



Strategic Environmental Assessment and Sustainability Appraisal

Local Plan

Revised Spatial Strategy October 2015

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Lancaster City Council

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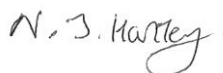
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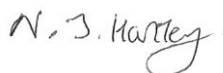
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Report No 022-WX44644-WXR-02-F

Date 19 October 2015

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1 INTRODUCTION

1.1 Background to and Purpose of this Report

1.1.1 Emerging Local Plan

Lancaster City Council (CC) is currently producing a Local Plan which will guide development in the district until 2031. The Local Plan comprises five planning documents, one of which is the emerging Land Allocations document which will identify land allocated for development including housing, employment, shopping, leisure and open space.

In 2012, Hyder Consulting (now called Arcadis) undertook a Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) screening of the emerging Land Allocations Development Plan Document. This document considered a housing need of c.7,000 new homes over the period 2003 to 2023/24. Following the adoption of new national planning guidance in 2013, the council commissioned a review of its housing requirement. Using new information, the review suggested the potential for a higher housing requirement indicating the need for more than 12,000 new homes by 2031. Broad locations for these additional homes were considered in June 2014 as part of an SA of strategic options, including a workshop with a range of stakeholders.

In 2015 a further review of the Objectively Assessed Need (OAN) has resulted in the housing requirement being increased to between 13,000 and 14,000 new homes between 2011 and 2031. Capacity for up to around 7,000-8,000 new homes has already been identified through the revised 2015 SHLAA, leaving land for between an additional 5,000 and 6,000 new homes still to be found.

A draft revised spatial strategy has therefore been proposed which identifies eight broad areas for these additional homes to be located. This will constitute a variation to the original spatial strategy adopted in the 2008 Core Strategy which was also subject to SA. The vision and strategic objectives of the emerging Local Plan have also been updated. This is presented in the consultation document, *People, Homes & Jobs – How should we plan for our district's future?*

1.1.2 Purpose of this Report

This report describes the following:

- Interim SA of the revised vision and objectives.
- Interim findings of the SA and HRA Screening for the eight proposed broad locations to accommodate additional growth.
- Interim findings of the SA and HRA of the revised spatial strategy as a whole.

This report will form part of the consultation on the proposed revised spatial strategy and will be a key part of the emerging SA for the Land Allocations document. The findings will ultimately be reproduced in the SA Report and HRA Screening Report for the Land Allocations document. Note that this report is not the formal SA and HRA Report so does not intend to be.

The scope of the SA process was outlined in the SA Scoping Report (004-WX44644-WXR-02-F, May 2010). In summary, SA is a process of appraising the social, environmental and economic effects of a plan and its alternatives as it develops. The SA is undertaken by independent consultants who can provide feedback and recommendations to the plan-makers during the appraisal process in order to amend the plan and contribute to the achievement of sustainable

development. The SA follows a number of prescribed steps and mandatory reporting outputs. It is a legal requirement and must meet the requirements of the Strategic Environmental Assessment (SEA) Regulations.

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

An HRA Screening Report (016-WX44644-WXR-02) was prepared for the Land Allocations options in August 2012. This report is currently being revised to consider the preferred land allocations including those further sites required to accommodate the additional housing growth now required. This will also include consideration of functionally-linked land. This report considers the emerging summary findings of this HRA associated with each of the eight potential broad areas with regard to European Sites. It forms an important step in the development of the HRA process. This process is being undertaken in consultation with Natural England.

2 APPROACH TO THE SA AND HRA

National Planning Practice Guidance identifies that Stage B of the SA process corresponds to developing and refining alternatives and assessing effects.

Drawing upon (and adding to) this guidance, the approach adopted included the following steps:

- 1 Discuss the eight areas and options for accommodating additional growth at a workshop involving both internal (LCC) and external stakeholders.
- 2 Appraise the revised plan vision, strategic objectives, eight growth areas/options and the emerging revised spatial strategy against the SA objectives. This uses the Options Appraisal Tables (also known as appraisal matrices) presented in this report.
- 3 HRA - Assess for Likely Significant Effects on European designated sites (separate report).
- 4 Prepare recommendations to assist LCC in further developing and refining the options

2.1 The Appraisal Method

2.1.1 The SA Workshop

A workshop was held on 1 October 2015 in Lancaster CC's offices, Morecambe. The workshop comprised a range of Council and external stakeholders and sought to provide feedback on the five options proposed. The attendees discussed the potential effects, risks and opportunities of the broad areas, giving consideration to the SA Framework Objectives.

The following attended:

Kathy Beaton – LCC Planning (Strategic Housing Officer)
Helen Ryan – LCC Environment (Public Realm Manager)
Andrew Drummond – LCC Development Management
Nona Jones – Lancaster University Student
Kate Burrows – Arcadis SA Consultant
Megan Atkinson – LCC Planning (Conservation Officer)
Emily Hrycan – Historic England
Steve Rhode – Lancashire County Council (School Planning)
Lynn Macdonald – Lancashire County Council (School Planning)
Tom Brown – LCC Regeneration
Willie McPhail – Stagecoach
Craig Brown – LCC (Community Safety)
Simon Gershon – North Lancashire Community Land Trust
Jeremy Pickup – Environment Agency
Dave Sherratt – United Utilities
Paul Cartmell – LCC (Air Quality Officer)
Andrew Hewitson – Lancashire County Council (Planning)
Michelle Holroyd – Lancashire County Council (Public Health)
David Hourd – Arcadis SA Consultant
Janet Baguley – Natural England
Rebecca Richards – LCC Planning
Maurice Brophy – LCC Planning

The workshop consisted of the following elements:

- a presentation on the SA and plan-making processes by Arcadis and LCC
- review of suggested broad areas using an SA worksheet in groups followed by plenary feedback sessions

2.1.2 Appraisal

Vision and objectives

Section 3 of this report provides a commentary on the revised proposed vision and strategic objectives of the plan compared with the 18 headline SA objectives. A compatibility matrix has been produced to identify whether the strategic plan objectives and the SA objectives are in conflict or agreement.

Broad areas and spatial strategy

The SA site appraisal sheets for each of the eight broad areas are presented in Section 4 of this report. An additional appraisal matrix also considers the potential effects of an overall revised spatial strategy including these broad areas.

Each appraisal sheet or matrix compares each broad area (or the overall strategy) against each of the 18 headline SA objectives and provides a summary commentary and recommendations for further development where appropriate.

The following nomenclature has been used for each. This is consistent with the approach taken for the SA of other aspects of the Local Plan.

Table 2-1 Summary of Options Appraisal Nomenclature

Impact	Description	Symbol
Major Positive Impact	The proposal contributes to the achievement of the SA Objective and is likely to deliver enhancements.	++
Positive Impact	The proposal contributes partially to the achievement of the SA Objective but not completely.	+
No Impact/ Neutral	There is no clear relationship between the proposal and/or the achievement of the SA Objective or the relationship is negligible.	0
Negative Impact	The proposal partially detracts from the achievement of some elements of the SA Objective.	-
Major Negative Impact	The proposal detracts from the achievement of all elements of the SA Objective.	--
Uncertain impact – more information required	It is not possible to determine the nature of the impact as there may be too many external factors that would influence the appraisal or the impact may depend heavily upon implementation at the local level.	?
Positive and Negative Impacts	The option has a combination of both positive and negative contributions to the achievement of the SA Objective.	+/-
Timescale	The effects could be realised in the short-term (next 5 years), medium term (5-10 years), long term (more than 10 years) or a mix of these.	ST / MT / LT
Direct/indirect	The effect is a direct or indirect consequence of the proposal.	D / I
Reversibility	The effect is reversible or irreversible.	R / IR

Impact	Description	Symbol
Certainty	There is high, medium or low certainty in the prediction.	H / M / L
Cumulative	The effect could also be a result of other factors such as other development proposals so cumulative effects on this objective are likely.	C

In parallel to these assessments a strategic assessment of each of the proposed site allocations in the emerging Local Plan and the eight broad areas for additional growth has been undertaken with respect to landscape and visual amenity. This process has been completed for the eight broad areas for additional growth and the headline findings summarised in the appraisal sheets against SA Objective EN4.

2.1.3 HRA

Since undertaking the initial HRA Screening of the suite of sites in 2012, further work has been undertaken on the HRA Screening process to bring it up-to-date and to include the recent additional sites and broad area options (separate document). Following liaison with Natural England, the following activities are in progress:

- Review of sites that may be considered to be functionally-linked to a European Site. This process has now been completed and the headline findings of this are summarised in the appraisal sheets in section 4.
- Review of likely recreational disturbance effects of sites following the publication of a study and recommendations by the Morecambe Bay Partnership. This process has now been completed and the headline findings of this are summarised in the appraisal sheets in section 4.
- HRA Screening and subsequent identification of Likely Significant Effects (LSE) of each of the proposed site allocations in the emerging Local Plan and the eight broad areas for additional growth. This assessment also enables a consideration of the cumulative effects of the revised spatial strategy as a whole. Again the broad findings of this are summarised in Section 4 against SA Objective EN3 and in a separate row within the site appraisal sheets. A separate and more detailed report has been drafted for separate review with Natural England – note this is not currently being consulted upon until finalised. It is intended that this ongoing liaison will help to further clarify the suitability of the proposed sites with respect to the Habitats Regulations and to consider if mitigation measures are appropriate or if further assessment work is required.

2.1.4 Recommendations

The recommendations made during the workshop together with Hyder's independent views were collated and are presented in blue italic font within the site appraisal sheets in Section 4 of this report. Each of the site appraisal sheets also provides an assessment of the development of the entire site as proposed without additional mitigation to offset or avoid adverse effects. It also includes an assessment based on the proposed mitigation measures being taken into account.

Lancaster CC should review these recommendations and take them on board as they see fit during the continued development of the options.

3 THE REVISED VISION, OBJECTIVES, SPATIAL STRATEGY AND OPTIONS

3.1 Revised Vision

The proposed vision for the district is taken from the City Council's Corporate Plan. It provides a description of what the council hopes the district will look like in the future. The council propose to adopt this as the Local Plan vision with this setting out clearly what it hopes to achieve in delivering a new Local Plan for the district. This will be reviewed through the lifetime of the Plan.

