper, these sites were identified via three 'Call for Sites' exercises and a range of other sources, including Council owned land, sites on the Brownfield Register and a desktop review to identify any other potential sites.
- 43.** The initial longlist of sites was subject to an initial sieving exercise by the CLAs to identify those that are potentially suitable for development, and which warrant further detailed assessment at Stage 2 of the SHELAA (and so comprise reasonable alternatives in SA terms). An on-site survey of each site was undertaken to assess the suitability of the site for development taking into account access to the site, neighbouring uses, any natural or man-made features of significance and any obvious constraints. A desktop assessment of each site was also undertaken to identify any environmental constraints such as flood risk or contamination, any landscape, ecological or heritage features and access to utilities.
- 44.** Sites were discounted if they were affected by any of the following constraints:
- in Flood Zone 3b;
 - high risk of surface water flooding;

- Sites of Special Scientific Interest;
- Special Protection Areas (including potential SPAs);
- Special Areas of Conservation (including candidate and possible SACs);
- RAMSAR sites (including proposed RAMSAR sites);
- Scheduled Monuments;
- Registered Park and Gardens;
- Country Parks; and
- Ancient Woodland.

45. In addition, sites were also discounted if they were subject to any other constraints such as contamination, no suitable access, provide valuable open space/green infrastructure or within a groundwater source protection zone. Sites were also discounted if they had been developed or granted planning permission for an alternative use.

46. Only sites with a realistic prospect of coming forward progressed to the Stage 2 SHELAA assessment and were provided to LUC to be subject IA as reasonable alternative options.

Methodology

47. As explained earlier in this report, the development of a set of IA objectives (known as the IA framework) is a recognised way in which the likely environmental and sustainability effects of a plan and reasonable alternatives can be described, analysed and compared. The IA framework for the Central Lancashire Local Plan was presented in **Table 2** and as explained above, was originally developed by the CLAs from the analysis of international, national, regional, sub-regional and local policy objectives, baseline information, and key sustainability issues identified in the Plan area.

48. The IA framework comprises a series of IA objectives, each accompanied by a set of guide questions that are used to appraise the performance of the Local Plan options and policies against the IA objectives.

49. The relationship between the 'SEA Topics', which are the specific topics that SEA is required to cover, as per Schedule 2 of the SEA Regulations, is shown in the final column of **Table 2**. It can be seen that a number of the IA objectives cut across SEA Topics, showing how inter-related many of these are.

Key to IA effects symbols

50. The findings of the IA are presented as colour coded symbols showing an effect for each option against each one of the IA objectives along with a concise justification for the effect given, where appropriate. The colour coding is shown in **Figure 1** below.

Figure 1: Key to IA effects symbols

++	Significant positive effect
++/-	Mixed significant positive and minor negative effect
+	Minor positive effect
0	Negligible effect
-	Minor negative effect
-/+	Mixed significant negative and minor positive effect
--	Significant negative effect
++/--	Mixed significant positive and significant negative effect
+/-	Mixed minor positive and minor negative effect

?	Uncertain effect
N/A	Not applicable

51. Where a potential positive or negative effect is uncertain, a question mark is added to the relevant symbol (e.g. +? or -?) and the symbol is colour coded as per the potential positive, negligible or negative effect (e.g. green, white, orange/red, etc.). Negligible effects are recorded where a policy or site allocation is considered to have no effect in contributing to achievement of the IA objective. This is usually the case when a policy is focused on a very narrow topic and would only affect specific IA objectives, such as the development management policies. For site options, negligible effects occur usually because the location of a site would not affect an IA objective (e.g. high quality design), as this would depend on the design measures required in policies.

52. The likely effects of options and policies need to be determined and their significance assessed, which inevitably requires a series of judgments to be made. The appraisal has attempted to differentiate between the most significant effects and other more minor effects through the use of the symbols shown above. The dividing line in making a decision about the significance of an effect is often quite small. Where either (++) or (--) has been used to distinguish significant effects from more minor effects (+ or -) this is because the effect of an option or policy on the IA objective in question is considered to be of such magnitude that it will have a noticeable and measurable effect taking into account other factors that may influence the achievement of that objective. However, effects are relative to the scale of proposals under consideration.

53. Mixed effects have only been presented where directly opposing effects (i.e. positive and negative) have been identified through the appraisal (e.g. +/-, ++/-, -/+ and ++/--). For some IA objectives, it is possible that a policy or site might have a minor positive effect in relation to one aspect of the objective and a significant positive effect in relation to another aspect (giving an effect of +/+++). However, in these instances, only the significant effect is shown in the appraisal tables. Similarly, if a policy or site could have a minor and significant negative effect (-/--) in relation to different elements of the same IA objective, only the significant negative effect is shown in the appraisal tables. The justification text relating to the appraisal describes where the various elements of the policy or site being appraised might have potential to result in effects of differing magnitude.

54. The likely sustainability effects of the site options considered to date for the Central Lancashire Local Plan are summarised in the next section. The likely effects of policies will be considered and presented at the next stage of the IA process.

Site assessment assumptions

55. IA inevitably relies on an element of subjective judgement. However, in order to ensure consistency in the appraisal of the site options, for each of the IA objectives in the IA framework, a clear set of decision-making criteria and assumptions for determining significance of the effects were developed. These assumptions set out clear parameters within which certain IA effects would be given, based on factors such as the distance of site options from features such as biodiversity designations, public transport links and areas of high landscape sensitivity. The assumptions are presented in **Appendix A**.

Assumptions regarding distances

56. Reference is made to distances in the site assessment assumptions. The most suitable and easily achievable mode of transport is walking, and the distances refer to walking distances. There are a number of pieces of research that give a variety of recommended guidance distances for walking. For example, the Institute of Highways and Transportation found that the average length of a walk journey is one kilometre. Given the wide range of services and facilities normally considered in IAs, LUC has developed some guideline distances that it uses in its IA work, which are reflected in the IA site assessment assumptions for the Local Plan.

57. For the purposes of the appraisal, distances in the appraisal are measured as the straight line distance from the edge of a site option to existing services and facilities, and therefore actual walking distances are likely to be greater (e.g. depending on the house location within a larger site and the availability of a direct route).

Summary of likely effects

58. This section summarises the IA findings for the reasonable alternative development site options that have been considered to date for allocation in the Central Lancashire Local Plan. A total of 128 residential sites, 20 employment sites and 16 mixed use sites have been appraised. **Figures 2** (Preston), **3** (South Ribble) and **4** (Chorley) at the end of this section show the distribution of site options. The sites are distributed as follows:

- Preston (65 sites in total): 25 housing sites, 6 employment sites and 4 mixed use sites.
- South Ribble (38 sites in total): 19 housing sites, 4 employment sites and 4 mixed use sites.
- Chorley (61 sites in total): 30 housing sites, 3 employment sites and 5 mixed use sites.

59. The likely effects of each reasonable alternative site option on each IA objective are presented in **Table 3**. The detailed proformas for each site option are presented in **Appendix B**.

IA objective 1: Provide a sustainable supply of housing land including for an appropriate mix of sizes, types and tenures in locations to meet housing need, and to support economic growth

60. Seven of the reasonable alternative residential and mixed use site options are expected to have significant positive effects in relation to this objective, as they will deliver at least 500 homes. They are: 19C393a (Chorley), 19C394a (Chorley), 19P031 (Preston), 19P131 (Preston), 19S163 (South Ribble), 19S166 (South Ribble), and PCC001 (Preston). These sites will provide opportunities for the development of a large number of housing types, including more affordable homes. The remaining residential and mixed use site options are expected to deliver fewer than 500 homes and are therefore expected to have minor positive effects in relation to this objective. The location of employment site options is unlikely to have a direct effect on this IA objective and therefore all employment site options are assessed as having negligible effects.

IA objective 2: Provide a sustainable supply of employment land to ensure sustainable economic growth and job creation

61. The reasonable alternative employment and mixed use site options are likely to contribute towards economic growth via the provision of employment development, and are therefore all expected to have at least minor positive effects. Approximately two thirds of the employment and mixed use site options are more than 5ha in size and will therefore provide opportunities for the development of a larger amount of floorspace and thus have particularly positive effects in terms of job creation and economic growth. As such, these sites could have significant positive effects in relation to this objective. The effects for the mixed use sites are recorded as uncertain because it is unknown what area of each mixed use site will be allocated for employment uses. Approximately a third of the employment and mixed use site options are less than 5ha in size, and thus are expected to have minor positive effects. Again, the effects for the mixed use site options are recorded as uncertain

62. The location of residential site options within the Central Lancashire Local Plan area is unrelated to the sustainable supply of employment land and job creation. Therefore, all residential site options are expected to have negligible effects in relation to this objective.

IA objective 3: Ensure that there is sufficient coverage and capacity of transport and utilities to support growth and development

63. IA objective 3 has been scoped out of the appraisal of reasonable alternative site options, as broadband connectivity is a very localised issue and coverage can change very quickly. Transport capacity will be assessed through the Central Lancashire Highways Masterplan and Chorley Highways and Transport Strategy, rather than the IA.

IA objective 4: Reduce levels of deprivation and disparity and levels of crime

64. The Local Plan area contains 19 Lower-Layer Super Output Areas (LSOAs) that fall within the 10% most deprived areas in England and 25 LSOAs that fall within the 10-20% most deprived areas in England. These LSOAs are mainly located in Preston, in the City Centre but also to the east of the City of Preston in Ribblesdale. There are only a small number of deprived areas in South Ribble and Chorley, namely Leyland in South Ribble and Clayton Brook in Chorley, in addition to some areas of Chorley Town Centre.

65. Approximately one fifth of the reasonable alternative site options are located within one of the 0-20% most deprived LSOAs. These sites are assessed as having minor positive effects due to their potential to regenerate those areas, including through the delivery of supporting infrastructure. The remaining site options are expected to have negligible effects, as they are not located within the most deprived areas nationally.

66. With regards to crime, the effects of new development on levels of crime will depend on factors such as design and the use of appropriate lighting, particularly at night. However, such issues will not be influenced by the location of residential, employment or mixed use development; rather they will be determined through the detailed proposals for each site.

IA objective 5: Promote equality of opportunity and the elimination of discrimination

67. The location of residential, employment and mixed use site options will not affect the achievement of this objective, therefore the likely effects of all site options on this IA objective will be negligible.