A sustainable self-contained and varied group of communities with a population remaining in balance to support its local economy, comprising:

MORECAMBE AND HEYSHAM – a confident community with a regenerated living, working and leisure environment, acting as a focal point on Morecambe Bay to enjoy and interact with the wider landscape;

LANCASTER – a prosperous historic city with a thriving knowledge economy;

CARNFORTH – a successful market town and service centre for North Lancashire and South Cumbria; and

A conserved, enhanced and diversified COAST AND COUNTRYSIDE with a network of vibrant rural communities, which will lead the North West in its quality of life and environmental and design standards and within which sustainable housing, economic and retail development to meet local needs will be supported.

3.2 Revised Objectives

The council has proposed five overriding objectives with more detailed sub-objectives provided to describe what needs to be done in order to make the objective a reality.

SO1: Delivery of a thriving local economy which fosters investment and growth and supports the opportunities to deliver the economic potential of the district. This will be delivered by:

- *Retaining existing jobs and promoting additional job creation to support approximately 54,000 jobs by 2031, supporting a better paid, more satisfying and better quality employment mix focussed on the right sectors.*
- *Capitalising on the district's identification as a centre of excellence for knowledge led growth exploiting opportunities at Lancaster University and the adjacent Innovation Park;*
- *Establishing the district as a leading role in the energy sector utilising its expertise in the nuclear and renewable energy industry and investment in its energy infrastructure in South Heysham;*
- *Capitalising on the accessibility of the district, maximising the opportunities provided by its location on the main strategic rail and road network and opportunities at Heysham Port;*
- *Making the most of the heritage and cultural assets of Lancaster City Centre and the opportunities that this provides for additional retail and leisure led investment;*
- *Maintaining the momentum of renewal and investment in Morecambe supporting the implementation of the Morecambe Area Action Plan and opportunities for further investment and renewal at the West End;*
- *Supporting heritage led regeneration at Carnforth Town Centre for the north of the district and strengthening its role as an important local service centre,*

- *Promoting regeneration at key regeneration areas including Morecambe Town Centre, Morecambe West End, Heysham Gateway (South Heysham), Luneside (Lancaster), Caton Road Gateway and White Lund Employment Area to encourage physical regeneration and promote economic growth in the district;*
- *Securing a balanced portfolio of employment sites ensuring that there is a sufficient supply and range of locations available for job creation and economic growth; Promoting the vitality, viability and accessibility of Lancaster City Centre to create a thriving destination for retail, culture and leisure activities to meet a growing population and attract visitors which secures its role as a sub-regional centre for Lancashire and Cumbria;*
- *Retaining a hierarchy of retail centres across the district which provide key services to local residents and provide good accessibility to the main centres of the district via a range of sustainable transport modes;*
- *Addressing the clear imbalances in the district's ageing population by encouraging growth in the district's working age population through the promotion of economic growth and the creation of new housing;*
- *Maximising the retention of graduates from the district's Higher Education establishments and boosting the levels of skilled workers in the district to promote economic growth;*
- *Making the most of Lancaster District's geographical position on Morecambe Bay, the location of two Areas of Outstanding Natural Beauty within it and its proximity to the National Parks and of the Lake District and the Yorkshire Dales; and*
- *Supporting rural diversification, job creation and economic growth through encouraging and securing appropriate growth of existing and new rural businesses.*

SO2: Provision of a sufficient supply, quality and mix of housing to meet the changing needs of the population and support growth and investment. This will be delivered by:

- *Providing for the full objectively assessed need for housing in the district to support economic growth and meet housing needs in the most sustainable locations including Lancaster, Morecambe and Heysham and Carnforth;*
- *Delivering a range of housing types, sizes and tenures to meet the needs of all members of the community;*
- *Ensuring that all new development is well designed, sustainable and energy efficient;*
- *Delivering high quality housing that is appropriate and affordable for current and future residents, contributing to the creation of a balanced housing market; and*
- *Securing the long-term sustainability of rural communities by supporting appropriately designed and located rural housing.*

SO3: Protect and enhance the natural, historic and built environment of the district. This will be delivered by:

- *Respecting the character and local distinctiveness of places, buildings and landscapes through careful design and siting of development;*
- *Maintaining and enhancing the character and heritage of the district's settlements;*
- *Protecting the historic environment from harmful change, including listed buildings, buildings of local importance, conservation areas, scheduled ancient monuments and historic parks and gardens;*
- *Conserving and enhancing the natural and historic environment ensuring appropriate protection is given to designated and non-designated assets, including their wider settings;*
- *Recognising and respecting the international environmental importance of Morecambe Bay, Bowland Fells and Calf Hill/Crag Wood, securing opportunities for habitat restoration and enhancement within them;*
- *Conserving and enhancing the natural beauty and special qualities of the district's two Areas of Outstanding Natural Beauty (AONB), securing opportunities for sustainable growth linked to the natural environment and development that meets the needs of the community;*

- *Providing new and maintaining existing ecological corridors, preventing habitat fragmentation and allowing species adaptation and migration;*
- *Helping to mitigate and adapt to the cause and impacts of climate change;*
- *Promoting the prudent use of resources, minimising the generation of waste, promoting recycling and preventing where possible or mitigating against the effects of air, water and soil pollution, noise, smells and fumes;*
- *Minimising the risk of flooding; and*
- *Establishing clearly defined green belt boundaries including the identification of safeguarded land.*

SO4: Provision of the necessary infrastructure required to support both new and existing development and the creation of sustainable communities. This will be delivered by:

- *Working with infrastructure providers to ensure that the infrastructure required to support the community is provided;*
- *Investigating opportunities for the delivery and implementation of a Community Infrastructure Levy (CIL), ensuring that development contributes to the needs of community and the delivery of sustainable development;*
- *Protecting and enhancing existing social and community infrastructure including education, health, cultural and leisure facilities, improving community well-being in line with an understanding of predicted future needs and current gaps in infrastructure;*
- *Ensuring that people have access to services in a location and delivered by a means that is convenient to them;*
- *Ensuring that development provides the opportunity for healthier lifestyles through the provision of high quality green infrastructure, recreation, leisure and sports facilities; and*
- *Seeking opportunities to reduce the opportunity for crime and anti-social behaviour.*

SO5: Delivery of a safe and sustainable transport network that improves both internal and external connectivity, reducing the need to travel and encouraging more sustainable forms of transport. This will be delivered by:

- *Concentrating development to sustainable locations that are accessible by a variety of modes of transport, particularly public transport, walking and cycling;*
- *Improving access across the district by supporting the development and enhancement of an integrated transport network, including footpaths and cycleways;*
- *Improving rural accessibility including improved broadband access in rural areas;*
- *Supporting safe and secure access for mobility visually impaired people;*
- *Retaining a sufficient level of parking which strikes the balance between meeting the needs of a thriving economy and allowing a pedestrian, cycle and public transport friendly environment to be created.*

3.3 Revised Spatial Strategy

The revised spatial strategy aims to achieve the balance between the delivery of strong and vibrant communities balanced with the protection and enhancement of the natural and built environment. Whilst planning documents must maintain this balance they must also ensure that the people who live, work and visit, both now and in the future, also have their needs and aspirations met.

The revised spatial strategy seeks to continue to direct the majority of growth and development to the main urban areas of Lancaster, Morecambe and Heysham and Carnforth. Whilst these will provide the main focus the revised strategy confirms that additional opportunities will need to be identified in order to meet the substantially increased development needs of the district. The overall spatial strategy is therefore to:

Continue with an urban-focused approach to development that is supplemented with additional new large strategic development sites that can be developed for housing and employment.

Urban concentration remains at the heart of the strategy with future proposals for growth focused on those locations which offer the opportunity to meet needs in the most sustainable way.

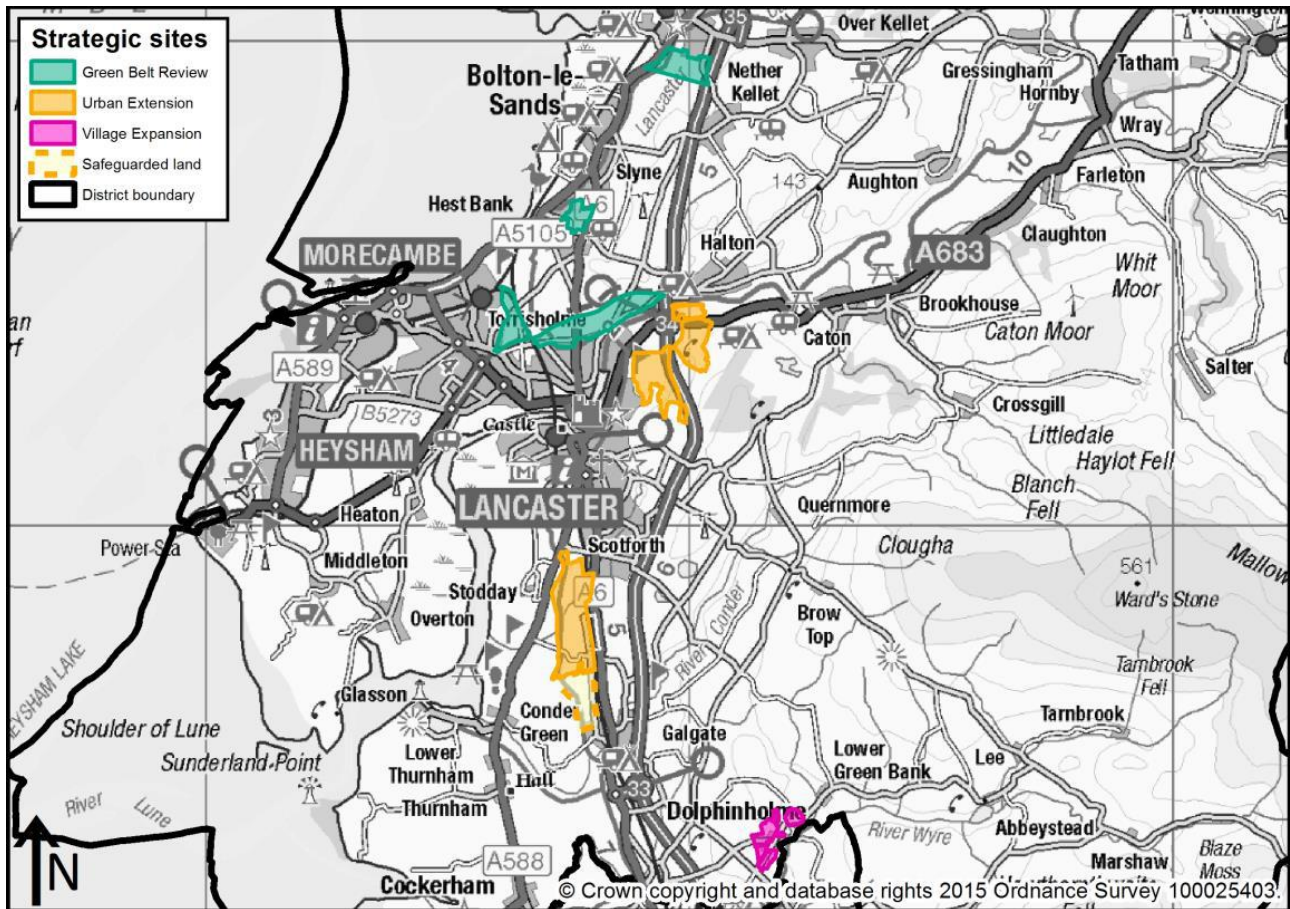
3.3.1 Additional strategic development sites

The revised spatial strategy refers to additional new large strategic development sites for housing and employment. Following refinement of the options proposed in June 2014, a hybrid approach to identifying these sites has been proposed including:

- **Urban extension**
 - Three **alternative** options are suggested:
 - Additional Development at South Lancaster
 - North East Lancaster **east** of the M6 Motorway
 - North East Lancaster **west** of M6 Motorway
- **Green belt review**
 - Four different development areas are suggested, **all four** locations could contribute to achieving development needs, whilst keeping a smaller green belt to maintain the separation of the coastal settlements:
 - North of Lancaster
 - North East of Morecambe
 - South of Carnforth
 - Land between Slyne-with-Hest and Bolton-le-Sands
- **Village expansion**
 - Development sites are identified in most of the district's villages however only **one** village is identified here as being suitable for a greater level of development:
 - Dolphinholme

The following broad areas have been identified to accommodate this growth and are illustrated in Figure 3-1.

Figure 3-1 Additional New Strategic Development Sites



Further details of each of these areas, the amount of development (housing and employment) proposed and local maps can be viewed in the Consultation Discussion Document, 'People, Homes and Jobs – How can we meet our future development needs?'

3.4 Summary of other allocations already considered in land allocations process to-date

Lancaster CC has already undertaken a substantial amount of work on the preparation of its Land Allocations document having previously consulted on where growth might be accommodated in October 2012 as part of its 'Preferred Options' consultation.

The Preferred Options consultation planned for a shorter time period 2023/24 and was based on the Core Strategy housing requirement of 400 new homes per annum. Through the Preferred Options consultation the council identified a number of housing allocations across the district to meet this requirement. This included potential housing allocations in:

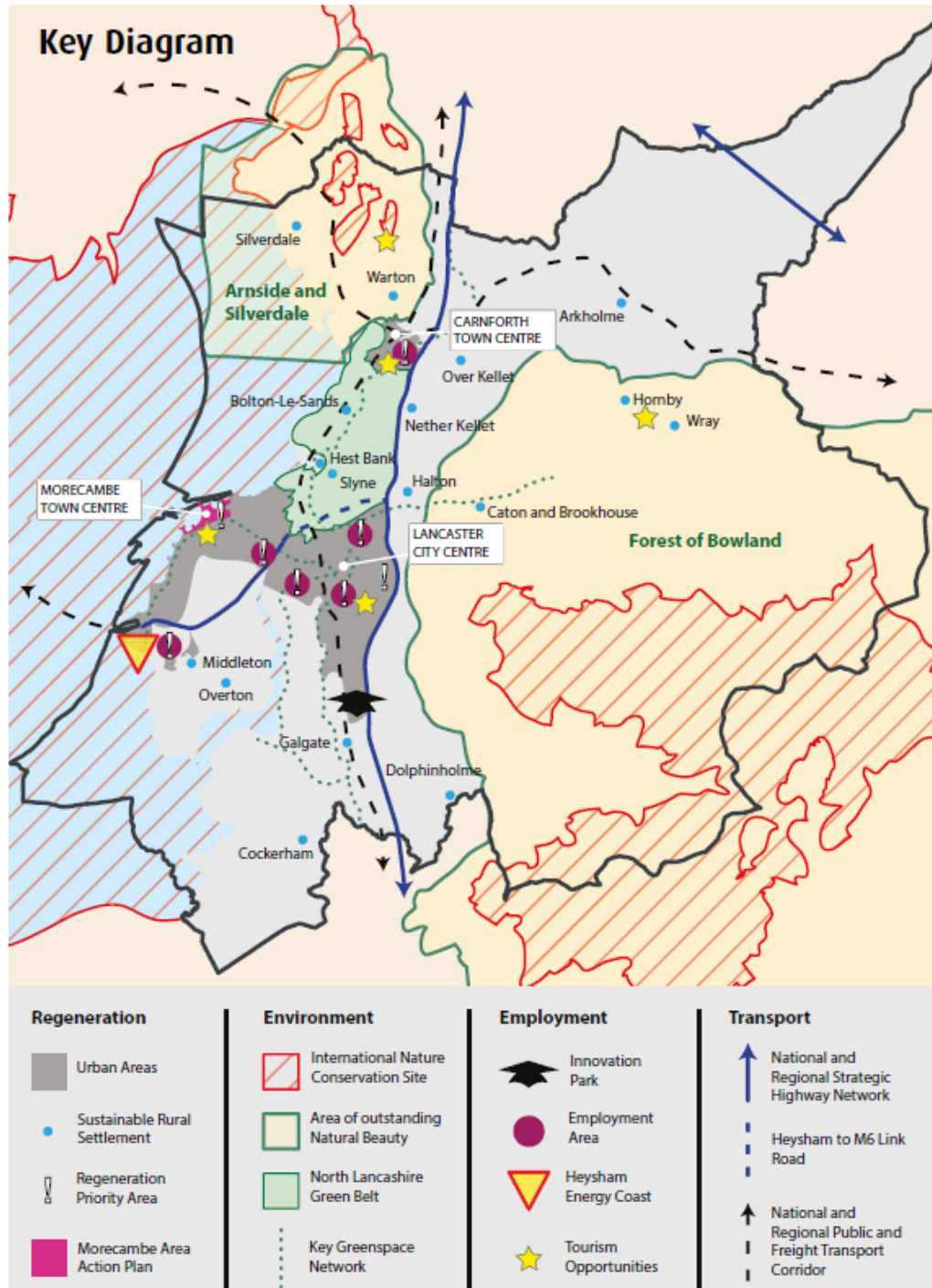
- South Lancaster (including Whinney Carr – 900 new homes and Bailrigg – 750 new homes)
- East Lancaster (including Grab Lane – 450 new homes)
- Central and West Lancaster
- South Heysham

In addition to these growth areas, smaller quantities of growth as part of regeneration initiatives were identified for Carnforth and Heysham. Small amounts of housing were also proposed in villages and smaller settlements throughout the district.

Strategic employment sites were identified in Carnforth, Heysham and Lancaster with smaller rural employment sites allocated in Halton, Hornby, Caton and Glasson Dock.

The spatial distribution of the key areas of development is illustrated in the Draft Key Diagram in Figure 3-2. The revised spatial strategy is therefore a combination of Figures 3-2 and 3-1, albeit not all of the strategic options in Figure 3-1 are likely to be required.

Figure 3-2 Key Diagram (2014)



4 SA OF THE REVISED VISION AND OBJECTIVES

4.1 Assessment of the Revised Vision

The Revised Vision (as presented in Section 3.1) has been reviewed against the broad SA Objectives and a summary of the key sustainability comments and recommendations identified.

Sustainability Comments

The Revised Vision seeks to deliver sustainable communities within the Lancaster District in order to ensure local need is met. This overarching theme positively contributes to the suite of SA Objectives, particularly those relating to the delivery of housing, employment and retail in addition to the promotion of sustainable local economies to ensure economic inclusion.

As above the social and economic SA Objectives are generally supported by the Revised Vision's aim to create sustainable and varied communities, the achievement of which would require housing that meets the needs of the District, sustainable economic growth, sustainable access to basic goods and services and amenities for all groups. Indirectly the Revised Vision also supports the SA Objectives relating to a reduction in crime, fear of crime and health inequalities.

The Revised Vision does not specifically seek to protect and enhance the natural environment (e.g. biodiversity (in particular European Sites), landscape / townscape, historic environment (heritage assets) although it is inferred to in the text, '*conserved, enhanced and diversified COAST AND COUNTRYSIDE*'.

Recommendations

The Revised Vision should be expanded to ensure that the District's biodiversity resources, landscape character and heritage assets are protected from inappropriate development (and where possible enhanced). This would strengthen the Revised Vision against the environmental SA Objectives. In addition, in view of the highly sensitive environmental designations within the Lancaster District (including the Morecambe Bay SAC, SPA and Ramsar Site), it is recommended that the Revised Vision is also strengthened to specifically require the protection of them.

Finally, it is recommended that the Revised Vision is expanded to include a commitment to the promotion of sustainable transport. By doing so, this would strengthen the Revised Visions support for the SA Objectives relating to air quality and climate change.

4.2 Compatibility of the Revised Objectives

Table 4-1 presents the compatibility of the Revised Objectives (presented in Section 3.2) against the SA Objectives. N.B. Consideration has also been given to the sub-objectives when undertaking this compatibility assessment.