IA objective 6: Support improved health and well-being of the population and reduce health inequalities

68. Public health and well-being will be influenced by the proximity of residential and mixed use site options to open spaces and walking and cycling paths. The benefits of such open spaces and facilities have been particularly highlighted by the COVID-19 pandemic, especially in urban areas such as Preston. Numerous areas of open space are located across the Local Plan area but mainly within and around the settlements of Preston, Penwortham, Bamber Bridge, Lostock Hall, Longton, Leyland, Clayton Brook, Whittle-le-Woods Chorley, Coppull and Adlington. With regard to walking routes, these are fairly evenly distributed across the Local Plan area, whilst cycle routes are generally located within the urban areas of Preston, Penwortham, Bamber Bridge, Leyland, Whittle-le-Woods and Chorley. GP surgeries are generally available in the urban areas mentioned already, with some hospitals located in Preston and Chorley but not within South Ribble.

69. Just under one quarter of the housing and mixed use site options are expected to have significant positive effects in relation to this objective. This is because they are located within 800m of an open space and within 400m of a walking or cycling path, which may encourage outdoor recreation thereby improving physical and mental health and well-being. The effect is recorded as uncertain because the quality of open space varies across the Local Plan area, and it is therefore unknown what the quality of each open space is. Some of these sites are also located within close proximity of a GP surgery and/or hospital and therefore have easy access to primary healthcare facilities.

70. Approximately half of the housing and mixed use site options are likely to have mixed uncertain significant positive and uncertain significant negative effects in relation to this objective because they fall within 800m of an open space and 400m of a walking or cycling path but also contain an existing area of open space and/or walking or cycling path, which could be lost as a result of development, although this is uncertain as it may be possible to retain these assets within developments. Again, some of the sites that would have these effects are also located within close proximity of a GP surgery and/or hospital, which combined with access to open space and walking/cycling paths, may have beneficial effects on public health. A small number of the housing and mixed use sites are likely to have uncertain significant positive effects coupled with significant negative effects without the uncertainty, because they are located within 800m of an area of open space and 400m of walking/cycling routes but are not located within 800m of a GP surgery or hospital.

71. Two of the housing and mixed use site options (19P190 and PCC001) are expected to have mixed uncertain significant negative and uncertain minor positive effects in relation to this objective because they contain open space and/or walking or cycling routes that could be lost as a result of development, but are located within 800m of an open space or 400m of a walking or cycling route. Six sites (19C394a, 19C397a, 19P015, 19P095, 19P100 and 19P245) are expected to have significant negative effects coupled with uncertain minor positive effects because they are not within 800m of a GP surgery or hospital but are within 800m of an open space or 400m of walking or cycling routes. One site, 19P234, is expected to have an uncertain minor positive effect only in relation to this objective because it is located within 800m of an area of open space and is within 800m of a GP surgery.

72. Overall, therefore, it can be seen that the effects of the residential and mixed use sites on health are very mixed. The delivery of employment sites in any location is likely to increase the number of job opportunities available, which can have beneficial effects on people's health and wellbeing. Therefore, all employment site options are expected to have minor positive effects on this objective. The proximity of employment sites to walking and cycle routes that may be used for active modes of commuting is considered under IA9 below.

IA objective 7: Ensure access to and provision of appropriate social infrastructure

73. This objective utilises the settlement hierarchy as a proxy to indicate the likely extent of access to/from the reasonable alternative site options, and provision of appropriate social infrastructure. Just under three quarters of the reasonable alternative site options are adjacent to or within District Centres or the Main Urban Areas of Preston and South Ribble and Chorley. The close proximity of these sites to main urban areas ensures that residents and employees at the sites would have good access to the services and facilities in those areas, thus these sites are likely to have significant positive effects on this objective.

74. Approximately 15% of the sites are adjacent to or within the Local and Rural Centres, and the Smaller Rural Villages and Hamlets. As such, these sites are likely to have good access to appropriate social infrastructure and thus are likely to have minor positive effects in relation to this objective. The remainder of the sites are not located adjacent to or within any of these areas, and are likely to have minor negative effects as their access to services and facilities is expected to be limited.

IA objective 8: Support improved educational attainment and skill levels for all

75. There are numerous primary and secondary schools located across the Central Lancashire area, but mainly within the larger settlements of Preston, Bamber Bridge, Leyland, Euxton, Chorley and Adlington. However, it is unknown what the capacity of these schools is and whether they have room for expansion. Therefore, all effects against this IA objective are recorded as uncertain.

76. Approximately one quarter of the residential and mixed use site options are within 800m of at least one primary school and at least one secondary school and thus could have significant positive effects against this objective. Most of the remaining residential and mixed use site options are within 800m of at least one primary school or at least once secondary school (but not both) and therefore also provide relatively good access to educational facilities. As such, these sites could have minor positive effects in relation to this objective. Approximately 10% of the housing and mixed use site options are not within 800m of an existing school and could therefore have minor negative effects, as access to education infrastructure is likely to be limited.

77. The sites that are being considered for employment use will not affect educational attainment. Although the delivery of employment sites may increase opportunities for work based learning and skills development, this cannot be assessed spatially and will depend on the specific uses of each site. Therefore, all employment sites are expected to have negligible effects.

IA objective 9: Promote sustainable modes of transport

78. Just under two thirds of the sites are likely to have significant positive effects in relation to this objective, as they are adjacent to or within Preston Main Urban Area, South Ribble or Chorley Main Urban Areas and the District Centres. Sites within close proximity to these urban areas should reduce the need for people to travel elsewhere, as most settlements have a range of services and facilities available. Having numerous services and facilities within close proximity of where people live also facilitates more walking and cycling. The majority of these sites are also within 800m of a railway station and/or 400m of a bus stop, reflecting the fact that sustainable transport links are best in the larger urban centres.

79. There are four sites expected to have mixed significant positive and significant negative effects in relation to this objective, as they are adjacent to or within Preston Main Urban Area, South Ribble or Chorley Main Urban Areas and the District Centres but are more than 800m from a railway station and 400m from a bus stop: 19C006 (Chorley), 19C238x (Chorley), 19C398a (Chorley) and 19C413 (Chorley). Two sites, 19P095 (Preston) and 19P266 (Preston), are likely to have significant negative effects only in relation to this objective, as they are not adjacent to or within any of the areas mentioned above and are also not close to bus stops or a railway station.

80. Around one third of the sites are within 800m of a railway station or 400m of a bus stop. The majority of these sites are adjacent to or within the Local and Rural Centres and the Smaller Rural Villages and Hamlets, and thus are likely to have minor positive effects. Just over one tenth of these sites are not adjacent to or within any Main Urban Areas District Centres, Local and Rural Centres or Smaller Rural Villages and Hamlets and therefore the minor positive effect is coupled with a minor negative effect.

81. If any of the sites that perform poorly against this IA objective are taken forward for allocation in the Local Plan, it will be particularly important that development proposals incorporate sustainable transport improvements.

IA objective 10: Improve air quality

82. There are ten Air Quality Management Areas (AQMAs) in the Central Lancashire area. There are five within Preston (AQMAs 1-5) and five within South Ribble (AQMAs 1, 2, 3 Lostock Hall, 4 - Bamber Bridge, and Order 5 Leyland). There are no AQMAs within Chorley. Just over 10% of the reasonable alternative site options are located within 500m of an AQMA. These sites therefore have potential to exacerbate existing air quality issues within those nearby AQMAs by increasing vehicle numbers and associated emissions and therefore are likely to have significant negative effects on this objective. Approximately 40% of the sites are located within 3km of an AQMA, thus are likely to have minor negative effects as they could contribute some additional vehicle traffic within the AQMAs although this is likely to be more limited. The remaining site options are more than 3km from an AQMA and are therefore unlikely to exacerbate existing air quality issues within the AQMAs and are expected to have negligible effects in relation to this objective.

83. If any of the sites that are close to AQMAs are taken forward for allocation in the Local Plan, it will be particularly important that development proposals incorporate sustainable transport improvements.

IA objective 11: Conserve and enhance biodiversity, green infrastructure and geodiversity assets

84. The Central Lancashire area is highly constrained in relation to sensitive biodiversity and geodiversity assets. The Ribble and Alt Estuaries Special Protection Area (SPA), Ramsar site and Site of Special Scientific Interest (SSSI) partially falls within the north western corner of South Ribble. Martin Mere SPA, Ramsar site and SSSI is located to the west of the Local Plan area, within 10km of the boundary of Chorley, and Morecambe Bay and Duddon Estuary SPA and Ramsar site is located to the north west of the Central Lancashire area, within 10km of the boundary of Preston. There are numerous other SSSIs within and outside of Central Lancashire, namely Red Scar and Tun Brook Woods in Preston, Beeston Brook Pasture and Darwen River Section in South Ribble and Wrightington Bar Pasture, Charnock Richard Pasture and West Pennine Moors in Chorley. There is one National Nature Reserve within the area, the Ribble Estuary. There are also a number of Local Nature Reserves across the area, mainly within Preston. Priority Habitats and areas of Ancient Woodland are scattered across the Local Plan area.

85. As a result of the sensitivity of the area, over half of the sites are identified as having potential significant negative effects in relation to this objective. This is because they are within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites, National Nature Reserves or Local Nature Reserves, and/or are within 100m of a Priority Habitat or Ancient Woodland. However, the potential significant negative effects are uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects. In addition, the potential impacts on biodiversity present on each site, or undesignated habitats and species adjacent to potential development sites, cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application. Most of the sites identified as having potential significant negative effects are located within South Ribble, within close proximity of the Ribble and Alt Estuaries SPA, Ramsar site and SSSI.

86. Approximately one fifth of the sites could have minor negative effects in relation to this objective (although effects are again uncertain), as they are between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, 250-750m from a National Nature Reserve or Local Nature Reserve, and/or 100-250m of a Priority Habitat or Ancient Woodland. The remaining sites are expected to have negligible effects in relation to this objective as they are not within close proximity of any biodiversity or geodiversity assets.

IA objective 12: Ensure communities, developments and infrastructure are resilient to the effects of climate change

87. The extent to which the location of residential, employment and mixed use site options throughout Central Lancashire would facilitate the use of sustainable modes of transport in place of cars (and subsequent contributions towards climate change) is considered under IA objective 9. Flood risk, which is expected to increase as a result of climate change, is considered separately under IA objective 13. Therefore, all site options have negligible effects on this objective.

IA objective 13: Reduce the risk of flooding to people and property

88. This objective seeks to reduce the risk of flooding to people and property which is a problem throughout different parts of Central Lancashire. The River Ribble runs through the centre of the City of Preston, along the southern edge of the Borough. The tributaries run from west to east, stretching from the Riversway Docklands to Brockholes Quarry. Some areas in the north west of the Borough are also at risk to flooding due to the presence of Woodplumpton Brook and New Mill Brook. In South Ribble, the River Ribble runs through the north west of the Borough making this part of the Borough at risk from flooding.