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

SA Objectives	Revised Objectives				
	1	2	3	4	5
S1. Crime	✓	✓	0	✓	0
S2. Housing	✓	✓	?	0	0
S3. Health	✓	✓	✓	✓	✓
S4. Education	✓	0	✓	✓	0
S5. Sustainable access	✓	✓	0	✓	✓
EC1. Thriving economies	✓	✓	0	✓	✓
EC2. Economic drivers	✓	0	0	✓	✓
EC3. Workforce	✓	0	0	✓	✓
EC4. Economic inclusion	✓	0	0	✓	✓
EN1. Climate change	✓	?	✓	✓	✓
EN2. Water	?	?	✓	?	0
EN3. Biodiversity	?	?	✓	✓	0
EN4. Landscape	✓	?	✓	?	0
EN5. Natural resources	?	?	✓	?	0
EN6. Energy efficiency	?	✓	0	0	0
EN7. Heritage	✓	?	✓	✓	0
EN8. Air quality	✓	?	✓	✓	✓
EN9. Waste	?	?	✓	0	0

Key

✓ = Objectives are compatible

✗ = Objectives are potentially incompatible

0 = There is no link between objectives

? = The link between the objectives is uncertain

Discussion of Appraisal Findings

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

On the whole the Revised Objectives and the SA Objectives either complemented each other or there were no links between the two. Furthermore, no potential conflicts were identified in the compatibility matrix. However, some areas of uncertainty were identified. This was due to new housing development, new infrastructure and economic growth potentially affecting heritage assets, biodiversity resources and landscape resources. Furthermore general growth could also lead to a greater demand for natural resources, more waste being generated and increased pressure on water resources within Lancaster. However, the Revised Objectives are intended to be read as a whole and not individually and it is not appropriate to amend every objective to

meet all needs. It is considered that where there are uncertainties, other objectives would effectively seek to mitigate the potential for adverse effects.

Recommendations for Mitigation/Enhancement

It is recommended that the following bullet point under Objective SO3 be enhanced as per the suggested text in italics:

- Recognising and respecting the international environmental importance of Morecambe Bay, Bowland Fells and Calf Hill/Crag Wood, securing opportunities for habitat restoration and enhancement within them; *The council would seek to avoid adverse effects on the integrity of these sites either alone or in-combination and to ensure that their conservation objectives are upheld.*

5 SA AND HRA OF THE REVISED STRATEGY AND OPTIONS

5.1 Additional Strategic Areas for Growth

The SA of each of the additional strategic areas for growth is presented in the site appraisal sheets below.

SA Site Appraisal Sheet: Urban Extension Options

Site Name and Ref: South Lancaster UE1		Existing Land-use: Greenfield / agricultural		
Site Location: South Lancaster		Proposed use: Residential		
Site Area: TBC		No. units / floor space: ~3,000		
SA Objective		Score	Comments / Mitigation	Residual Score
S1	To reduce crime, disorder and fear of crime and reduce expose to hazards	-	MT, I, R, L, C	0
S2	To ensure there is housing to meet all needs	++	MT, D, IR, H, C	++ MT, D, IR, H, C
S3	To improve physical and mental health for all and reduce health inequalities	+/-	LT, I, R, M, C	+ LT, I, R, M, C
S4	To encourage lifelong learning	+/-	MT, I, R, M, C	+ MT, I, R, M, C
S5	To improve sustainable access to basic goods, services and amenities for all groups	+	MT, D, R, M	+ MT, D, R, M
EC1	To encourage thriving local economies	0		0
EC2	To ensure key economic drivers are strong	+	MT, I, R, M	+ MT, I, R, M
EC3	To ensure the workforce meets local economic needs	+	MT, I, R, M	+ MT, I, R, M
EC4	To encourage economic inclusion	+	MT, ID, R, M	+ MT, ID, R, M
EN1	To limit and adapt to climate change	+/-	MT, ID, R, M	+ MT, I, R, M
EN2	To protect and enhance the quality of water features and resources	-	MT, I, R, M, C	0
EN3	To protect and enhance biodiversity	--	MT, I, R, M, C	- MT, I, R, M, C
EN4	To protect and enhance landscape and townscape character and quality	--	MT, D, IR, M, C	-- MT, D, IR, M, C
EN5	To ensure the sustainable use of natural resources	--	MT, D, IR, M, C	- MT, D, IR, M, C
EN6	To increase energy efficiency and require the use of renewable energy sources	-	MT, I, R, M, C	+ MT, I, R, M
EN7	To protect and enhance the historic environment and heritage assets	-	MT, I, IR, M, C	0
EN8	To protect and improve air quality	--	MT, I, R, M, C	0
EN9	To minimise waste, increase re-use and recycling	--	MT, D, IR, M, C	+ MT, D, R, M
Initial HRA Summary: Potential for Likely Significant Effects (LSE) alone. Site is not in a European Site but may be functionally-linked land. May also increase recreational pressure on Morecambe Bay, in particular in-combination with other large south Lancaster sites. Further specific mitigation measures to be developed including e.g. buffer zones, on-site recreational areas, specific SPD and provision of suitable alternative natural greenspace (SANGS).				
Cumulative Comments: Together with other large sites south of the city (eg Bailrigg and the Innovation Park) there will be cumulative adverse effects on the environment including notably greenfield land-use, landscape, biodiversity, car use and pressure on services. The cumulative contribution to housing provision will also be great. Anew M6 junction and area-wide masterplan is essential for minimising these impacts.				

SA Site Appraisal Sheet: Urban Extension Options

Site Name and Ref: East Lancaster UE2		Existing Land-use: Greenfield / agricultural		
Site Location: East Lancaster, east of M6		Proposed use: Residential and Employment		
Site Area: TBC		No. units / floor space: ~1,500 units and employment land		
SA Objective		Score	Comments / Mitigation	Residual Score
S1	To reduce crime, disorder and fear of crime and reduce expose to hazards	- MT, I, R, L, C	New target for crime in current undeveloped location. <i>Opportunity to design out crime as part of masterplan.</i>	0
S2	To ensure there is housing to meet all needs	++ MT, D, IR, H, C	Quite large contribution to housing needs including a range of types & affordable but limited rural needs. Large scale would enable bespoke masterplan.	++ MT, D, IR, H, C
S3	To improve physical and mental health for all and reduce health inequalities	+/- LT, I, R, M, C	Opportunities for walking/cycling to urban centre. 3/4 GPs < 4km but capacities uncertain. Poss. cohesion issues - large effect on Halton. <i>Masterplan should ensure health service provision and greenspace retention. Could size be reduced to lower impact?</i>	+ LT, I, R, M, C
S4	To encourage lifelong learning	+/- MT, I, R, M, C	Primary schools at Halton and Caton, secondary <3km. Capacities would be insufficient. <i>New schools would need to be provided in masterplan.</i>	+ MT, I, R, M, C
S5	To improve sustainable access to basic goods, services and amenities for all groups	- MT, D, R, M	Limited services at Halton/Caton and poor infrastructure to city. Diff. to provide this and utilities. Cycle route - A683. <i>New services, open space, access inc.walking/cycling/public transport/park&ride.</i>	0
EC 1	To encourage thriving local economies	+ MT, D, R, H, C	Employment land included – new job opportunities. Will encourage inward investment and economic growth – will be close to proposed residential for labour source.	+ MT, D, R, H, C
EC2	To ensure key economic drivers are strong	+ MT, D, R, L, C	The exact make-up of the employment land is not known at this stage. The development may contribute to thriving village centres at Halton and Caton.	+ MT, D, R, L, C
EC3	To ensure the workforce meets local economic needs	+ MT, I, R, M	The development has potential to provide labour to industry through its mixed-use nature and access to Caton Road jobs. A wide range of skills are expected amongst residents.	+ MT, I, R, M
EC4	To encourage economic inclusion	+ MT, ID, R, M	Close to employment opportunities on Caton Road and employment land included on-site. Cycle routes. <i>Improved access infrastructure to city including walking/cycling/public transport.</i>	++ MT, ID, R, M
EN 1	To limit and adapt to climate change	- MT, ID, R, M	Development will increase energy and car use but could provide public transport /walking/cycling. Mainly in flood zone 1 but near to River Lune floodplain. <i>Promote energy efficient design, sustainable. transport, flood risk assessment, SuDS & avoid flood plain.</i>	+ MT, I, R, M
EN2	To protect and enhance the quality of water features and resources	- MT, I, R, M, C	On greenfield next to river. New development can lead to deterioration in surface and groundwater. <i>Design and construction measures should be able to mitigate this but SuDS difficult.</i>	0
EN3	To protect and enhance biodiversity	- MT, I, R, M, C	Greenfield site, may be functionally-linked to SAC. Also general loss of biodiversity. <i>Should include green infrastructure and biodiversity enhancements. See also HRA.</i>	- MT, I, R, M, C
EN4	To protect and enhance landscape and townscape character and quality	- - MT, D, IR, M, C	Adjacent to FoB AONB. Major use of open greenfield land and potential to affect views from Halton and setting of AONB. However, some small scale, low density dvlpt in some areas may be acceptable. <i>Only develop part of the site and avoid low-lying areas adjacent to AONB.</i>	- MT, D, IR, M, C
EN5	To ensure the sustainable use of natural resources	- - MT, D, IR, M, C	Use of large greenfield site outside main settlement. <i>Design and construction measures should avoid contamination and incorporate SuDS and greenspace areas retained.</i>	- MT, D, IR, M, C
EN6	To increase energy efficiency and require the use of renewable energy sources	- MT, I, R, M, C	Development will increase energy use due to scale and type. <i>But good opportunities to include energy efficient design and localised, sustainable renewables.</i>	+ MT, I, R, M
EN7	To protect and enhance the historic environment and heritage assets	- MT, I, IR, M, C	Listed buildings within or adjacent. Settings will be affected. No other known heritage assets. <i>Masterplan should include measures to protect setting of listed structures.</i>	0
EN8	To protect and improve air quality	- MT, I, R, M, C	Likely to increase traffic locally and on routes into city and AQMA. Limited opportunity to improve capacity. <i>Maximise public transport and walking/cycling.</i>	- MT, I, R, M, C
EN9	To minimise waste, increase re-use and recycling	- - MT, D, IR, M, C	Development of his scale will increase waste and is distant from existing recycling facilities. <i>Design should promote recycled materials and recycling facilities should be provided.</i>	+ MT, D, R, M
Initial HRA Summary: Potential for LSE alone. Site is not in a European Site but may be functionally-linked land. Further specific mitigation measures to be developed in liaison with Natural England e.g. provision or enhancement of alternative sites or land management techniques.				
Cumulative Comments: Together with other large sites to the east of the city (perhaps UE3) there will be cumulative adverse effects on the environment including notably greenfield land-use, landscape, biodiversity, car use and pressure on services. Would have cumulative contribution to housing delivery.				