Tributaries of the River Ribble flow from west to east, from Longton and Hutton through to the east of the Borough. Areas more central in South Ribble Borough such as Farington and Bamber Bridge also have some areas at risk of flooding that fall within Flood Zones 2 and 3. The River Douglas runs within the western edge of Chorley and therefore this area of the Borough is more at risk from flooding than elsewhere. Tributaries of the River Douglas flow from west to east, stretching to HM Prison Wymott and the settlements of Eccleston, Euxton and Chorley. These areas contain land that falls within Flood Zones 2 and 3. The area surrounding Leicester Mill Quarries, Yarrow Reservoir, Upper Rivington Reservoir and Lower Rivington Reservoir in the east of the Borough is also at risk of flooding, falling within both Flood Zones 2 and 3. Numerous areas across the Local Plan area are also at risk from surface water flooding.

89. Reflecting the extent of flood risk in the area, over half of the reasonable alternative site options are expected to have significant negative effects in relation to this objective, as they comprise greenfield land and are located within Flood Zone 3 and/or are at risk of surface water flooding (1 in 30 year probability). A further four of the reasonable alternative site options are likely to have minor negative effects in relation to this objective, as they comprise greenfield land and fall within Flood Zone 2, and/or are at risk of surface water flooding (1 in 100 year): 19P050 (Preston), 19P156 (Preston), 19P288 (Preston) and 19S213 (South Ribble).

90. Over one third of the reasonable alternative site options comprise brownfield land and so are expected to have minor positive effects in relation to this objective. This is because the land has been previously built on and is therefore unlikely to increase the likelihood of flooding as a result of development, in addition to preventing development from taking place elsewhere on greenfield land that would cause an increase in flood risk. The remaining sites are expected to have negligible effects in relation to this objective, as despite comprising greenfield land, they do not fall within Flood Zones 2 or 3, and/or are at low (1 in 1,000 year) or no risk of surface water flooding.

91. If any of the site options that perform poorly against this objective are taken forward for allocation in the Local Plan, it will be particularly important that mitigation such as SuDS is incorporated into the sites.

IA objective 14: Protect and improve the quality and availability of water resources

92. Source Protection Zones provide additional protection to safeguard drinking water quality through constraining the proximity of an activity that may impact upon a drinking water abstraction. Around half of Preston falls within Source Protection Zone 3, with some parts also falling within Source Protection Zones 1 and 2. South Ribble has a small proportion of land to the north east in Source Protection Zone 3. Chorley Borough does not contain any Source Protection Zones. Around one fifth of the reasonable alternative site options are expected to have uncertain minor negative effects on water quality as they are located in Source Protection Zones 2 or 3. Only two sites (19P131 (Preston) and 19S361 (South Ribble)) are expected to have uncertain significant negative effects on water quality as they are both located in Source Protection Zone 1. The remaining sites (approximately three quarters of the total number of reasonable alternative site options) are expected to have negligible effects on this objective, as they do not fall within a Source Protection Zone.

IA objective 15: Increase energy efficiency, encourage low-carbon generation and reduce greenhouse gas emissions

93. The location of residential, employment and mixed use site options will not affect the achievement of this objective – effects will depend largely on the detailed proposals for design and construction of the sites. Energy efficiency will also depend on new residents' behaviour, the nature of commercial activities and the inclusion of renewable energy generation in development. The extent to which the location of site options would facilitate the use of sustainable modes of transport in place of cars is considered under IA objective 9 above.

IA objective 16a: Conserve and/or enhance landscape, townscape, in addition to the local character and distinctiveness of the CLLP area

94. The Stage 2 Landscape Sensitivity report produced by LUC considers the sensitivity of different areas of Central Lancashire to development. All three councils contain areas with different sensitivities to development, ranging from areas of low or no sensitivity to areas of high sensitivity. Most of the rural areas in the east and west of the Local Plan area are rated as high sensitivity and this sensitivity decreases as you get closer to existing urban areas, particularly to the south west of Preston and the south of Leyland in South Ribble. Areas around villages across the Local Plan area tend to have moderate sensitivity.

95. Around one tenth of the reasonable alternative site options are expected to have significant negative effects in relation to this objective, as they are in areas that were recorded as having high or moderate-high sensitivity to development. Over one

third of the reasonable alternative site options are expected to have minor negative effects in relation to this objective, as they are in areas that were recorded as having moderate or low-moderate sensitivity to development. The remaining site options are expected to have negligible effects because they are recorded as having low sensitivity or are located within an existing settlement and were therefore not assessed as part of the Stage 2 Landscape Sensitivity report. All effects are recorded as uncertain, as the actual effects will depend on the final design, scale and layout of development.

IA objective 16b: Conserve and/or enhance heritage assets and their setting

96. There is an abundance of heritage assets in Central Lancashire. Preston has numerous Conservation Areas and Listed Buildings, particularly to the south of the Borough in the City of Preston. Preston also has three Scheduled Monuments (Penwortham Old Bridge, Chingle Hill Moated Site and Cromwell's Mound Civil War Fieldwork) and four Registered Parks and Gardens (Avenham Park, Preston Cemetery, Moor Park and Haslam Park). South Ribble has numerous Conservation Areas and Listed Buildings spread throughout the area, in addition to four Scheduled Monuments (Roman Settlement and Industrial Area at Winery Lane, Penwortham Old Bridge, Castle Hill Motte and Moated Site and Two Fishponds South of Manor House Farm) and one Registered Park and Garden (Worden Hall). Chorley has a high number of Listed Buildings spread across the area. Furthermore, there are three Registered Parks and Gardens (Lever Park, Astley Hall and Rivington Gardens) and multiple Conservation Areas, in addition to numerous Scheduled Monuments.

97. The vast majority of the reasonable alternative site options are expected to have negligible effects against this objective because they are more than 500m from the nearest designated heritage asset, or in some cases are not expected to have any adverse effect on the historic environment. Over one third of sites are expected to have minor negative effects in relation to this objective, as there is potential they will cause harm to a heritage asset but also that this can be mitigated. Only a small number of sites are expected to have significant negative effects as they would cause harm to heritage assets and are unlikely to be adequately mitigated.

98. Fifteen of the reasonable alternative site options could have minor positive effects in relation to this objective, as they are brownfield sites, most of which are disused. Therefore, by redeveloping them, they are likely to have beneficial effects on the townscape and overall historic environment. All but two of these sites are located within the city of Preston.

99. All effects are recorded as uncertain, as the actual effects will depend on the final design, scale and layout of development, in addition to opportunities that may exist to enhance the settings of heritage assets. The CLAs have been working with Lancashire County Council and Historic England to establish the potential for sites that will generate significant effects on the historic environment, the findings of which will be incorporated into the next iteration of the IA.

IA objective 17: Ensure that land resources are allocated and used in an efficient and sustainable manner to meet the housing and employment needs of the CLLP area, whilst reducing land contamination

100. This objective seeks to ensure that land resources are allocated and used in an efficient and sustainable manner to meet the housing and employment needs of the CLLP area, whilst reducing land contamination. The CLLP area mainly comprises Grade 3 (Good to Moderate) agricultural land, although there are some pockets of Grade 1 (Excellent) and Grade 2 (Very Good) agricultural land, particularly towards the south of Central Lancashire within South Ribble and Chorley. The main settlements across the Local Plan area comprise urban land, with Chorley also containing a relatively large proportion of Grade 4 (Poor) and 5 (Very Poor) agricultural land to its east. Minerals Safeguarding Areas are present across the Local Plan area but mainly within Chorley and South Ribble.

101. Around half of the reasonable alternative site options are expected to have uncertain significant negative effects in relation to this objective, because they comprise greenfield land classed as Grade 3 agricultural land. The effects are recorded as uncertain because only Grade 3a agricultural land is classed as high quality but the GIS data available does not distinguish between Grades 3a and 3b agricultural land. Only five sites (19C262x (Chorley), 19C417 (Chorley), 19S088 (South Ribble), 19S119 (South Ribble) and 19S249 (South Ribble)) are expected to have significant negative effects without the uncertainty in relation to this objective because they comprise Grade 1 or 2 agricultural land, considered the "best and most versatile agricultural land". A small number of the reasonable alternative site options are expected to have minor negative effects in relation to this objective, as they comprise greenfield land classed as Grade 4 or 5 agricultural land, or urban land. Just under one third of the reasonable alternative site options are expected to have minor positive effects because they comprise brownfield land.

102. Around 10% of the reasonable alternative site options are expected to have uncertain minor negative effects in relation to this objective, because they fall within a Minerals Safeguarding Area. However, most of these effects are coupled with a minor positive effect because the sites comprise brownfield land, which is an efficient use of previously developed land.

103. If high quality agricultural land is lost as a result of allocating sites in those areas, it will not be possible to avoid or mitigate the permanent negative effects arising.

IA objective 18: Promote sustainable consumption of resources and support the implementation of the waste hierarchy

104. This objective seeks to promote sustainable consumption of resources and support the implementation of the waste hierarchy. The effects depend on residents' and business's behaviour and the type of land development takes place on (greenfield or brownfield).

105. Most of the reasonable alternative site options comprise greenfield land and are therefore expected to have negligible effects in relation to this objective, as they will have no effect on reducing waste generation. The remaining site options could have minor positive effects in relation to this objective, as they comprise brownfield land and will therefore make use of onsite buildings and materials, thereby reducing waste generation.

Table 3: Summary of likely sustainability effects of reasonable alternative development site options

SHEELA ref.	Name	Proposed use	IA1: Housing	IA2: Economy	IA3: Transport and utilities	IA4: Deprivation	IA5: Equality	IA6: Health	IA7: Social infrastructure	IA8: Education	IA9: Sustainable transport	IA10: Air quality	IA11: Biodiversity and geodiversity	IA12: Climate change	IA13: Flood risk	IA14: Water	IA15: Energy	IA16a: Landscape	IA16b: Historic environment	IA17: Resources	IA18: Waste
Preston																					
19P005	Fulwood Barracks, Watling Street Road, Fulwood, Preston, PR2 8AA	Residential	+	0	N/A	0	0	++?	++	+?	++	-	--?	N/A	+	-?	N/A	0?	--?	+	+?
19P007	Land to the East of Garstang Road, Broughton, PR3 5DL	Residential	+	0	N/A	0	0	++?/--?	+	+?	+	--	--?	N/A	--	-?	N/A	-?	-?	--?	0
19P008	Land off Whittingham Lane, Goosnargh, PR3 2BY	Residential	+	0	N/A	0	0	++?/--?	+	+?	+	0	0	N/A	--	0	N/A	--?	-?	--?	0
19P012	Former Alstom Works and Wider Site, Channel Way, Preston, PR1 8XL	Mixed use	+	++?	N/A	0	0	++?	++	+?	++	-	-?	N/A	+	0	N/A	0?	0?	+	+?
19P014	Land to the Side and Rear of West View Farm and Rydal Mount, Woodplumpton Road, Woodplumpton, Preston, G	Residential	+	0	N/A	0	0	++?/--?	+	+?	+	-	0	N/A	--	-?	N/A	-?	0?	--?	0
19P015	Land at Dean Farm, Pudding Pie Nook Lane	Residential	+	0	N/A	0	0	--/+?	+	-?	+	-	--?	N/A	--	0	N/A	-?	0?	--?	0
19P027	Land at Glencourse Drive, Fulwood, Preston, PR2 6AF	Residential	+	0	N/A	+	0	++?/--?	++	+?	++	-	--?	N/A	--	-?	N/A	0?	0?	-	0
19P031	Land West of Cottam and East of Preston Western Distributor.	Mixed use	++	++?	N/A	0	0	++?/--?	++	++?	++	0	--?	N/A	--	-?	N/A	-?	--?	--?	0
19P034	Land at Swainson House Farm, Goosnargh Lane, Goosnargh, Preston, PR3 2JU	Residential	+	0	N/A	0	0	++?/--?	+	+?	+	0	0	N/A	--	0	N/A	--?	0?	--?	0
19P037	Bleasdale Road, Preston, PR3 2AR	Residential	+	0	N/A	0	0	++?/--?	-	-?	+/-	0	--?	N/A	--	0	N/A	--?	0?	--?	0
19P050	19 Whittingham Lane, Broughton, PR3 5DA	Mixed use	+	+?	N/A	0	0	++?/--?	+	+?	+	--	-?	N/A	-	-?	N/A	0?	0?	--?	0
19P060	Bushells Farm, Mill Lane, Goosnargh, Preston, PR3 2BJ	Residential	+	0	N/A	0	0	++?/--?	+	+?	+	0	0	N/A	--	0	N/A	--?	--?	--?	0
19P067	Land off Tudor Avenue, Lea, PR2 1YB	Residential	+	0	N/A	0	0	++?/--?	++	++?	++	-	--?	N/A	--	-?	N/A	-?	-?	--?	0
19P075	The Larches, Larches Lane, Ashton in Ribble, Preston, PR2 1PS	Residential	+	0	N/A	+	0	++?/--?	++	++?	++	-	--?	N/A	+	-?	N/A	0?	--?	+	+?
19P076	Moor Park Tennis Courts, Moor Park Avenue, Preston, PR1 6AS	Residential	+	0	N/A	0	0	++?/--?	++	++?	++	-	--?	N/A	+	-?	N/A	0?	-?	+	+?
19P077	Trinity Square, Preston, PR1 2HB	Residential	+	0	N/A	+	0	++?	++	++?	++	-	0	N/A	+	0	N/A	0?	+?	+	+?
19P078	115 Church Street, Preston, PR1 3BS	Residential	+	0	N/A	+	0	++?	++	++?	++	--	0	N/A	+	0	N/A	0?	+?	+	+?
19P079	North Road, Preston, PR1 1TT	Residential	+	0	N/A	+	0	++?	++	++?	++	--	0	N/A	+	0	N/A	0?	+?	+	+?
19P082	Land at Preston East, PR2 5SH	Employment	0	++	N/A	0	0	+	++	0	+	-	--?	N/A	--	-?	N/A	-?	--?	--?	0
19P083	Moor Park Depot, Moor Park Avenue, Preston, PR1 6LN	Residential	+	0	N/A	0	0	++?	++	++?	++	-	--?	N/A	+	-?	N/A	0?	0?	+	+?
19P089	Former Tulketh High School, Tag Lane, PRESTON, PR2 3TX	Residential	+	0	N/A	0	0	++?/--?	++	++?	++	-	--?	N/A	+	-?	N/A	0?	-?	+	+?

SHEELA ref.	Name	Proposed use	IA1: Housing	IA2: Economy	IA3: Transport and utilities	IA4: Deprivation	IA5: Equality	IA6: Health	IA7: Social infrastructure	IA8: Education	IA9: Sustainable transport	IA10: Air quality	IA11: Biodiversity and geodiversity	IA12: Climate change	IA13: Flood risk	IA14: Water	IA15: Energy	IA16a: Landscape	IA16b: Historic environment	IA17: Resources	IA18: Waste
19P095	Land to the rear of Laburnum House Farm and North West of Bartle Lane, Lower Bartle, Preston, PR4 0RU	Residential	+	0	N/A	0	0	--/+?	-	-?	--	0	-?	N/A	--	-?	N/A	-?	0?	--?	0
19P100	Land to the West of Bleasdale View, Catforth Road, Catforth, Preston	Residential	+	0	N/A	0	0	--/+?	-	+?	+/-	0	0	N/A	--	-?	N/A	-?	0?	--?	0
19P102	Land Adjoining Mayors Farm, Bartle Lane, Lower Bartle	Residential	+	0	N/A	0	0	++?/--?	++	+?	++	-	-?	N/A	--	-?	N/A	-?	0?	--?	0
19P114	Ambrose Hall Farm, Woodplumpton Road, Preston, PR4 0LJ	Residential	+	0	N/A	0	0	++?/--?	+	+?	+	-	-?	N/A	--	-?	N/A	-?	-?	--?	0
19P130	Cottam, PR4 0LE, PR2 3GB, PR3 3ZS	Residential	+	0	N/A	+	0	++?/--?	++	++?	++	-	-?	N/A	--	-?	N/A	0?	--?	--?	0
19P131	North West Preston, PR4 0LH-PR4 0RU	Residential	++	0	N/A	0	0	++?/--?	++	+?	++	-	-?	N/A	--	--?	N/A	-?	--?	--?	0
19P133	Red Scar Site H / Red Scar, Whittingham Lane, Broughton	Employment	0	+	N/A	+	0	+	++	0	+	-	-?	N/A	--	-?	N/A	-?	0?	--?	0
19P134	Preston East Employment Area	Employment	0	++	N/A	0	0	+	++	0	+	-	-?	N/A	--	-?	N/A	-?	0?	--?	0
19P135	Red Scar Industrial Estate / Red Scar, Whittingham Lane, Broughton	Employment	0	++	N/A	+	0	+	++	0	+	-	-?	N/A	--	-?	N/A	-?	0?	--?	0
19P141	Preston East Junction 31A M6	Employment	0	++	N/A	0	0	+	++	0	+	0	-?	N/A	--	-?	N/A	-?	--?	--?	0
19P142	11 Roman Road Farm	Employment	0	++	N/A	+	0	+	++	0	+	0	-?	N/A	--	-?	N/A	-?	-?	--?	0
19P156	Land North of Tom Benson Way, PR2 3GA	Residential	+	0	N/A	+	0	++?/--?	++	++?	++	-	-?	N/A	-	-?	N/A	0?	0?	--?	0
19P165	Grimshaw Street/Queen Street/Manchester Road, PR1 3DB	Residential	+	0	N/A	+	0	+++?	++	+++?	++	--	-?	N/A	+	0	N/A	0?	+?	+	+?
19P170, 19P163, 19P164, 19P165, 19P166, 19P061, 19P080, 19P113, 19P162	Sites within the Stoneygate Regeneration Framework SPD area	Mixed use	+	+++?	N/A	+	0	++?/--?	++	+++?	++	--	-?	N/A	+	0	N/A	0?	--?	+	+?
19P178	Riversway Phase B Site Specific Policy, Maritime Way, Preston, PR2 2HT	Mixed use	+	+++?	N/A	0	0	++?/--?	++	+?	++	-	-?	N/A	--	-?	N/A	-?	-?	--?	0
19P186	6 and 7 Ribblesdale Place, Preston, PR1 3NA	Residential	+	0	N/A	+	0	++?/--?	++	+++?	++	-	-?	N/A	+	0	N/A	0?	0?	+	+?
19P188	170 Corporation Street, Preston, PR1 2UQ	Residential	+	0	N/A	+	0	++?/--?	++	+++?	++	-	0	N/A	+	0	N/A	0?	0?	+	+?
19P189	Greenlands Labour Club, Chatburn Road, Ribbleton, PR2 6BJ	Residential	+	0	N/A	+	0	++?/--?	++	+?	++	-	-?	N/A	+	-?	N/A	0?	0?	+	+?
19P190	Land at Browsholme Ave/Fair Oak Close, PR2 6EW	Residential	+	0	N/A	+	0	--?/+?	++	+?	++	-	-?	N/A	0	-?	N/A	0?	0?	-	0
19P191	Former Spindlemaker Arms, Lancaster Road North, Preston, Lancashire, PR1 2QL	Residential	+	0	N/A	+	0	++?/--?	++	+++?	++	-	0	N/A	+	0	N/A	0?	0?	+	+?