SA Site Appraisal Sheet: Urban Extension Options

Site Name and Ref: East Lancaster UE3		Existing Land-use: Greenfield / agricultural		
Site Location: Cuckoo Fm, East Lancaster, west of M6		Proposed use: Residential and Employment		
Site Area: TBC		No. units / floor space: ~1,500 units and employment land		
SA Objective		Score	Comments / Mitigation	Residual Score
S1	To reduce crime, disorder and fear of crime and reduce expose to hazards	- MT, I, R, L, C	New target for crime in current undeveloped location. Crime levels relatively high in existing neighbourhoods. <i>Opportunity to design out crime as part of masterplan.</i>	- MT, I, R, L, C
S2	To ensure there is housing to meet all needs	++ MT, D, IR, H, C	Quite large contribution to housing needs including a range of types & affordable but not rural needs. Large scale would enable bespoke masterplan.	++ MT, D, IR, H, C
S3	To improve physical and mental health for all and reduce health inequalities	+/- LT, I, R, M, C	Opportunities for walking/cycling to urban centre and inc. amenity space & canal. 3 GPs < 4km but capacities uncertain. Possible cohesion issues. <i>Masterplan should ensure health service provision and greenspace retention.</i>	+ LT, I, R, M, C
S4	To encourage lifelong learning	++ MT, I, R, M, C	Close to a number of primary and secondary schools. Capacities may be insufficient. <i>Local school capacity may need to be increased.</i>	++ MT, I, R, M, C
S5	To improve sustainable access to basic goods, services and amenities for all groups	+ MT, D, R, M	Close to city centre services and amenities including local greenspace. But no local retail and road capacity is poor. <i>Provide some new services including improved access.</i>	++ MT, D, R, M
EC 1	To encourage thriving local economies	+ MT, D, R, H, C	Employment land included – new job opportunities. Will encourage inward investment and economic growth – will be close to proposed residential for labour source.	+ MT, D, R, H, C
EC2	To ensure key economic drivers are strong	+ MT, D, R, L, C	The exact make-up of the employment land is not known at this stage. The development may contribute to thriving city and local centres but site may not be very suitable for employment.	+ MT, D, R, L, C
EC3	To ensure the workforce meets local economic needs	+ MT, I, R, M	The development has potential to provide labour to industry through its mixed-use nature and access to Caton Road jobs. A wide range of skills are expected amongst residents.	+ MT, I, R, M
EC4	To encourage economic inclusion	+ MT, ID, R, M	Close to employment opportunities on Caton Road and employment land included on-site. <i>Improved access infrastructure to city including walking/cycling/public transport.</i>	++ MT, ID, R, M
EN 1	To limit and adapt to climate change	+/- MT, I, R, M	Development will increase energy and car use but could provide public transport /walking/cycling. Mainly in flood zone 1 but some local streams. <i>Promote energy efficient design, sust. transport, flood risk assessment and SuDS.</i>	+ MT, I, R, M
EN2	To protect and enhance the quality of water features and resources	- MT, I, R, M, C	On greenfield site. New development can lead to deterioration in surface and groundwater. <i>Design and construction measures should be able to mitigate this.</i>	0
EN3	To protect and enhance biodiversity	- - MT, I, R, M, C	Next to two BHS and one on site (drainage?). May be functionally-linked to SAC. Also general loss of biodiversity. <i>Include green infrastructure, enhancements and protect BHS. See also HRA.</i>	- MT, I, R, M, C
EN4	To protect and enhance landscape and townscape character and quality	- - MT, D, IR, M, C	Not in AONB but major use of open greenfield land east of city and visible over a wide area maybe inc. edge of FoB AONB. Has some local value as urban landscape but may be overstated. <i>Retain greenspaces, woodland, green buffer on AONB side and not develop most prominent areas.</i>	- MT, D, IR, M, C
EN5	To ensure the sustainable use of natural resources	- - MT, D, IR, M, C	Use of large greenfield site outside main settlement. <i>Design and construction measures should avoid contamination and incorporate SuDS and greenspace areas retained.</i>	- MT, D, IR, M, C
EN6	To increase energy efficiency and require the use of renewable energy sources	- MT, I, R, M, C	Development will increase energy use due to scale and type. <i>But good opportunities to include energy efficient design and localised, sustainable renewables.</i>	+ MT, I, R, M
EN7	To protect and enhance the historic environment and heritage assets	- MT, I, IR, M, C	Listed buildings adjacent and may affect setting of city/Williamson Park. No other known heritage assets. <i>Masterplan should include measures to protect setting of listed structures.</i>	0
EN8	To protect and improve air quality	- MT, I, R, M, C	Likely to increase traffic locally and on routes into city. Limited opportunity to improve capacity. <i>Maximise public transport and walking/cycling.</i>	- MT, I, R, M, C
EN9	To minimise waste, increase re-use and recycling	- - MT, D, IR, M, C	Development of his scale will increase waste and is distant from existing recycling facilities. <i>Design should promote recycled materials and recycling facilities should be provided.</i>	+ MT, D, R, M
Initial HRA Summary: Potential for LSE alone. Site is not in a European Site but may be functionally-linked land. Further specific mitigation measures to be developed in liaison with Natural England e.g. provision or enhancement of alternative sites or land management techniques.				
Cumulative Comments: Together with other large sites to the east of the city (perhaps UE2) there will be cumulative adverse effects on the environment including notably greenfield land-use, landscape, biodiversity, car use and pressure on services. Would have cumulative contribution to housing delivery.				

SA Site Appraisal Sheet: Green Belt Review

Site Name and Ref: Green Belt North of Lancaster GB1		Existing Land-use: Greenfield / agricultural		
Site Location: North of Lancaster		Proposed use: Residential and Employment		
Site Area: TBC		No. units / floor space: ~850 units and employment land		
SA Objective		Score	Comments / Mitigation	Residual Score
S1	To reduce crime, disorder and fear of crime and reduce expose to hazards	- MT, I, R, L, C	New target for crime in current undeveloped location. Crime levels relatively high in existing neighbourhoods. Road safety concern. <i>Opportunity to design out crime & imp. safety through masterplan.</i>	0
S2	To ensure there is housing to meet all needs	++ MT, D, IR, H, C	Quite large contribution to housing in area of need including a range of types & affordable but not rural needs. Scale would enable bespoke masterplan.	++ MT, D, IR, H, C
S3	To improve physical and mental health for all and reduce health inequalities	+/- LT, I, R, M, C	Opportunities for walking/cycling to urban centre. 3 GPs <4km but would increase pressure. Current high deprivation. Pot. cohesion issues. <i>Masterplan to ensure health service provision and greenspace – amenity space would benefit existing residents.</i>	+ LT, I, R, M, C
S4	To encourage lifelong learning	++ MT, I, R, M, C	Some primary schools in existing settlements and secondary in city. Capacities may be insufficient. High deprivation. <i>Local school capacity may need to be increased or new school provided.</i>	++ MT, I, R, M, C
S5	To improve sustainable access to basic goods, services and amenities for all groups	+ MT, D, R, M	Well connected to existing services and amenities, Bare Station but limited buses. Opps. to imp. infrastructure – utilities could help wider area. <i>Provide some new services inc. improved access.</i>	++ MT, D, R, M
EC 1	To encourage thriving local economies	+ MT, D, R, H, C	Employment land included – new job opportunities. Will encourage inward investment and economic growth – will be close to residential for labour source and M6 Link. Nice environment.	+ MT, D, R, H, C
EC2	To ensure key economic drivers are strong	+ MT, D, R, L, C	The exact make-up of the employment land is not known at this stage. The development may contribute to thriving city and local centres.	+ MT, D, R, L, C
EC3	To ensure the workforce meets local economic needs	+ MT, I, R, M	The development has potential to provide labour to industry through its mixed-use nature. A range of skills are expected amongst residents.	+ MT, I, R, M
EC4	To encourage economic inclusion	+ MT, ID, R, M	Access to existing employment opportunities and employment land included on-site. Close to high deprivation. <i>Improved access infrastructure to city including walking/cycling/public transport.</i>	++ MT, ID, R, M
EN 1	To limit and adapt to climate change	+/- MT, I, R, M	Development will increase energy and car use but could provide public transport /walking/cycling. In flood zone 1. <i>Promote energy efficient design, sust. transport, flood risk assessment and SuDS.</i>	+ MT, I, R, M
EN2	To protect and enhance the quality of water features and resources	- MT, I, R, M, C	On greenfield site. New development can lead to deterioration in surface and groundwater. <i>Design and construction measures should be able to mitigate this.</i>	0
EN3	To protect and enhance biodiversity	- MT, I, R, M, C	Greenfield site, may be functionally-linked to SAC. Also general loss of biodiversity. <i>Masterplan should include green infrastructure and biodiversity enhancements. See also HRA.</i>	- MT, I, R, M, C
EN4	To protect and enhance landscape and townscape character and quality	- - MT, D, IR, M, C	Would result in loss of greenbelt and would extend northern edge of city up to the M6 Link on ridgeline. Northern part could affect views to/from the FoB AONB. <i>Masterplan should promote good design and greenspaces. Suggest only develop southern parts of site and retain buffer to Link Rd.</i>	- MT, D, IR, M, C
EN5	To ensure the sustainable use of natural resources	- - MT, D, IR, M, C	Use of large greenfield site on edge of main settlement. <i>Design and construction measures should avoid contamination and incorporate SuDS and greenspace areas retained.</i>	- MT, D, IR, M, C
EN6	To increase energy efficiency and require the use of renewable energy sources	- MT, I, R, M, C	Development will increase energy use due to scale and type. <i>But opportunities to include energy efficient design and localised, sustainable renewables.</i>	+ MT, I, R, M
EN7	To protect and enhance the historic environment and heritage assets	- MT, I, IR, M, C	Listed buildings adjacent and within site. Setting may be affected. No other known heritage assets. <i>Masterplan should include measures to protect setting of listed structures.</i>	0
EN8	To protect and improve air quality	+/- MT, I, R, M, C	Likely to increase traffic locally and on routes into city but may also deflect HGV traffic from AQMA. <i>Maximise public transport and walking/cycling.</i>	+/- MT, I, R, M, C
EN9	To minimise waste, increase re-use and recycling	- - MT, D, IR, M, C	Development of his scale will increase waste and is distant from existing recycling facilities. <i>Design should promote recycled materials and recycling facilities should be provided.</i>	+ MT, D, R, M
Initial HRA Summary: Potential for LSE alone. Site is not in a European Site but may be functionally-linked land. Further specific mitigation measures to be developed in liaison with Natural England e.g. provision or enhancement of alternative sites or land management techniques.				
Cumulative Comments: Together with other large greenbelt sites to the north of the city there will be cumulative adverse effects on the environment including notably greenfield land-use, landscape, biodiversity, car use and pressure on services. Beneficial cumulative contribution to housing.				