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19P194	Oak Street, City Centre, PR1 3XD	Employment	0	+	N/A	+	0	+	++	0	+	-	-?	N/A	+	0	N/A	0?	-?	+	+?
19P196	Former Goss Graphic Systems Ltd, Greenbank Street, Preston, PR1 7LA	Employment	0	+	N/A	0	0	+	++	0	+	-	0	N/A	+	0	N/A	0?	+?	+	+?
19P197	44 -62 Corporation Street, Preston, PR1 2UP	Employment	0	+	N/A	+	0	+	++	0	++	-	-?	N/A	+	0	N/A	0?	0?	+	+?
19P200	Sharoe Green Hospital, Sharoe Green Lane, PR2 9HT	Residential	+	0	N/A	0	0	++?/-?	++	++?	++	-	-?	N/A	+	-?	N/A	0?	-?	+	+?
19P234	Appleby House, Appleby Street, Preston, PR1 1HX	Residential	+	0	N/A	+	0	+?	++	+?	++	-	0	N/A	+	0	N/A	0?	0?	+	+?
19P245	Land off Darkinson Lane, Lea, Preston, PR4 0RH - West	Residential	+	0	N/A	0	0	-/+?	++	+?	++	0	-?	N/A	-	-?	N/A	-?	-?	-?	0
19P266	Land of Darkinson Lane, Lea, Preston, PR4 0RH - North East	Residential	+	0	N/A	0	0	++?/-?	-	+?	-	0	-?	N/A	-	-?	N/A	-?	0?	-?	0
19P269	Land South of Whittingham Lane, Goosnargh, Preston, PR3 2AX	Residential	+	0	N/A	0	0	++?/-?	+	+?	+	0	0	N/A	-	0	N/A	-?	-?	-?	0
19P286	St Marys and St Marks, St Mary Street, Preston, PR1 4AT	Employment	0	+	N/A	+	0	+	++	0	+	-	-?	N/A	+	0	N/A	0?	+?	+	+?
19P287	Former Gasworks, Ribbleton Lane, Preston. PR1 5ST	Residential	+	0	N/A	+	0	++?	++	++?	++	-	-?	N/A	+	-?	N/A	0?	+?	+	+?
19P288	Ribble Heights, Fir Trees Place, Ribbleton, Preston PR2 6PS	Residential	+	0	N/A	+	0	++?/-?	++	+?	++	-	-?	N/A	-	-?	N/A	0?	0?	-	0
19P292	Land east and west of Dixons Lane, Grimsargh, PR2 5LG	Residential	+	0	N/A	0	0	++?/-?	+	+?	+	0	-?	N/A	-	0	N/A	-?	-?	-?	0
19P293	PR4 0RX	Residential	+	0	N/A	0	0	++?/-?	+	+?	+	-	-?	N/A	-	-?	N/A	-?	0?	-?	0
19P300	Land at Woodplumpton Road, Woodplumpton, Preston, PR4 0TA	Residential	+	0	N/A	0	0	++?/-?	+	-?	+	-	-?	N/A	-	-?	N/A	-?	-?	-?	0
19P312	Corner of Manchester Road and Church Street, Preston, PR1 3BT	Residential	+	0	N/A	+	0	++?	++	++?	++	-	0	N/A	+	0	N/A	0?	+?	+	+?
19P313	Arkwright House, Midgery Lane, Preston, PR1 3XT	Residential	+	0	N/A	+	0	++?	++	++?	++	-	0	N/A	+	0	N/A	0?	-?	+	+?
19P314	22 to 24 Manchester Road, Preston, PR1 3YH	Employment	0	+	N/A	+	0	+	++	0	+	-	0	N/A	+	0	N/A	0?	+?	+	+?
19P316	The Unicentre, Lords Walk, Preston, PR1 1DH	Residential	+	0	N/A	+	0	++?	++	++?	++	-	0	N/A	+	0	N/A	0?	+?	+	+?
19P317	Southgate Works, St Georges Road, Preston, PR1 1NP	Residential	+	0	N/A	+	0	++?	++	++?	++	-	0	N/A	+	0	N/A	0?	+?	+	+?
19P318	Tulketh Crescent, Preston, PR2 2RJ	Residential	+	0	N/A	+	0	++?	++	+?	++	-	0	N/A	+	0	N/A	0?	+?	+	+?
PCC001	Land at Bartle, Preston	Residential	++	0	N/A	0	0	-?/+?	+	-?	+	0	-?	N/A	-	-?	N/A	-?	-?	-?	0
PCC002	Former Whittingham Hospital remainder of the site	Residential	+	0	N/A	0	0	++?/-?	+	+?	+	0	-?	N/A	+	-?	N/A	0?	-?	+/-?	+?
PCC003	Land off Riversway & west of Dodney Drive Lea	Residential	+	0	N/A	0	0	++?/-?	++	+?	++	0	-?	N/A	-	-?	N/A	-?	-?	-?	0
PCC004	Preston Station Quarter Regeneration Framework Area	Mixed use	+	++?	N/A	+	0	++?/-?	++	++?	++	-	-?	N/A	+	0	N/A	0?	-?	+	+?

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South Ribble																					
19S037	Farington Hall Estate	Employment	0	++	N/A	0	0	+	++	0	+	-	--?	N/A	+	0	N/A	0?	-?	+	+?
19S052	Cuerden Strategic Site	Mixed use	+	++?	N/A	0	0	++?/--?	++	+?	++	-	--?	N/A	--	0	N/A	-?	-?	--?	0
19S087	Brindle Rd, Bamber Bridge Ph 1 (Persimmon - Brindle Park)	Residential	+	0	N/A	0	0	++?/--?	++	++?	++	-	-?	N/A	--	0	N/A	0?	-?	--?	0
19S088	338 Croston Rd, Farington Moss	Residential	++	0	N/A	0	0	++?/--?	++	-?	++	-	--?	N/A	--	0	N/A	0?	0?	--	0
19S110	Land South of Chapel Lane, Longton, Preston, PR4 5EB	Residential	+	0	N/A	0	0	++?/--?	++	+?	++	0	-?	N/A	--	0	N/A	-?	--?	--?	0
19S119	Farington Moss, Land at Lodge Lane, Flensburg Way and Penwortham Way,	Employment	0	++	N/A	0	0	+	++	0	+	-	--?	N/A	--	0	N/A	-?	0?	--	0
19S132	East of Leyland Rd/Land off Claytongate Dr/Land at Moor Hey School/Bellefield (Belle Wood View)	Residential	+	0	N/A	0	0	++?	++	+?	++	--	--?	N/A	--	0	N/A	0?	0?	-	0
19S155	Land at Olive Farm/North of Methuen Drive, Hoghton, PR5 0SP	Residential	+	0	N/A	0	0	++?/--?	+	+?	+	0	--?	N/A	--	0	N/A	--?	0?	--?	0
19S158/159/160/167	Southern area of the major development site at Pickering's Farm	Residential	+	0	N/A	0	0	++?/--?	++	+?	++	-	--?	N/A	--	0	N/A	-?	-?	--?	0
19S162	South of Factory Lane and east of the West Coast mainline, PR1 9TE	Mixed use	+	++?	N/A	0	0	++?/--?	++	+?	++	-	--?	N/A	--	0	N/A	-?	-?	-?	0
19S163	Pickering's Farm, Penwortham, PR1 9TQ	Residential	++	0	N/A	0	0	++?/--?	++	+?	++	--	--?	N/A	--	0	N/A	-?	0?	--?	0
19S165	Land to south/rear of Longton Hall, Chapel Ln, Longton	Residential	+	0	N/A	0	0	++?/--?	++	+?	++	0	-?	N/A	--	0	N/A	-?	-?	--?	0
19S166	Moss Side Test Track	Mixed use	++	++?	N/A	0	0	++?/--?	++	+?	++	-	--?	N/A	+	0	N/A	0?	0?	+	+?
19S168	Rear of Dunkirk Mill, Slater Ln, Leyland (aka Rear 102-118 Slater Ln)	Residential	+	0	N/A	0	0	++?	++	++?	++	-	--?	N/A	--	0	N/A	0?	-?	--?	0
19S169 (central)	Land off School Ln/Old School Dr/Land to east of Reynard Cl, Longton (aka Kitty's Frm) - central part	Residential	+	0	N/A	0	0	++?	++	+?	++	0	--?	N/A	--	0	N/A	-?	-?	--?	0
19S169 (east)	Land off School Ln/Old School Dr/Land to east of Reynard Cl, Longton (aka Kitty's Frm) - eastern part	Residential	+	0	N/A	0	0	++?	++	+?	++	0	-?	N/A	--	0	N/A	-?	-?	--?	0
19S170	Lostock Hall Primary School, Avondale Dr	Residential	+	0	N/A	0	0	++?	++	++?	++	--	--?	N/A	--	0	N/A	0?	0?	-	0
19S177	Land between Heatherleigh and Moss Ln, aka Croston Rd/Sth of Bannister Ln, aka Croston Rd Sth, aka Rear of 2 Leyland Ln - 420 Croston Rd north of Heatherleigh - North of Sthern Section (The Pastures - Tilia Homes - formerly Kier Homes)	Residential	+	0	N/A	0	0	++?/--?	++	-?	++	--	0	N/A	0	0	N/A	0?	0?	--?	0
19S188	North Of Lancashire Business Park	Employment	0	++	N/A	0	0	+	++	0	+	-	--?	N/A	--	0	N/A	-?	0?	--?	0
19S212	South of Coote Lane, Chain House Lane, Farington	Residential	+	0	N/A	0	0	++?/--?	++	+?	++	-	--?	N/A	--	0	N/A	-?	-?	-	0

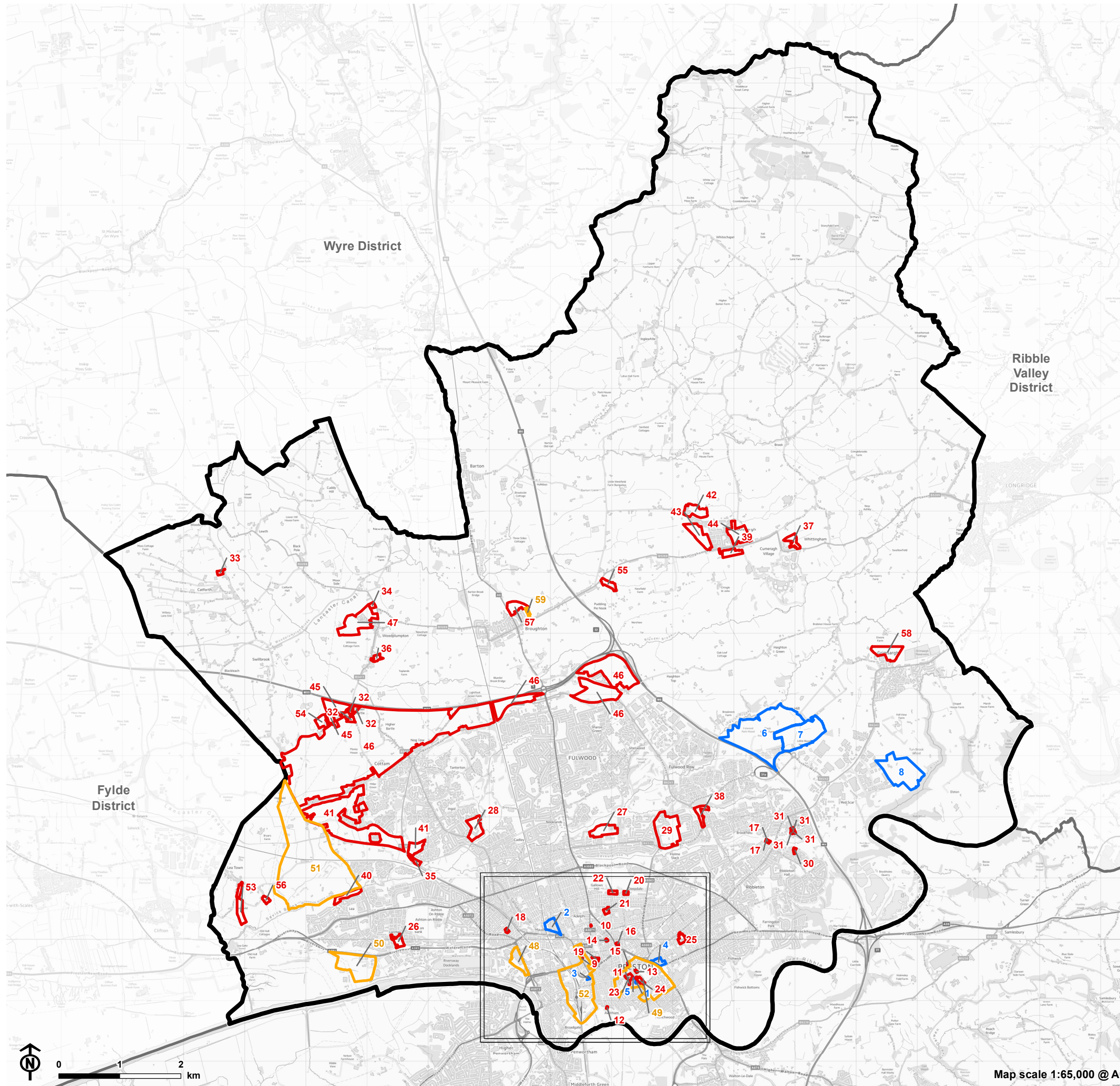
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19S213	Land Sth of Hampshire Rd (Eccleston Homes - Holland House Farm)	Residential	+	0	N/A	0	0	++?/--?	++	++?	++	-	--?	N/A	-	0	N/A	0?	0?	--?	0
19S249	Land off Church Lane, Farington	Residential	+	0	N/A	0	0	++?/--?	++	++?	++	-	--?	N/A	--	0	N/A	0?	--?	--	0
19S250	Land off Emnie Lane, Leyland	Residential	+	0	N/A	0	0	++?/--?	++	++?	++	-	--?	N/A	--	0	N/A	--?	--?	--?	0
19S361	Cuerdale Garden Village	Mixed use	+	++?	N/A	0	0	++?/--?	-	++?	+/-	-	--?	N/A	--	--?	N/A	--?	--?	--?	0
SRBC001	Samlesbury Enterprise Zone	Employment	0	++	N/A	0	0	+	-	0	+	0	--?	N/A	+	0	N/A	--?	--?	+/-?	++?
SRBC002	Land off Carrwood Rd, Lostock Hall (Lancet Homes - The Copse)	Residential	+	0	N/A	0	0	++?	++	++?	++	--	--?	N/A	--	0	N/A	0?	0?	--?	0
SRBC004	Brindle Rd, Bamber Bridge (Land adj Ctng Gdns) - Dorbcrest Homes	Residential	+	0	N/A	0	0	++?/--?	++	++?	++	-	0	N/A	--	0	N/A	0?	--?	--?	0
SRBC005	Land off Browndedge Rd/Railway Sidings	Residential	+	0	N/A	0	0	++?	++	++?	++	--	--?	N/A	+	0	N/A	0?	--?	+	++?
SRBC006	North of Bannister Ln and rear of 398 - 414 Croston Rd, Farington Moss - SE of Northern section (in private ownership)	Residential	+	0	N/A	0	0	++?/--?	++	--?	++	-	--?	N/A	--	0	N/A	0?	--?	--?	0
SRBC007	Land adjoining Longton Hall Fm, Sth of Chapel Ln, Longton	Residential	+	0	N/A	0	0	++?/--?	++	++?	++	0	--?	N/A	--	0	N/A	0?	--?	--?	0
SRBC008	Vernon Carus Site/Penwortham Mills, Factory Ln excl Sumpter Horse Site	Residential	+	0	N/A	0	0	++?/--?	++	++?	++	-	--?	N/A	+	0	N/A	--?	--?	+	++?
SRBC010	Gas Holders Site (Morris Homes) (aka Land off Wateringpool Ln)	Residential	+	0	N/A	0	0	++?/--?	++	++?	++	--	--?	N/A	+	0	N/A	0?	0?	+	++?
SRBC012	McKenzie Arms, Station Rd	Residential	+	0	N/A	0	0	++?	++	++?	++	--	0	N/A	+	0	N/A	0?	--?	+	++?
SRBC013	Brindle Rd, Bamber Bridge (Bellway - Grey Gables Farm) - Ph 2	Residential	+	0	N/A	0	0	++?/--?	++	++?	++	-	--?	N/A	--	0	N/A	0?	--?	--?	0
SRBC018	Land between Altcar Ln and Shaw Brook Rd (Wade Hall), Leyland (Redrow) aka Worden Gdns	Residential	+	0	N/A	+	0	++?/--?	++	++?	++	-	--?	N/A	--	0	N/A	--?	--?	--?	0
SRBC019	Land between Altcar Ln and Shaw Brook Rd (Wade Hall), Leyland (Homes England/Lovell), aka Shawbrook Manor	Residential	+	0	N/A	+	0	++?/--?	++	++?	++	-	--?	N/A	--	0	N/A	0?	--?	--?	0
SRBC020	Lostock Hall Gas Works, Leyland Rd/The Cawsey/Land at Leyland Rd, Lostock Hall (Morris Homes - St Mary's Park) aka Land between Lyme Rd and The Cawsey - additional area	Residential	+	0	N/A	0	0	++?/--?	++	++?	++	-	--?	N/A	+	0	N/A	--?	0?	+	++?
SRBC021	Lostock Hall Gas Works, Leyland Rd/The Cawsey/Land at Leyland Rd, Lostock Hall (Morris Homes - St Mary's Park) aka Land between Lyme Rd and The Cawsey - additional area	Residential	+	0	N/A	0	0	++?/--?	++	++?	++	-	--?	N/A	+	0	N/A	0?	0?	+	++?
Chorley																					
19C006	Froom Street	Residential	+	0	N/A	0	0	++?/--?	++	++?	++/--	0	--?	N/A	--	0	N/A	--?	0?	--?	0
19C050	Land at Euxton Park Golf Centre, Euxton Lane, Chorley, PR7 6DL	Employment	0	+	N/A	0	0	+	-	0	++	0	--?	N/A	+	0	N/A	0?	0?	+/-?	++?

SHEELA ref.	Name	Proposed use	IA1: Housing	IA2: Economy	IA3: Transport and utilities	IA4: Deprivation	IA5: Equality	IA6: Health	IA7: Social infrastructure	IA8: Education	IA9: Sustainable transport	IA10: Air quality	IA11: Biodiversity and geodiversity	IA12: Climate change	IA13: Flood risk	IA14: Water	IA15: Energy	IA16a: Landscape	IA16b: Historic environment	IA17: Resources	IA18: Waste
19C100	Land at Bagganley Lane	Mixed use	+	++?	N/A	0	0	++?/--?	++	+	++	0	--?	N/A	--	0	N/A	--?	-?	-?	0
19C227x	North of Bonds Lane	Residential	+	0	N/A	0	0	++?/--?	++	+	++	0	0	N/A	--	0	N/A	-?	-?	--?	0
19C228x	Land South East Belmont Road/Abbey Grove	Residential	+	0	N/A	0	0	++?	++	+	++	0	--?	N/A	--	0	N/A	0?	-?	--?	0
19C229x	Harrisons Farm	Residential	+	0	N/A	0	0	++?/--?	++	+	++	0	-?	N/A	--	0	N/A	0?	--?	--?	0
19C230x	Land off Westthoughton Road	Residential	+	0	N/A	0	0	++?	++	+	++	0	-?	N/A	+	0	N/A	0?	0?	+	+
19C236x	Charter Lane	Residential	+	0	N/A	0	0	++?/--?	+	+	+	0	-?	N/A	--	0	N/A	0?	-?	--?	0
19C238x	Eaves Green, off Lower Burgh Way (remaining allocation)	Residential	+	0	N/A	0	0	++?/--?	++	-?	++/--	0	--?	N/A	0	0	N/A	-?	0?	--?	0
19C239x	Cowling Farm	Mixed use	+	++?	N/A	0	0	++?/--?	++	++?	++	0	--?	N/A	--	0	N/A	-?	-?	--?	0
19C241x	Crosse Hall Lane	Residential	+	0	N/A	0	0	++?/--?	++	+	++	0	--?	N/A	--	0	N/A	0?	-?	--?	0
19C242x	Woodlands, Southport Road	Mixed use	+	++?	N/A	0	0	++?/--?	++	++?	++	0	--?	N/A	+	0	N/A	0?	--?	+/-?	+
19C243x	Great Knowley	Residential	+	0	N/A	0	0	++?	++	+	++	0	--?	N/A	--	0	N/A	--?	0?	-?	0
19C244x	Botany Bay	Employment	0	++	N/A	+	0	+	++	0	+	0	--?	N/A	+	0	N/A	--?	0?	+/-?	+
19C245x	Land East of M61	Employment	0	++	N/A	0	0	+	++	0	+	0	--?	N/A	--	0	N/A	-?	0?	--?	0
19C247x	Cabbage Hall Fields	Residential	+	0	N/A	+	0	++?/--?	++	+	++	0	-?	N/A	0	0	N/A	0?	0?	-	0
19C248x	Land adjacent to Northgate	Residential	+	0	N/A	+	0	++?/--?	++	+	++	0	--?	N/A	--	0	N/A	0?	0?	-	0
19C250x	Bengal Street Depot	Mixed use	+	+	N/A	0	0	++?	++	++?	++	0	-?	N/A	+	0	N/A	0?	+	+	+
19C251x	Land to the East of Wigan Road (remaining allocation)	Mixed use	+	++?	N/A	0	0	++?/--?	++	+	++	-	--?	N/A	--	0	N/A	-?	-?	--?	0
19C253x	Westwood Road	Residential	+	0	N/A	0	0	++?/--?	++	+	++	-	-?	N/A	0	0	N/A	0?	-?	--?	0
19C254x	North Of Hewlett Avenue	Residential	+	0	N/A	0	0	++?	++	+	++	0	--?	N/A	--	0	N/A	-?	-?	--?	0
19C255x	Mountain Road	Residential	+	0	N/A	0	0	++?/--?	++	+	++	0	--?	N/A	0	0	N/A	-?	0?	--?	0
19C256x	Land adjacent to Blainscough Hall, Blainscough Lane	Residential	+	0	N/A	0	0	++?/--?	++	+	++	0	--?	N/A	--	0	N/A	-?	0?	--?	0
19C257x	Coppull Enterprise Centre, Mill Lane	Residential	+	0	N/A	0	0	++?/--?	++	+	++	0	-?	N/A	+	0	N/A	0?	--?	+/-?	+
19C260x	Out Lane	Residential	+	0	N/A	0	0	++?/--?	+	++?	++	0	--?	N/A	--	0	N/A	-?	--?	--?	0