SA Site Appraisal Sheet: Green Belt Review

Site Name and Ref: Green Belt NE of Morecambe GB2		Existing Land-use: Greenfield / agricultural		
Site Location: North east of Morecambe		Proposed use: Residential and Employment		
Site Area: TBC		No. units / floor space: ~750 units and employment land		
SA Objective		Score	Comments / Mitigation	Residual Score
S1	To reduce crime, disorder and fear of crime and reduce expose to hazards	- MT, I, R, L, C	New target for crime in current undeveloped location. Crime levels relatively high in existing neighbourhoods. <i>Opportunity to design out crime as part of masterplan.</i>	0
S2	To ensure there is housing to meet all needs	++ MT, D, IR, H, C	Quite large contribution to housing in area of need including a range of types & affordable but not rural needs. Scale would enable bespoke masterplan.	++ MT, D, IR, H, C
S3	To improve physical and mental health for all and reduce health inequalities	+/- LT, I, R, M, C	Opportunities for walking/cycling to urban centre. 2 GPs <4km but would increase pressure. <i>Masterplan should ensure health service provision and greenspace.</i>	+ LT, I, R, M, C
S4	To encourage lifelong learning	++ MT, I, R, M, C	Some primary schools in existing settlements and secondary in city. Capacities insufficient. <i>Local school capacity may need to be increased or new school provided.</i>	++ MT, I, R, M, C
S5	To improve sustainable access to basic goods, services and amenities for all groups	+/- MT, I, R, L, C	Poor access to services & amenities but near Bare Station. Opps. to improve this and infrastructure. Links to recreation and open space. Utilities diff. <i>Provide some new services including improved access and park to counter existing shortage.</i>	+ MT, D, R, M
EC 1	To encourage thriving local economies	+ MT, D, R, H, C	Employment land included – new job opportunities. Will encourage inward investment and economic growth – will be close to proposed residential for labour source and M6 Link.	+ MT, D, R, H, C
EC2	To ensure key economic drivers are strong	+ MT, D, R, L, C	The exact make-up of the employment land is not known at this stage. The development may contribute to thriving city and local centres.	+ MT, D, R, L, C
EC3	To ensure the workforce meets local economic needs	+ MT, I, R, M	The development has potential to provide labour to industry through its mixed-use nature. A range of skills are expected amongst residents.	+ MT, I, R, M
EC4	To encourage economic inclusion	+ MT, ID, R, M	Access to existing employment opportunities and employment land included on-site. <i>Improved access infrastructure to city including walking/cycling/public transport.</i>	++ MT, ID, R, M
EN 1	To limit and adapt to climate change	+/- MT, I, R, M	Development will increase energy and car use but could provide public transport/walking/cycling. In flood zone 1. <i>Promote energy efficient design, sust. transport, flood risk assessment and SuDS.</i>	+ MT, I, R, M
EN2	To protect and enhance the quality of water features and resources	- MT, I, R, M, C	On greenfield site. New development can lead to deterioration in surface and groundwater. <i>Design and construction measures should be able to mitigate this.</i>	0
EN3	To protect and enhance biodiversity	- MT, I, R, M, C	Greenfield site, may be functionally-linked to SAC. Poss. rec. pressure. Ggeneral loss of biodiversity. <i>Masterplan should include green infrastructure and biodiversity enhancements. See HRA.</i>	- MT, I, R, M, C
EN4	To protect and enhance landscape and townscape character and quality	0	Site is relatively well enclosed and would appear as a natural extension of the existing urban area. <i>Masterplan should promote good design and greenspaces.</i>	0
EN5	To ensure the sustainable use of natural resources	- - MT, D, IR, M, C	Use of large greenfield site on edge of main settlement. <i>Design and construction measures should avoid contamination and incorporate SuDS and greenspace areas retained.</i>	- MT, D, IR, M, C
EN6	To increase energy efficiency and require the use of renewable energy sources	- MT, I, R, M, C	Development will increase energy use due to scale and type. <i>But opportunities to include energy efficient design and localised, sustainable renewables.</i>	+ MT, I, R, M
EN7	To protect and enhance the historic environment and heritage assets	- MT, I, IR, M, C	Listed buildings adjacent and within site. Setting may be affected. No other known heritage assets. <i>Masterplan should include measures to protect setting of listed structures.</i>	0
EN8	To protect and improve air quality	- MT, I, R, M, C	Likely to increase traffic locally and on routes into city. <i>Maximise public transport and walking/cycling.</i>	- MT, I, R, M, C
EN9	To minimise waste, increase re-use and recycling	- - MT, D, IR, M, C	Development of his scale will increase waste and is distant from existing recycling facilities. <i>Design should promote recycled materials and recycling facilities should be provided.</i>	+ MT, D, R, M
Initial HRA Summary: Potential for LSE alone. Site is not in a European Site but may be functionally-linked land. May also increase recreational pressure on Morecambe Bay. Further specific mitigation measures to be developed including e.g. buffer zones, on-site recreational areas, strategic measures such as a specific SPD and provision of SANGS.				
Cumulative Comments: Together with other large greenbelt sites to the north of the city there will be cumulative adverse effects on the environment including notably greenfield land-use, landscape, biodiversity, car use and pressure on services. Beneficial cumulative contribution to housing.				

SA Site Appraisal Sheet: Green Belt Review

Site Name and Ref: Green Belt South of Carnforth GB3		Existing Land-use: Greenfield / agricultural		
Site Location: South of Carnforth		Proposed use: Residential and Employment		
Site Area: TBC		No. units / floor space: ~1,250 units and employment land		
SA Objective		Score	Comments / Mitigation	Residual Score
S1	To reduce crime, disorder and fear of crime and reduce expose to hazards	-	New target for crime in current undeveloped location. <i>Opportunity to design out crime as part of masterplan.</i>	0
S2	To ensure there is housing to meet all needs	++	Quite large contribution to housing needs including a range of types & affordable but not rural needs. Scale would enable bespoke masterplan.	++ MT, D, IR, H, C
S3	To improve physical and mental health for all and reduce health inequalities	+/-	Opportunities for walking/cycling to urban centre. 2 GPs <4km but would increase pressure. Little greenspace. Pot. cohesion issues. <i>Masterplan to ensure health service provision and greenspace.</i>	+ LT, I, R, M, C
S4	To encourage lifelong learning	++	Primary schools within ~1km in Carnforth and one secondary school. Capacities uncertain. <i>Local school capacity may need to be increased or new school provided.</i>	++ MT, I, R, M, C
S5	To improve sustainable access to basic goods, services and amenities for all groups	+	Well connected to existing services, transport, amenities in Carnforth. Opportunities to improve infrastructure. <i>Provide some services including improved access ie A6 to Back Lane Link Rd.</i>	++ MT, D, R, M
EC 1	To encourage thriving local economies	+	Employment land included – new job opportunities. Will encourage inward investment and economic growth – will be close to existing employment in Carnforth/South Cumbria.	+ MT, D, R, H, C
EC2	To ensure key economic drivers are strong	+	The exact make-up of the employment land is not known at this stage. The development may contribute to Carnforth's vitality overall.	+ MT, D, R, L, C
EC3	To ensure the workforce meets local economic needs	+	The development has potential to provide labour to industry through its mixed-use nature. A range of skills are expected amongst residents.	+ MT, I, R, M
EC4	To encourage economic inclusion	+	Access to existing employment opportunities and employment land included on-site. <i>Improved access infrastructure to city including walking/cycling/public transport.</i>	++ MT, ID, R, M
EN 1	To limit and adapt to climate change	+/-	Development will increase energy and car use but has good walking/cycling opps. Mainly in flood zone 1. <i>Promote energy efficient design, sust. transport, flood risk assessment and SuDS.</i>	+ MT, I, R, M
EN2	To protect and enhance the quality of water features and resources	-	Largely greenfield site. Adjacent to canal. New development can lead to deterioration in surface and groundwater. <i>Design and construction measures should be able to mitigate this.</i>	0
EN3	To protect and enhance biodiversity	--	Proximity to canal BHS and includes large quarry BHS. BHS would be retained. Also general loss of biodiversity. <i>Masterplan should include green infrastructure and biodiversity enhancements including protection/enhancement of BHS.</i>	- MT, I, R, L, C
EN4	To protect and enhance landscape and townscape character and quality	--	Loss of greenbelt and would extend southern edge of Carnforth. West of site is higher and more widely visible. Potential to be visible from A&S AONB. <i>Suggest only lower, western part developed, low heights.</i>	- MT, D, IR, M, C
EN5	To ensure the sustainable use of natural resources	--	Use of large greenfield site on edge of main settlement. <i>Design and construction measures should avoid contamination and incorporate SuDS and greenspace areas retained.</i>	- MT, D, IR, M, C
EN6	To increase energy efficiency and require the use of renewable energy sources	-	Development will increase energy use due to scale and type. <i>But opportunities to include energy efficient design and localised, sustainable renewables.</i>	+ MT, I, R, M
EN7	To protect and enhance the historic environment and heritage assets	0	No known heritage assets.	0
EN8	To protect and improve air quality	--	Likely to increase traffic locally and on routes into Carnforth and may affect AQMA. <i>Maximise public transport and walking/cycling opportunities. New link road may alleviate AQMA.</i>	- MT, I, R, L, C
EN9	To minimise waste, increase re-use and recycling	--	Development of his scale will increase waste and is distant from existing recycling facilities. <i>Design should promote recycled materials and recycling facilities should be provided.</i>	+ MT, D, R, M
Initial HRA Summary: Site is not in a European Site and is not considered to be functionally linked to a European Site. No LSE.				
Cumulative Comments: Together with other large greenbelt sites there will be cumulative adverse effects on the environment including notably greenfield land-use, landscape, biodiversity, car use and pressure on services. Beneficial cumulative contribution to housing.				

SA Site Appraisal Sheet: Green Belt Review

Site Name and Ref: Central area of Green Belt GB4		Existing Land-use: Greenfield / agricultural		
Site Location: Slyne-with-Hest / Bolton-le-Sands		Proposed use: Residential		
Site Area: TBC		No. units / floor space: ~500 units		
SA Objective		Score	Comments / Mitigation	Residual Score
S1	To reduce crime, disorder and fear of crime and reduce expose to hazards	- MT, I, R, L, C	New target for crime in current undeveloped location. Currently very low crime levels in area. <i>Opportunity to design out crime as part of masterplan.</i>	0
S2	To ensure there is housing to meet all needs	++ MT, D, IR, H, C	Quite large contribution to housing needs including a range of types & affordable. Close to rural settlements to benefit those needs. Scale would enable bespoke masterplan.	++ MT, D, IR, H, C
S3	To improve physical and mental health for all and reduce health inequalities	- LT, I, R, M, C	Limited opportunities for walking/cycling. No local GPs. Some open space. <i>Masterplan should ensure health service provision and greenspace.</i>	+ LT, I, R, M, C
S4	To encourage lifelong learning	+ MT, I, R, M, C	Primary school within ~1km. Secondary schools in north Lancaster. Capacities uncertain. <i>Local school capacity may need to be increased.</i>	+ MT, I, R, M, C
S5	To improve sustainable access to basic goods, services and amenities for all groups	+ MT, D, R, M	Well connected to existing local services and amenities but would need substantial service and infrastructure upgrades. <i>Improve infrastructure, service provision, amenity space.</i>	++ MT, D, R, M
EC 1	To encourage thriving local economies	0	Site is residential only but new population may provide market to help boost economy and attractiveness of area to live and invest.	0
EC2	To ensure key economic drivers are strong	0	Location is accessible from employment in Lancaster, Morecambe and Carnforth but this site is primarily aimed at residential.	0
EC3	To ensure the workforce meets local economic needs	+ MT, I, R, M	The development has some potential to provide labour to the employment sites in Lancaster, Morecambe and Carnforth. A wide range of skills are expected amongst residents.	+ MT, I, R, M
EC4	To encourage economic inclusion	0	Location is accessible from employment in Lancaster, Morecambe and Carnforth but this site is primarily aimed at residential. Area does not exhibit high levels of income/employment deprivation.	0
EN 1	To limit and adapt to climate change	+/- MT, I, R, M	Development will increase energy and car use but has good walking/cycling opps. Flood zone 1. <i>Promote energy efficient design, sust. transport, flood risk assessment and SuDS.</i>	+ MT, I, R, M
EN2	To protect and enhance the quality of water features and resources	- MT, I, R, M, C	Greenfield site. Adjacent to canal. New development can lead to deterioration in surface and groundwater. <i>Design and construction measures should be able to mitigate this.</i>	0
EN3	To protect and enhance biodiversity	- - MT, I, R, M, C	Proximity to canal BHS. May be functionally linked land. General loss of biodiversity. <i>Masterplan should include green infrastructure and biodiversity enhancements & protect BHS. See HRA findings.</i>	- MT, I, R, L, C
EN4	To protect and enhance landscape and townscape character and quality	- MT, D, IR, M, C	Loss of green pasture surrounded by residential. Would affect character of villages but wider impacts would be limited <i>Implement good design, low density and green infrastructure.</i>	- MT, D, IR, M, C
EN5	To ensure the sustainable use of natural resources	- - MT, D, IR, M, C	Use of greenfield site on edge of main settlement. <i>Design and construction measures should avoid contamination and incorporate SuDS and greenspace areas retained.</i>	- MT, D, IR, M, C
EN6	To increase energy efficiency and require the use of renewable energy sources	- MT, I, R, M, C	Development will increase energy use due to scale and type. <i>But opportunities to include energy efficient design and localised, sustainable renewables.</i>	+ MT, I, R, M
EN7	To protect and enhance the historic environment and heritage assets	- MT, I, IR, M	No known heritage assets on site but adjacent to Conservation Area and numerous listed buildings to the south – settings may be affected. <i>Design to avoid impacts on setting of heritage assets.</i>	0
EN8	To protect and improve air quality	- MT, I, R, M, C	Likely to increase traffic locally and A6 and other routes into city. <i>Maximise public transport and walking/cycling.</i>	- MT, I, R, M, C
EN9	To minimise waste, increase re-use and recycling	- - MT, D, IR, M, C	Development of his scale will increase waste and is distant from existing recycling facilities. <i>Design should promote recycled materials and recycling facilities should be provided.</i>	+ MT, D, R, M
Initial HRA Summary: Potential for LSE alone. Site is not in a European Site but may be functionally-linked land. Further specific mitigation measures to be developed in liaison with Natural England e.g. provision or enhancement of alternative sites or land management techniques.				
Cumulative Comments: Together with other large greenbelt sites north of Lancaster (in particular Carnforth) there will be cumulative adverse effects on the environment including notably greenfield land-use, landscape, biodiversity, car use and pressure on services. Beneficial cumulative contribution to housing.				

SA Site Appraisal Sheet: Village Expansion

Site Name and Ref: Village Expansion		Existing Land-use: Greenfield / agricultural		
Site Location: Dolphinholme		Proposed use: Residential		
Site Area: TBC		No. units / floor space: ~500 units		
SA Objective		Score	Comments / Mitigation	Residual Score
S1	To reduce crime, disorder and fear of crime and reduce expose to hazards	- MT, I, R, L, C	New target for crime in current undeveloped location. Currently very low crime levels in area. <i>Opportunity to design out crime as part of masterplan.</i>	0
S2	To ensure there is housing to meet all needs	++ MT, D, IR, H, C	Quite large contribution to housing needs including a range of types, affordable and rural needs in the south. Scale would enable bespoke masterplan. Is there demand? <i>Village masterplan would be needed and appropriate marketing. Could sale be reduced?</i>	++ MT, D, IR, H, C
S3	To improve physical and mental health for all and reduce health inequalities	- LT, I, R, M, C	Opportunities for walking/cycling to village. Nearest GP in Galgate over 4km. big change to village – cohesion concern. Pressure on roads. Utilities diff. <i>Village masterplan to ensure health service provision and accessible greenspace. Could scale be reduced?</i>	+ LT, I, R, M, C
S4	To encourage lifelong learning	+ MT, I, R, M, C	Small primary school within ~1km. Secondary schools in Lancaster. Capacities uncertain. <i>New/expanded local school provision would be required.</i>	++ MT, I, R, M, C
S5	To improve sustainable access to basic goods, services and amenities for all groups	- MT, D, R, M	Village has school, but significant additional capacity would be required. No PO or shop. Poor bus links. Good internet access. <i>Improve infrastructure and service provision as part of village masterplan.</i>	++ MT, D, R, M
EC 1	To encourage thriving local economies	+ MT, I, R, M	Site is residential only but new population may provide market to help boost rural economy, viability of local shops and attractiveness of area to live and invest. Risk of commuter village?	+ MT, I, R, M
EC2	To ensure key economic drivers are strong	+ MT, I, R, M	Would benefit village viability and vitality and opportunities to benefit tourism economy. <i>Seek opportunities to benefit sustainable tourism in this area.</i>	+ MT, I, R, M
EC3	To ensure the workforce meets local economic needs	0	The development has some potential to provide labour to the employment sites in south Lancaster but is primarily a residential allocation.	0
EC4	To encourage economic inclusion	0	The development has some potential to provide labour to the employment sites in south Lancaster but is primarily a residential allocation.	0
EN 1	To limit and adapt to climate change	+/- MT, I, R, M	Development will increase energy and car use with many trips likely outside the village. Has walking/cycling opps. Flood zone 1. <i>Promote energy efficient design, sust. transport, FRA and SuDS.</i>	+ MT, I, R, M
EN2	To protect and enhance the quality of water features and resources	- MT, I, R, M, C	Greenfield site. Close to river Wyre. New development can lead to deterioration in surface and groundwater. <i>Design and construction measures should be able to mitigate this.</i>	0
EN3	To protect and enhance biodiversity	- - MT, I, R, M, C	Proximity to BHS/ancient woodland in south. May be functionally linked land. General loss of greenfield/biodiversity. <i>Masterplan should include green infrastructure and biodiversity enhancements & protect BHS. See HRA findings.</i>	- MT, I, R, L, C
EN4	To protect and enhance landscape and townscape character and quality	- - MT, D, IR, M, C	If all sites dvlpd. has potential to affect character of Dolphinholme, Cons Area and setting of AONB. <i>Suggest only VE3, 4 and part of VE2 developed. Low density, greenspace and restrict heights.</i>	- MT, D, IR, M, C
EN5	To ensure the sustainable use of natural resources	- - MT, D, IR, M, C	Use of greenfield site in countryside. <i>Design and construction measures should avoid contamination and incorporate SuDS and greenspace areas retained.</i>	- MT, D, IR, M, C
EN6	To increase energy efficiency and require the use of renewable energy sources	- MT, I, R, M, C	Development will increase energy use due to scale and type. <i>But opportunities to include energy efficient design and localised, sustainable renewables.</i>	+ MT, I, R, M
EN7	To protect and enhance the historic environment and heritage assets	- MT, I, R, M, C	Listed buildings in village centre and some on outskirts – settings may be affected. <i>Design to ensure settings not affected.</i>	0
EN8	To protect and improve air quality	- MT, I, R, L, C	Likely to increase traffic locally compared to existing levels but unlikely to result in significant air quality effects. May affect AQMA at Galgate. <i>Maximise public transport and walking/cycling.</i>	- MT, I, R, L, C
EN9	To minimise waste, increase re-use and recycling	- - MT, D, IR, M, C	Development of his scale will increase waste and is distant from existing recycling facilities. <i>Design should promote recycled materials and recycling facilities should be provided.</i>	+ MT, D, R, M
Initial HRA Summary: Potential for LSE alone. Site is not in a European Site but may be functionally-linked land. Further specific mitigation measures to be developed in liaison with Natural England e.g. provision or enhancement of alternative sites or land management techniques.				
Cumulative Comments: Together with other large greenfield sites south of Lancaster there will be cumulative adverse effects on the environment including notably greenfield land-use, landscape, biodiversity, car use and pressure on services. Beneficial cumulative contribution to housing.				