SHEELA ref.	Name	Proposed use	IA1: Housing	IA2: Economy	IA3: Transport and utilities	IA4: Deprivation	IA5: Equality	IA6: Health	IA7: Social infrastructure	IA8: Education	IA9: Sustainable transport	IA10: Air quality	IA11: Biodiversity and geodiversity	IA12: Climate change	IA13: Flood risk	IA14: Water	IA15: Energy	IA16a: Landscape	IA16b: Historic environment	IA17: Resources	IA18: Waste
19C262x	East Of Tincklers Lane	Residential	+	0	N/A	0	0	+++?	+	+?	+	0	-?	N/A	--	0	N/A	-?	-?	--	0
19C263x	Land South of Parr Lane	Residential	+	0	N/A	0	0	+++?/-?	+	+?	+	0	0	N/A	--	0	N/A	-?	-?	-?	0
19C264x	Pear Tree Lane	Residential	+	0	N/A	0	0	+++?/-?	++	+?	++	0	-?	N/A	--	0	N/A	-?	-?	-?	0
19C265x	Southern Commercial	Employment	0	+	N/A	0	0	+	++	0	++	-	-?	N/A	+	0	N/A	0?	0?	+	+?
19C267x	The Revolution, Buckshaw Village	Employment	0	+	N/A	0	0	+	++	0	++	-	0	N/A	+	0	N/A	0?	0?	+/-?	+?
19C268x	Parcels C1 and C2, Group 1	Residential	+	0	N/A	0	0	+++?/-?	++	+?	++	-	-?	N/A	+	0	N/A	0?	-?	+	+?
19C271x	Land off Blackburn Road	Residential	+	0	N/A	0	0	+++?/-?	+	+?	+	0	0	N/A	0	0	N/A	0?	-?	-?	0
19C274x	Land to the east of New Street	Residential	+	0	N/A	0	0	+++?/-?	+	+?	+	0	-?	N/A	0	0	N/A	0?	-?	-?	0
19C275x	Rear of New Street	Residential	+	0	N/A	0	0	+++?/-?	+	+?	+	0	-?	N/A	0	0	N/A	0?	0?	-?	0
19C276x	Land off Gorsey Lane	Residential	+	0	N/A	0	0	+++?/-?	+	+?	+	0	-?	N/A	--	0	N/A	-?	-?	-?	0
19C277x	West of M61 - Hill Top Farm	Residential	+	0	N/A	0	0	+++?/-?	++	+?	++	0	-?	N/A	0	0	N/A	-?	-?	-?	0
19C281x	West of M61 - Town Lane	Residential	+	0	N/A	0	0	+++?/-?	++	+?	++	0	-?	N/A	--	0	N/A	-?	-?	-?	0
19C282x	Land bounded by Town Land and Lucas Lane	Residential	+	0	N/A	0	0	+++?/-?	++	-?	++	0	-?	N/A	--	0	N/A	-?	-?	-?	0
19C283x	Land at Drinkwater Farm, Windsor Drive	Residential	+	0	N/A	0	0	+++?/-?	+	+?	+	0	-?	N/A	0	0	N/A	0?	0?	-	0
19C285	Hill Top Farm	Residential	+	0	N/A	0	0	+++?	++	+?	++	0	-?	N/A	--	0	N/A	-?	-?	-?	0
19C298	11 Wigan Road	Residential	+	0	N/A	0	0	+++?	++	-?	++	-	-?	N/A	+	0	N/A	-?	-?	+	+?
19C346	Crow Nest Cottage	Residential	+	0	N/A	0	0	+++?/-?	+	+?	+	0	-?	N/A	+	0	N/A	0?	-?	+	+?
19C350	Former Gasworks, Bengal Street	Residential	+	0	N/A	0	0	+++?	++	+++?	++	0	-?	N/A	+	0	N/A	0?	+?	+	+?
19C359	East of New Street	Residential	+	0	N/A	0	0	+++?/-?	+	+?	+	0	-?	N/A	+	0	N/A	0?	0?	+	+?
19C369	270 Preston Road	Residential	+	0	N/A	0	0	+++?/-?	-	+?	+/-	0	0	N/A	+	0	N/A	-?	0?	+	+?
19C393a	Little Knowley Farm	Residential	++	0	N/A	0	0	+++?/-?	++	+?	++	0	-?	N/A	--	0	N/A	-?	-?	-?	0
19C394a	Camelot Theme Park	Residential	++	0	N/A	0	0	-/+?	-	+?	+/-	0	-?	N/A	+	0	N/A	-?	0?	+/-?	+?
19C396a	Cockers Farm	Residential	+	0	N/A	0	0	+++?/-?	-	-?	+/-	0	-?	N/A	+	0	N/A	-?	0?	+/-?	+?
19C397a	Finnington Trading Estate	Residential	+	0	N/A	0	0	-/+?	-	-?	+/-	0	-?	N/A	+	0	N/A	-?	-?	+/-?	+?

SHEELA ref.	Name	Proposed use	IA1: Housing	IA2: Economy	IA3: Transport and utilities	IA4: Deprivation	IA5: Equality	IA6: Health	IA7: Social infrastructure	IA8: Education	IA9: Sustainable transport	IA10: Air quality	IA11: Biodiversity and geodiversity	IA12: Climate change	IA13: Flood risk	IA14: Water	IA15: Energy	IA16a: Landscape	IA16b: Historic environment	IA17: Resources	IA18: Waste
19C398a	Cuerden Lodge	Residential	+	0	N/A	0	0	++?/--?	++	+?	++/--	-	--?	N/A	+	0	N/A	--?	0?	+/-?	+?
19C399a	Orchards Heys Farm	Residential	+	0	N/A	0	0	++?/--?	++	+?	++	0	--?	N/A	+	0	N/A	--?	0?	+	+?
19C400a	Blackburn Road	Residential	+	0	N/A	0	0	++?/--?	+	+?	+	0	0	N/A	0	0	N/A	0?	0?	-	0
19C401a	West of M61 - Land adj to Delph Way	Residential	+	0	N/A	0	0	++?/--?	++	+?	++	0	--?	N/A	0	0	N/A	-?	-?	--?	0
19C402a	West of M61 - Land off Hill Top Lane	Residential	+	0	N/A	0	0	+++?	++	+?	++	0	--?	N/A	0	0	N/A	-?	-?	--?	0
19C411	Land south west of The Green and Langton Brow	Mixed use	+	+?	N/A	0	0	++?/--?	+	+?	+	0	--?	N/A	+	0	N/A	-?	0?	+/-?	+?
19C413	Land 120m South West of 21 Lower Burgh Way	Residential	+	0	N/A	0	0	++?/--?	++	-?	++/--	0	--?	N/A	0	0	N/A	-?	0?	--?	0
19C414	Land at Carrington Road	Residential	+	0	N/A	0	0	+++?	++	+?	++	0	0	N/A	--	0	N/A	-?	-?	--?	0
19C415	Botany Bay/Great Knowley, Blackburn Road	Residential	+	0	N/A	0	0	++?/--?	++	-?	++	0	--?	N/A	--	0	N/A	--?	0?	--?	0
19C416	Land adjoining Cuerden Residential Park, Nell Lane	Residential	+	0	N/A	0	0	+++?	++	+?	++	-	-?	N/A	0	0	N/A	-?	-?	--?	0
19C417	Land at Tincklers Lane	Residential	+	0	N/A	0	0	+++?	+	+?	+	0	0	N/A	--	0	N/A	-?	-?	--	0
19C418	Land between Pear Tree Lane and School Lane	Residential	+	0	N/A	0	0	++?/--?	++	+?	++	-	--?	N/A	--	0	N/A	-?	-?	--?	0

Figure 2: Reasonable alternative site options in Preston



Preston City Council boundary
 Other local authority

Reasonable alternative site option

Residential
 Employment
 Mixed use

- | | | |
|------------|------------|--|
| 1: 19P194 | 22: 19P076 | 43: 19P008 |
| 2: 19P196 | 23: 19P312 | 44: 19P060 |
| 3: 19P197 | 24: 19P165 | 45: 19P102 |
| 4: 19P286 | 25: 19P287 | 46: 19P131 |
| 5: 19P314 | 26: 19P075 | 47: 19P114 |
| 6: 19P082 | 27: 19P200 | 48: 19P012 |
| 7: 19P141 | 28: 19P089 | 49: 19P170,
19P163, 19P164,
19P165, 19P166,
19P061, 19P080,
19P113, 19P162 |
| 8: 19P142 | 29: 19P005 | 50: 19P178 |
| 9: 19P188 | 30: 19P190 | 51: 19P031 |
| 10: 19P234 | 31: 19P288 | 52: PCC004 |
| 11: 19P313 | 32: 19P293 | 53: 19P245 |
| 12: 19P186 | 33: 19P100 | 54: 19P095 |
| 13: 19P078 | 34: 19P300 | 55: 19P015 |
| 14: 19P191 | 35: 19P156 | 56: 19P266 |
| 15: 19P316 | 36: 19P014 | 57: 19P007 |
| 16: 19P079 | 37: 19P037 | 58: 19P292 |
| 17: 19P189 | 38: 19P027 | 59: 19P050 |
| 18: 19P318 | 39: 19P269 | |
| 19: 19P077 | 40: 19P067 | |
| 20: 19P083 | 41: 19P130 | |
| 21: 19P317 | 42: 19P034 | |