5.2 Revised Emerging Spatial Strategy

The revised spatial strategy is still emerging with options still existing for the expansion across a number of settlements within the district – see section 5.1 above. However, it is important to understand the potential implications of the spatial strategy as a whole and not to consider just the additional strategic development areas in isolation.

The matrix below provides a summary of the effects of the revised spatial strategy as a whole including the additional strategic areas for growth and the existing urban concentration policy. At this stage there remain a number of uncertainties so this assessment will be updated for the formal SA Report. Three principal areas of uncertainty exist:

- The selection of the preferred strategic development sites has yet to be made.
- The assessment of possible effects of the proposed sites on the setting of heritage assets is still being developed.
- The effect of some of the areas for development on European Sites is still emerging. At this stage whilst the indirect risks of development sites with respect to functionally-linked land and recreational pressure have been identified, further work is required in liaison with Natural England to determine if and how such risks can be mitigated. The outcome of this next stage of work will feed into the final preferred strategy.

SA Objective	Urban focus supplemented by additional large strategic sites for residential and employment	
S1 To reduce crime, disorder and fear of crime and reduce expose to hazards	+/- M-LT, I, R, M, C	<p>Focussing on urban sites performs strongly against objectives relating to access to goods, services and amenities including to health care and education. It also enables housing and employment-led regeneration in areas of higher deprivation such as Morecambe. These areas are generally more accessible by public transport, walking or cycling and maintain the highest concentrations of essential services. This approach can encourage healthy lifestyles through walking and cycling.</p> <p>The degree to which the larger strategic sites have access to services and amenities, including schools, healthcare and public transport provision is varied with some sites e.g. South Lancaster (UE1), south of Carnforth (GB3) and north Lancaster (GB1) having greater potential to access existing services (due to proximity to existing local centres) than others e.g. UE2 and GB2. However, the scale of these sites does enable bespoke masterplans to be developed which would also include new or increased capacity for schools/GPs, new public transport and walking/cycling facilities and recreational greenspace.</p> <p>The strategy provides strongly for housing needs with the larger strategic sites having the critical mass to also enable a range of housing types and tenures including affordable housing, including sites in lower income areas such as Morecambe. Development at Dolphinholme would help provide for rural needs in the south of the district becoming more of a rural hub for that area and helping to maintain the vitality of the village. Rural housing needs across the remainder of the district would be addressed to a lesser degree through sites allocated through the wider Land Allocations process.</p> <p>All new sites have potential to generate targets for crime where there currently is none. However, it should be possible to minimise this through secure by design principles as part of the planning process.</p>
S2 To ensure there is housing to meet all needs	++ S-LT, D, I, H, C	
S3 To improve physical and mental health for all and reduce health inequalities	+ M-LT, ID, R, M, C	
S4 To encourage lifelong learning	+ M-LT, ID, R, M, C	
S5 To improve sustainable access to basic goods, services and amenities for all groups	++ S-LT, D, I, H, C	
EC 1 To encourage thriving local economies	++ S-LT, D, R, M, C	<p>The strategy provides a number of strategic employment sites aiming to provide over 9,500 new jobs over the plan period. It focuses economic growth related to the knowledge economy and Lancaster University in South Lancaster; economic expansion linked to the energy sector, Heysham Port and wider employment opportunities at Heysham; and opportunities for retail and cultural expansion in Lancaster City Centre. White Lund will continue as the district's main employment area capitalising on its increased accessibility via the new Heysham M6 link road. This will be supported by additional employment opportunities at Carnforth, Heysham, Lancaster and sites distributed across the district's rural areas. The additional strategic sites are mainly mixed use so also provide additional employment land in proximity to new housing.</p> <p>Accessibility to employment is a key factor so the focus on jobs near to residential growth in Lancaster, Carnforth and on large mixed-use sites can contribute to improving levels of economic inclusion. The M6 Link Road is a key driver for further improving access to employment in Heysham. In Morecambe the main focus will remain regeneration, with the Area Action Plan providing the focus for promoting and directing growth in the</p>
EC2 To ensure key economic drivers are strong	++ S-LT, D, R, M, C	
EC3 To ensure the workforce meets local economic needs	+ S-LT, D, R, M, C	
EC4 To encourage economic inclusion	+ S-LT, D, R, M, C	

SA Objective	Urban focus supplemented by additional large strategic sites for residential and employment	
		<p>Centre of Morecambe. Outside of the central area, the strategy continues to promote renewal and investment in the West End to regenerate this area. Again this focus should help to improve access to jobs for lower income groups.</p> <p>Overall, the level of investment in employment, residential, infrastructure and associated measures to improve the physical environment and protect the natural environment are considered to contribute strongly to the objectives regarding encouraging inward investment and economic growth.</p>
EN 1 To limit and adapt to climate change	+/- M-LT, I, R, M, C	<p>The primary focus on urban concentration delivers a number of benefits including: focussing on previously developed land; reducing the need to travel and maximising the availability of public transport, walking and cycling; avoiding the most valued landscapes and sensitive natural areas (including specifically the AONBs and European Sites). However, an increase in vehicular traffic is still inevitable with the amount of growth proposed and some risks exist in terms of exacerbating the city centre AQMA. It is anticipated that the M6 Link Road will help to reduce the pressure on the AQMA by re-routing many HGVs and through traffic out of the city centre.</p> <p>The strategy seeks to avoid development in Flood Zones 2 and 3. Whilst some small parts of sites may be adjacent to or partly overlap with these flood zones, it is anticipated that these risks could be designed out through appropriate flood risk assessment and provision of SuDS. The overall strategy is positive in this respect. Similarly, there are a number of large greenfield sites which will inevitably increase the risk of affecting ground and surface water quality and infiltration rates. It should also be feasible to avoid and minimise these risks through appropriate design and protection measures as part of the masterplanning and environmental design processes.</p> <p>Whilst a number of proposed strategic sites would have only limited effects on the local landscape and townscape character, some sites, notably the large urban extensions would have a greater effect on landscape character and views and some of the options proposed in their current form may also affect views to and from the AONBs. It should be noted that some of these sites could be refined to avoid these impacts.</p> <p>The large greenfield strategic sites will inevitably result in the loss of greenfield land and represent a less sustainable use of natural resources. Similarly, whilst no sites are located within the European nature conservation designations, a number of sites have potential to be functionally-linked to these designations and further measures to mitigate this impact are being developed with Natural England. These primarily include large, open greenfield sites. Likewise, the cumulative pressure of some sites, notably those to the west and closer to the designated areas may increase the level of recreational pressure on, for example, the Morecambe Bay SAC/SPA and Ramsar site. Mitigation for this could include e.g. provision of SANGS and strategic policy such as the creation of an SPD to focus on these issues specifically. These issues are still being discussed with Natural England. Loss of greenfield sites in general will put pressure on biodiversity as a whole so it is important that new development includes sufficient green infrastructure both for human recreation and wildlife connectivity</p>
EN2 To protect and enhance the quality of water features and resources	+/- M-LT, I, R, M, C	
EN3 To protect and enhance biodiversity	- M-LT, I, R, L, C	
EN4 To protect and enhance landscape and townscape character and quality	- M-LT, I, R, L, C	
EN5 To ensure the sustainable use of natural resources	+/- M-LT, I, R, M, C	
EN6 To increase energy efficiency and require the use of renewable energy sources	+/- M-LT, I, R, M, C	
EN7 To protect and enhance the historic environment and heritage assets	? M-LT, I, R, M, C	
EN8 To protect and improve air quality	+/- M-LT, I, R, M, C	
EN9 To minimise waste, increase re-use and recycling	+/- M-LT, I, R, M, C	

SA Objective	Urban focus supplemented by additional large strategic sites for residential and employment	
		<p>and enhancements. A number of sites are located near or encompass local level Biological Heritage Sites. Again, it will be important for these sites to be protected and where possible enhanced as part of the proposals.</p> <p>In general, the scale of growth proposed will increase the amount of energy used, waste produced and water/materials consumed. This is unavoidable so the emphasis should be on provision of mitigation through supporting policies to ensure that high standards of sustainable design are incorporated. The scale of the additional strategic sites should enable bespoke masterplans to be developed to incorporate features such as district heating schemes, localised renewable energy (so long as sensitive to surrounding environment), recycling facilities and energy/ resource efficient construction.</p> <p>There is uncertainty regarding the potential effect on heritage at this scale. Whilst the strategy does not seek to directly affect any heritage assets it is not yet known if the setting of any listed buildings, historic parks or other areas of heritage value would be affected. Clearly the strategy would result in some development in proximity to heritage assets, however, further research is required to determine if effects would be positive (through good design and enhancement), negative or neutral.</p>

6 NEXT STEPS

Following consultation on the Topic Paper, '*People, Homes & Jobs – How should we plan for our district's future?*' and taking into account the emerging findings of the SA and HRA process, Lancaster CC will be able to refine and finalise the Revised Spatial Strategy. This will include the choice of strategic development sites and amendments to other broad area sites as necessary.

The Council will need to be confident of the need for new housing in the district, that the land is available for development, that there are no significant constraints and that the infrastructure and services required to support development can be provided.

The ongoing SA and HRA work on the list of proposed site allocations to be presented in the Local Plan will continue in iterative fashion. Similarly, the emerging policy framework to accompany the sites will also be subject to SA and HRA.

The council will be carrying out this work over the autumn of 2015 into 2016 and will culminate in the production of a formal SA Report, HRA Screening Report (and subsequent Appropriate Assessment if required) to accompany the draft Local Plan consultation.