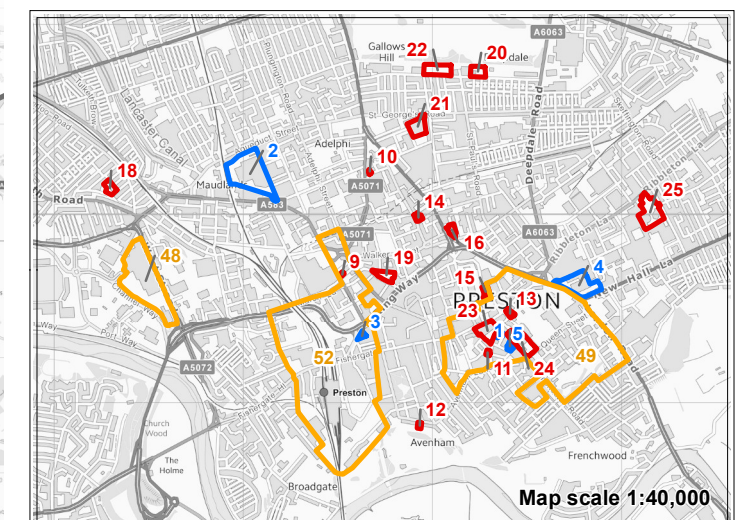
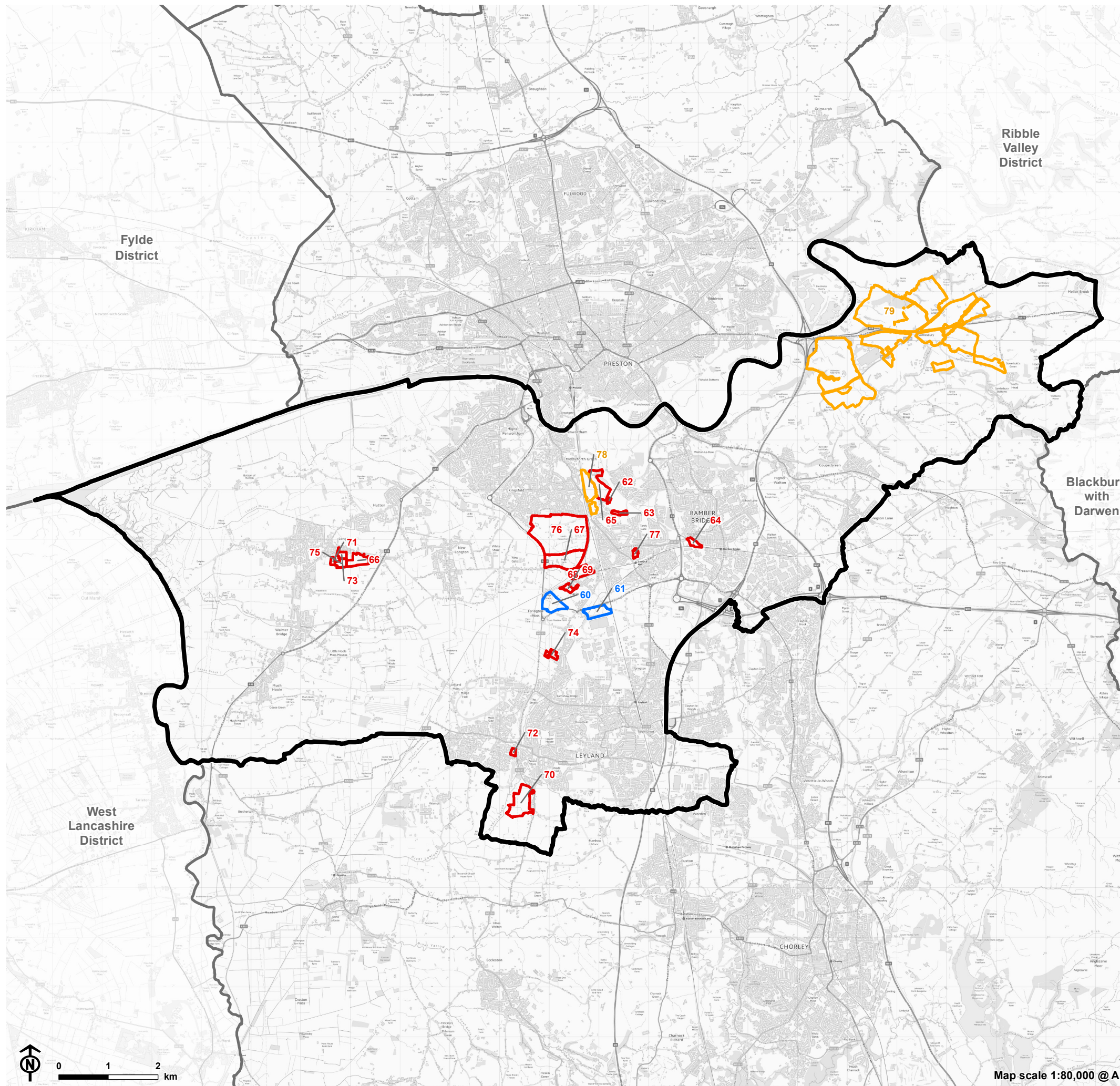


Figure 3: Reasonable alternative site options in South Ribble



South Ribble Borough Council boundary

Other local authority

Reasonable alternative site option

Residential

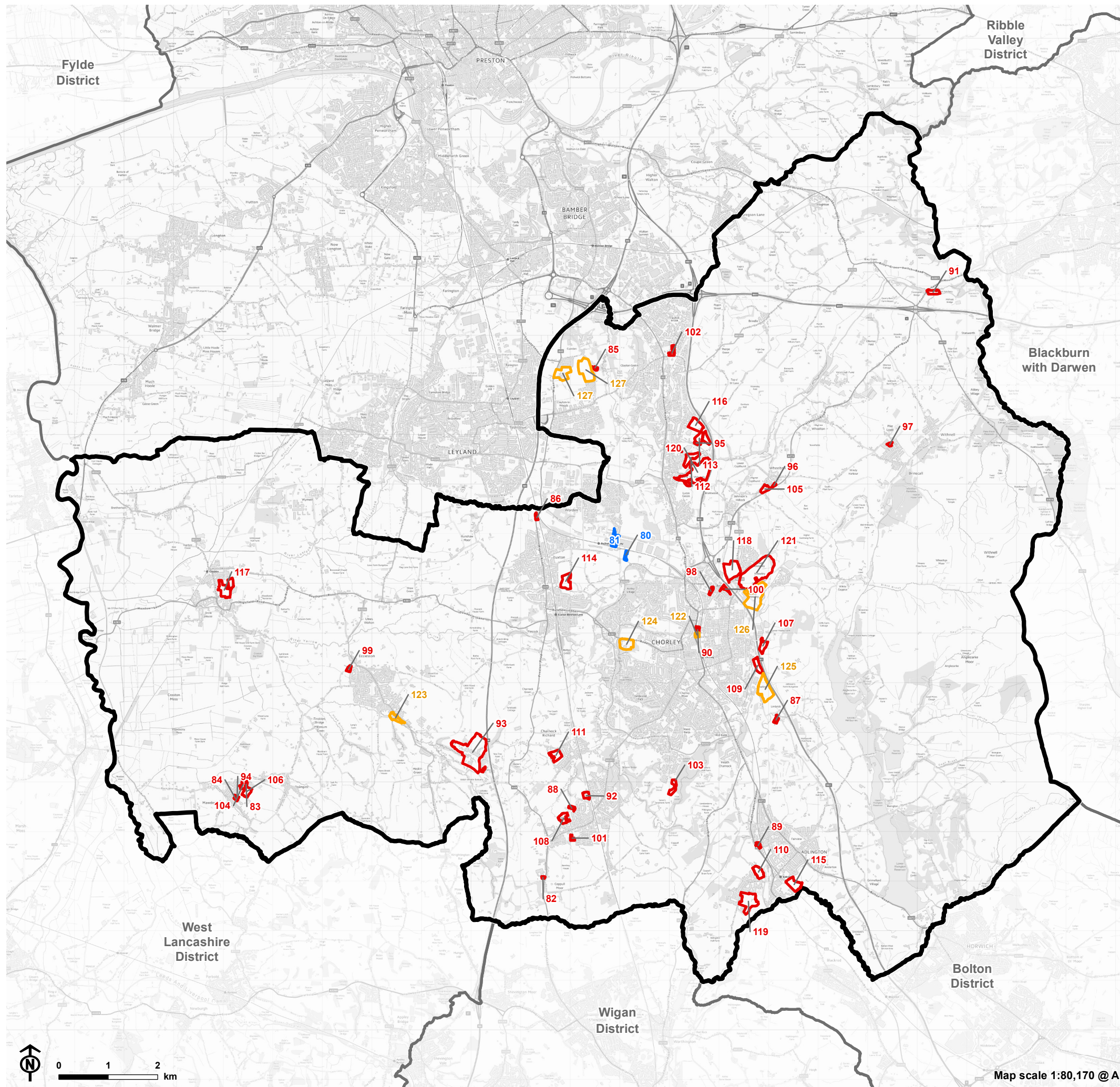
Employment

Mixed use

- 60: 19S119
- 61: 19S188
- 62: SRBC021
- 63: SRBC010
- 64: SRBC005
- 65: SRBC008
- 66: 19S110
- 67: 19S158/159/160/167
- 68: 19S212
- 69: 19S249
- 70: 19S250
- 71: 19S169 (east)
- 72: 19S168
- 73: SRBC007
- 74: SRBC006
- 75: 19S165
- 76: 19S163
- 77: 19S170
- 78: 19S162
- 79: 19S361

Map scale 1:80,000 @ A3

Figure 4: Reasonable alternative site options in Chorley



Chorley Council boundary Other local authority
 Site allocation

Reasonable alternative site option

Residential
 Employment
 Mixed use

- | | |
|--------------|--------------|
| 80: 19C050 | 104: 19C274x |
| 81: 19C267x | 105: 19C271x |
| 82: 19C369 | 106: 19C276x |
| 83: 19C346 | 107: 19C006 |
| 84: 19C359 | 108: 19C254x |
| 85: 19C398a | 109: 19C241x |
| 86: 19C298 | 110: 19C227x |
| 87: 19C396a | 111: 19C236x |
| 88: 19C399a | 112: 19C401a |
| 89: 19C230x | 113: 19C285 |
| 90: 19C350 | 114: 19C264x |
| 91: 19C397a | 115: 19C228x |
| 92: 19C257x | 116: 19C277x |
| 93: 19C394a | 117: 19C260x |
| 94: 19C275x | 118: 19C243x |
| 95: 19C402a | 119: 19C229x |
| 96: 19C400a | 120: 19C281x |
| 97: 19C283x | 121: 19C393a |
| 98: 19C247x | 122: 19C250x |
| 99: 19C262x | 123: 19C411 |
| 100: 19C248x | 124: 19C242x |
| 101: 19C255x | 125: 19C239x |
| 102: 19C253x | 126: 19C100 |
| 103: 19C238x | 127: 19C251x |



Map scale 1:80,170 @ A3

Next steps

106. This report sets out the findings of the IA of the reasonable alternative development site options that have been considered to date for allocation in the Central Lancashire Local Plan. The findings will be taken into account by the CLAs when considering which sites to take forward as preferred options.

107. The report will be available for a first round of Regulation 18 consultation, alongside the Part One Preferred Options Local Plan in December 2022. Following this consultation, the CLAs will consider the representations received from stakeholders and additional, emerging evidence in order to prepare the Part Two Preferred Options Local Plan for another round of Regulation 18 consultation.

LUC
November 2022